Vol. LXXXVIII

OCTOBER 21, 1911

No. 2275

INFLATED ASSESSMENTS AND THE RISING BUDGET.

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

THE Record and Guide publishes this week a number of sales recorded during the year in which 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 the tax levy. They have been collected in a more or less haphazard way. Indeed, most of them have been supplied by certain brokers, who, alarmed by the prospect of a \$215,000,000 budget, have asked the Record and Guide to urge the present high assessments and the aiminished current earning power of real estate as compelling reasons for economy in the city administration. The list of examples of over-assessment here brought together is therefore by no means complete. Yet is leaves no room to doubt that the time has come for a readjustment of the fiscal policy of the city.

The Record and Guide is too well convinced of the general efficiency of the Tax Department, which has been of late years thoroughly reorganized by President Purdy, to assume that so many instances of over-assessment in so many different tax districts as are here recorded can be the result of bungling appraisals. On the contrary, there is reason to 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 inflated to a degree which leaves no margin for the decline in values normal to afterpanic years.

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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 levy—by advancing the tax rate and by advancing the assessed valuations. For fiscal as well as political reasons, the bulk of the yearly increases have been met through advanced assessments. The city's borrowing power has for years been so nearly exhausted under the constitutional 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 indispensable.

Emergency Assessments.

Emergency 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 the other, by an expanding budget. The increases have been out of all proportion to the growth of population. Nevertheless, 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 limitation on the debt creating power of cities then in force in the State was "too large to be in itself an adequate restriction." The limitation in question was contained in Section 10 of Article VIII. of the State constitution. It provided that no county or city should be allowed to become indebted for any purpose or in any manner to an amount which, including existing indebtedness, should exceed 10 per cent. of the assessed real estate 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 guard against extravagance under this 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 hereafter to be incurred by the city of New York for purposes of water supply. The justification for this exception is the profit incidental to municipal ownership of the water supply." The amendment was adopted, and water bonds issued since Jan. 1, 1904, are not included in the debt as computed with reference to the borrowing power of the city.

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reference to the borrowing power of the city.

But before any relief could be obtained from this source, the borrowing power had been so nearly exhausted that Mayor Low in 1902 was constrained to advocate 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 forego for the time being the great public improvements that it demands or continue to pinch itself indefinitely as to its current needs." Accordingly the assessed 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 State be so amended as to exclude from the computation of the city's debt limit all bonds or evidences of indebtedness issued 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 1910.

During the first decade of its existence, the Greater city advanced its real estate valuation 146 per cent., as against a growth of about 37 per cent. in population. Nevertheless, the Board of Estimate put into effect, through the Tax Department, another emergency assessment increase of nearly a billion dollars in 1911.

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Compared with the extraordinary assessment increase of this year, the increase for 1912 is moderate. As the budget has not yet been made up, the tax rate for the coming year is unknown. However, it is likely to be higher than that for 1911, and if the budget turns out to be as large as some members of the Board of Estimate have intimated, the tax rate may reach 2 per cent.

It is evident that the budget will be very considerably increased. Sound finance requires the insertion of important items which have heretofore been provided for by issues of corporate stock and which have, consequently, gone to swell the public debt. Under the system of bookkeeping recently introduced it is possible for the Budget Committee of the Board of Estimate to distinguish operating and maintenance expenses from payments 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 bookkeeping and of putting an end to the folly of defraying any part of the current expenses with borrowed money.

Means of Income.

It is understood, for example, that next year's budget will contain an item of several millions for repairing street pavements in Manhattan. Such repairs were under the old system of bookkeeping charged to corporate stock. The stock ran for long terms, generally for fifty years. The average life of a street pavement in Manhattan, however, is only ten or twelve years. The practice of, charging paying repairs to corporate stock is responsible for no small share of our huge public debt. We are paying the interest on and are reducing the principal of the accumulated loans incurred during half a century of paving work, the bulk of which has disappeared through the ordinary wear of traffic.

In advance of any statement by the Budget Committee it is impossible to say how many new items of this kind will be inserted in the budget or what total of expenditure they will call for, but there is every prospect that they will enlarge the budget materially. The new system of bookkeeping will also require some merely apparent additions to the budget. Thus, the Borough Presidents will be called upon 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 estimate 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 accounting had not brought about a reduction in the budget. The disappointment 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 affected all that was reasonably expected of it. One thing it has done is to transfer

Ability to Pay.

Ability to Pay.

That the growth of the city requires a disproportionately heavy increase of expenditure 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. The idea behind this criticism is that the budget has increased faster than the ability of the population to pay taxes. However, the growth of population is not a valid index to increase of value of taxable property, notably real estate. The value of real estate depends upon the purchasing power of the population. But there is no accurate way of gauging that power. Every budget expenditure must therefore be judged on its individual merits and the final arbiter is public opinion. It is not difficult to see why the budget should increase in a geometrical ratio compared with the growth of population. We have a good illustration just now in

the effect on the budget of the disastrous Triangle fire.

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 case the cost of undertaking the function is generally all the more onerous to property holders. If, for example, the city had had for a generation past an efficient corps of inspectors to prevent unsafe 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 budget increase of recent years, not counting items relating to the city debt, has been for new municipal functions intrusted to existing departments, like the Health and the Fire Department or to specially created departments, like the Tenement House Department. These functions deal mostly with sanitation and fire prevention. We have only just begun to recognize the need of wider streets and better street surfaces in the interest of commerce. The 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 structural improvements to city property, as well as for new social activities on the part of the city. well as for nev part of the city.

Sources of Revenue.

It will be seen that any substantial check on the rising budget is quite unlikely 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 in the order of their importance as sources of revenue to the city: Ordinary real estate, special franchises, personality, and real estate of corporations. The share of the tax levy obtained from personal property has for years declined both absolutely and relatively.

It is unlikely that personal property will ever become a large source of municipal revenue, as under the accepted

policy of separating State from local taxation an increasing proportion of the intangible wealth of the community is being segregated for the purpose of State taxation. 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 of corporations. These schedules now supply more than 90 per cent, of the tax 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 longer of sustaining the weight of the city's growing debt and budgetary expenditures.

There is reason to believe that no further substantial advance in the as-

city's growing debt and budgetary expenditures.

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 available for factory and tenement house building, with the result that rising taxes in New York cannot be recovered by the mere process of putting up 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 assessment of 40 per cent. under the market value of realty.

Real estate of corporations is not an important item in the tax levy. Special franchises, however, rank next to ordi-

Real estate of corporations is not an important item in the tax levy. Special franchises, however, rank next to ordinary real estate as a source of municipal revenue, but in recent assessments these have undergone a marked depreciation, owing to the policy of the State in regulating the cost and the quality of the services rendered by public utilities corporations.

vices rendered by public utilities corporations.

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 now. These conclusions, it would seem, had been reached by Mayor Gaynor when, 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 to the budget, that "taxation in this city is relatively far lower than in other cities." The report of that commission, though 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.

Taxpayers' Associations.

It is probable that a considerable revenue may be obtained from sources heretofore neglected, but it will hardly be sufficient to make much impression on the tax 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 opinion 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 subscriptions, engage recognized scholars versed 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 similar course. What secretary of a taxpayers' association has done work corresponding in value with that done by Dr. Allen or Mr. Bruere of the Bureau of Municipal Research. Mr. Veiller has, as secretary of various associations, had more influence on the government of this town than have all the property owners' 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 water supply? If the taxpayers' association done to investigate the expenditure of the millions that are going into the Catskill water supply? If the taxpayers' association done to investigate the expenditure of the millions that are going into the Catskill water supply? If the taxpayers' association done to investigate the expenditure of the millions that are going into the Catskill water supply? If the taxpayers' associations, 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

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.

Less than the A

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. A large number of the examples given in the following table were furnished by brokers who feel that the city is in many cases placing an unjust burden on Manhattan property owners.

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 overestimated values for purposes of taxation.

The following interview from a prominent 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 and 1910, when Mayor Gaynor's policy of increasing tax values on real estate to the full value of the property was suggested, many opposed the plan on the basis that it was a dangerous one to put in operation as it would be almost impossible to fairly assess property for its full value so that property in the various sections of the city would be on the same general basis. It was also 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 estate 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 prop-erty at its full value without doing a great many owners and a great many sec-tions a severe injustice.

Over Assessed 20 Per Cent.

Over Assessed 20 Per Cent.

"I have no records at my disposal in talking with you regarding this matter, but I believe if it were possible to compile a memorandum of all the sales made during 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 it is entitled to receive from real estate.

"Another interesting phase of this situation 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 heretofore been the fact that, comparatively speaking, there was not very much property for sale in certain locations, and 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 changed. Added taxation has made a big 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 Factory Department, the Building Department or the Fire Department, has had a tendency to disgust some owners of New York City real estate and property 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 the city,—have also had the tendency of making many property owners disgusted with real estate as an investment, and this has taken from the market the logical and usual buyer of property who is putting his money into other forms of investment. Unfortunately for the real 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 artificial forced valuation, the result will be that the city will secure much less by attempting 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 to assess property at its full value. It is 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 now see property which was worth a certain figure three years ago that has on account of existing conditions depreciated 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 up to the full 100% basis, the owner always has great difficulty in getting the city to reduce the assessment to meet the new conditions.

A Target for Taxation.

A. Target for Taxation.

"Unfortunately for real estate it is a commodity that cannot disappear. It is always the target towards which taxation is aimed and its back is thoroughly weakened 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 must be paid. A considerable portion of our real estate is held by holding companies and these corporations notwithstanding 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 very often this investment is solely in 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?

"It is no wonder to me that many large owners of New York City real estate are becoming disgusted, and I am only surprised that more large estates have not thrown their property on the market for sale for what it would bring, with a view to reinvesting the proceeds in investments where the income can be safely counted upon and cannot be suddenly diminished on account of tremendously increased taxation.

"As a business proposition the City of New York I if it gave real estate a constant of the city of New York I if it gave real estates a constant of the city of New York I if it gave real estates a constant of the city of New York I if it gave real estates a constant of the city of New York I if it gave real estates a constant of the city of New York I if it gave real estates a constant of the city of New York I if it gave real estates a constant of the city of New York I if it gave real estates a constant of the city of New York I if it gave real estates a constant of the city of New York I if it gave real estates a constant of the city of New York I if it gave real estates a constant of the city of New York I if it gave real e

where the income can be safely counted upon and cannot be suddenly diminished on account of tremendously increased taxation.

"As a business proposition the City of New York, if it gave real estate a fair chance, would see hundreds of buyers for property come into the market; would see values stimulated and subject to a fair tax regulation, say 75% of selling value, the city would receive infinitely 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% to 50% less than the assessed valuations.

"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 with the fact that they had to sell for a great deal less than their taxation values indicated. Would they not feel that they had been legally robbed by their own department?

"There is one other point that should be strongly brought out in this question. New neighborhoods should be watched

had been legally robbed by their own department?

"There is one other point that should be strongly brought out in this question. New neighborhoods should be watched more closely than old districts. Sections 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 40th streets, Broadway to Eighth avenue; Columbus Circle and 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 the tenants that are taken from other districts should be assessed on the same general average. This is also true of vacant unimproved property as well as the outlying sections.

Assessing at "Full Value" a Failure.

Assessing at "Full Value" a Failure.

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 being driven out of the real estate market.

"What a blessing it would be for the realty market if the city could see its mistake and put back valuations to the old basis. The market would instantly 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."

Assessed

ASSESSEU	
Value.	Price.
.\$240,000	\$200,000
. 44,000	42,000
	37,500
	10,000
	17,200
	24,000
	12,000
WO 000	45,000
	223,000
015 000	195,000
10,000	13,650
. 20,000	
	Value. \$240,000 44,000 43,000 12,000 22,000 28,000 13,500

A	ssesssea	
Location.	Value.	Price.
44th st. 535 West	. 18,000	15,500
49th st, 321 East	9,000	7,750
71st st. 60 West	35,000	32,000
81st st, 526-528 East.	56,000	53,750
81st st, 526-528 East. 83d st, 153 West	18,500	15,500
102d st, 228 East 106th st, 225 East 119th st, 346 East 121st st, 115 East	. 16,000	6,875
106th st, 225 East	. 31,000	30,000
119th st, 346 East	. 9,000	7,750
121st st, 115 East	. 9,500	8,500
133d st, 144 West	. 34,000	28,000
Av A, 1366	. 21,000	20,000
Bleecker st, 356	. 16,000	12,750
Bowery, 10	13,000	12,500
Bowery, 131	. 44,000	40,000
		31,000
Broadway, 354	. 155,000	128,300
Broadway, 368	. 130,000	119,000
Broadway, 370	. 130,000	122,500
Broadway, 354	. 310,000	275,000
Broadway, 481	. 140,000	111,200
Broadway, Doo	. 105,000	122,100
Broadway, 597	. 130,000	102,950
Broadway, 924 and 926	. 355,000	250,000
Broome st, 376	. 34,000	25,775
Carmine st, 49	. 25,000	22,000 56,300
Church st, 315 and 317	75,000	96,300
Carmine st, 49	. 24,000	23,125
Front st, 93,	00.000	== 000
South st, 48	. \$0,000	55,000
Grand st, 400 to 410	. 51,000	34,500
Greene st, 175 and 177	. 70,000	54,000
Henry st, 95		22,500
Madison av, 640		553,000
Madison av, 825		73,000 37,500
Maiden Lane, 121	45,000	168,000
Manhattan av, 320 Pearl st, 232 and 234.	. 200,000	45,000
Pearl St, 232 and 234.	50,000	45,000

lue. Price.
,000 34,000
,000 10,000
.000 25,000
500 40,000
,000 141,000
,000 46,000
,000 75,000
,000 46,000
6

In addition to the list above given, the Fifth Avenue building on Broadway, between 23d and 24th streets, appears to offer a fair example of over valuation. A recent appraisal, by a competent judge, placed the land value of this property at \$4,750,000 and the top notch value of the building at \$3,250,000, making a total of \$8,000,000. The city assessed the entire property to the extent of \$8,500,000. Property in the Pennsylvania section, west of Seventh avenue, which will not sell to-day for over \$2,000 a front foot, is being assessed for \$2,200 a foot. The later was the highest price which could have been obtained for it even during the boom in property in this section. According to one authority there are at least four sections of the city which are plainly overassessed. These are Broadway, from Chambers to 14th streets; the district east of Fifth avenue, from 92d to 116th streets; Manhattan avenue, from 110th to 116th streets, and that part of Harlem lying north of 125th street, between Seventh and Fifth avenues.

TAXES AND ASSESSED 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 real estate seems to be that if the standard of assessment of real 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 assessed at one hundred per cent. of its value.

value.

The only relation between taxes and as-

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 sum to be raised by taxation by the total assessed value. As the assessed value falls the tax rate rises and vice versa.

The Tax Department is the distributor of the burden not the power that determines the aggregate burden.

The further question is as to whether it is easier to distribute the burden 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 evidence according to circumstances. Some 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 the "full value" 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 evidence of the fact. The assessment did not exceed the full value.

In a certain case the average value, testified to by four experts who differed assessed value. They were expected and desired to testify to a high value. The assessed value seems a fair estimate of "full value."

If we were all creatures governed by

"full value."

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 60 per cent. or any other per cent. of full value. 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 and have two standards. The 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 be ascertained before any fraction of it can be determined.

Experience amply demonstrates that men are moved as much by feeling as by logical reasoning and that men are much quicker to complain of an over-assessment when 100 per cent. is the average 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 if he can prove that his property is assessed for twenty per cent. more than it is 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 full value and some property is assessed at 80 per cent. of its value the owner is paying 33½ 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 was worth. It is hard for him to prove his case and yet he is paying one-third more than his share while the man whose property is assessed 120 per cent. of its value, when the average is 100 per cent., is only paying one-fifth more than his share.

It has been the universal experience that under-valuation is accompanied by

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 test the fairness of assessments.

Under-Valuations Worse Than Over-Valuations.

It is true and always will be true, that

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 rapidly rising. All the more reason is there for a standard that is fixed by law, that everyone knows and that can be applied everywhere. everywhere.

everywhere.

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 Manhattan were reduced \$6,000,000 for 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 in the never ending task of equalization.

of equalization.

The policy of assessing at full value was adopted in New York in 1903 and infinitely 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 full value. The Department could lead a lazy life and be subjected to 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 be a little above their value as there are below it and the owners are sure to notice over-valuation and keep the Department keyed up to its work by their complaints.

The absence of any complaint is deadly for the Tax Department. Honest, fair, criticism gives life to its work and stimulates progress and improvement.

ment.

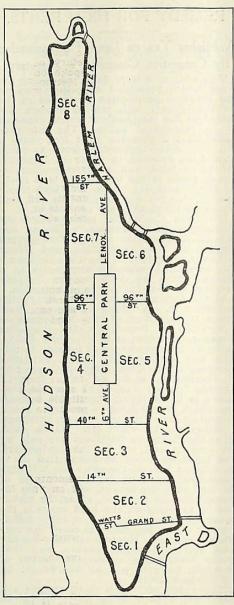
The Department is fortunate that its critics are charitable to its shortcomings and appreciative of its virtues.

SECTIONS **ASSESSMENTS** BY FOR 1912.

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

	1 lates o	in the rollow	9900	Sive Tux Dec	tions for 7 in	2010461101		
	Assessment	Assessment	BOROUGH C	OF MANHATTAN Assessment	. Assessment		No.	Assessment
	roll 1911	roll 1912	Increase or	on land 1911	on land 1912	Increase	of new	value of new
Section.	(Corrected).	(Tentative).	decrease.	(Corrected).	(Tentative). \$549,719,990	decrease.	buildings.	buildings.
1	\$783,709,160 531,160,360	\$795,115,640 535,160,260	\$11,406,480 3,999,900	\$545,320,350 347,516,360	348,655,550	\$4,399,640 1,139,190	19 48	\$8,391,490 3,503,700
34	1,081,415,000 621,486,350	1,032,467,300 631,123,650	14,052,300 9,637,300	737,838,648 406,171,800	740,960,128 408,677,500	3,121,480 $2,505,700$	87 37	14,320,200 7,886,000
5	853,868,430	871,621,030	17,752,600	586,261,790	595,629,330	9,367,540	41	9,324,500
6	265,751,350 435,169,820	259,557,350 447,640,320	*6,194,000 12,470,500	$\begin{array}{c} 156,788,650 \\ 251,495,420 \end{array}$	155,198,800 255,759,620	*1,589,850 4,264,200	49	$213,500 \\ 9,557,500$
8	122,993,040	132,476,240	9,483,200	83,419,640	86,235,240	2,815,600	62	6,780,900
Totals	\$4,632,553,510	\$4,705,161,790	\$72,608,280	\$3,114,812,658	\$3,140,836,158	\$26,023,500	344	\$59,977,790
THE PROPERTY OF THE PARTY OF TH		THE PARTY OF THE PARTY OF	BOROUGH (OF THE BRONX				FATER
	Assessment	Assessment	Increase	Assessment on land	Assessment on land	Increase	No. of	Assessment value of
Section.	1911 (Corrected).	1912 (Tentative).	or decrease.	1911 (Corrected).	1912 (Tentative).	decrease.	new buildings.	new buildings.
9	\$128,024,355 115,152,718	\$129,576,880 121,164,180	\$1,552,525 6,011,462	\$70,756,605 58,177,018	\$71,032,480 59,368,205	\$275,875 1,191,187	$\frac{61}{142}$	\$1,511,200 4,925,600
11	155,353,033	160,627,086	5,274,053	44,192,865	92,562,986	48,370,121	322	6,175,650
12	34,866,356 $18,612,470$	35,694,856 18,827,270	828,500 214,800	24,084,566 $15,817,095$	24,057,716 $15,826,095$	*26,850 9,000	52 24	869,800 101,800
Ward 24	88,736,426	94,780,416	6,043,990	68,981,016	73,680,252	4,699,236	296	1,358,230
Totals	\$540,745,358	\$560,670,688	\$19,925,330	\$282,009,165	\$336,527,734	\$54,518,569	897	\$14,942,280
	Assessment	Assessment	BOROUGH	OF BROOKLYN. Assessment	Assessment		No.	Assessment
	roll 1911	roll 1912	Increase or	on land 1911	on land 1912	Increase	of new	value of new
Section.	(Corrected).	(Tentative).	decrease.	(Corrected).	(Tentative).	decrease.	buildings.	buildings.
1	\$146,197,665 86,514,420	\$147,681,750 86,700,470	\$1,484,085 186,050	$$83,726,925 \\ 40,711,995$	\$83,736,750 40, <u>7</u> 82,020	\$9,825 70,025	$\frac{13}{24}$	\$1,182,935 270,915
34	89,515,385 126,690,170	92,686,645 $128,178,565$	3,171,260 $1,488,395$	42,672,135 $54,568,720$	42,742,225 54,843,245	70,090 $274,525$	144 85	2,346,950 1,215,775
5	78,690,205	82,078,555	3,388,350	34,572,565	34,874,115 69,321,870	301,550	303	2,001,875
6	163,590,225 103,151,315	165,641,345 104,222,255	2,051,120 $1,070,940$	68,658,590 50,257,437	50.367.122	663,280 109,685	67 18	548,100 684,500
8	99,107,680 $61,661,452$	99,754,480 63,059,397	646,800 1,397,945	44,575,895 $31,990,840$	44,583,545 32,235,435	7,650 $244,595$	25 33	757,200 178,000
10	46,065,305	46,824,755	759,450 1,836,240	23,478,155	23,759,900 43,886,760	281,745 $715,010$	16 65	172,600
11 12	93,557,301 47,393,435	95,393,541 48,110,725	717,290	$\begin{array}{c} 43,171,750 \\ 21,091,985 \end{array}$	21,129,585	37,600	109	498,550 641,950
13 14	44,773,759 $5,553,100$	46,880,955 $5,908,310$	2,107,196 $355,210$	19,575,670 $4,360,580$	20,015,460 43,387,455	$\begin{array}{c} 439,700 \\ 26,875 \end{array}$	$\frac{170}{197}$	896,345 307,530
15	23,277,705	23,456,900 96,117,010	179,195 1,013,770	$\begin{array}{c} 15,147,845 \\ 49,374,850 \end{array}$	15,038,785 49,138,570	*109,060 *236,280	61 139	$253,720 \\ 1,281,220$
16 17	9,510,324 39,139,455	40,310,845	1,171,390	23,034,515	22,839,625	*194.890	473	1,338,975
18	50,029,555 33,979,675	50,772,435 34,874,800	742,880 895,125	33,742,165 $20,474,525$	33,685,370 20,582,000	*56,735 107,475	$\frac{165}{225}$	788,590 738,000
20	34,477,431	36,022,606 37,852,115	1,545,175 $486,180$	22,332,475 $27,698,260$	22,312,405 27,783,465	*20,070 85,205	184 135	793,300 536,650
21 22	37,365,935 17,727,725	17,836,135	108,410	14,004,070	14,003,505	*565	33	129,400
23 24	17,839,630 $9,554,430$	18,169,340 9,661,070	329,710 106,640	$\begin{array}{c} 13,191,130 \\ 7,760,730 \end{array}$	13,190,305 7,790,260	*825 29,530	46 33	79,160 69,955
25	4,826,285	4,840,152	13,867	3,974,860	3,974,827	*33	32	18,000
Totals	\$1,555,782,483	\$1,583,035,156	\$27,252,673	\$794,148,607	\$797,004,604	\$2,855,997	2,795	\$17,530,195
	Assessment	Assessment	BOROUGI	H OF QUEENS. Assessment	Assessment		No.	Assessment
	roll 1911	roll 1912	Increase	on land 1911	on land 1912	Increase	of new	value of new
Section.	(Corrected).	(Tentative).	decrease. \$2,520,750	(Corrected). \$60,141,125	(Tentative). \$60,558,325	decrease. \$417,200	buildings.	buildings. \$1,446,250
1	\$86,685,480 98,288,295	\$89,206,230 102,793,305	4,505,010	60,860,535	61.995.075	1,134,540	971	3,319,920
34	66,777,297 111,119,530	68,356,081 113,999,795	1,578,784 2,880,265	48,892,882 76,410,230	49,299,891 76,273,465	407,009 *136,765	308 1,248	1,040,490 $2,719,420$
5	44,487,505	46,498,455	2,010,950	29,785,400	31,144,600	1,359,200	195	656,425
Totals	\$407,358,107	\$420,853,866	\$13,495,759	\$276,089,172	\$27,271,356	\$3,181,184	2,858	\$9,182,505
	Assessment	Assessment	BOROUGH	OF RICHMOND. Assessment	Assessment		No.	Assessment
Append Land	roll 1911	roll 1912	Increase	on land 1911	on land 1912	Increase	of new	value of new
Section.	(Corrected).	(Tentative).	decrease.	(Corrected).	(Tentative).	decrease.	buildings.	buildings \$385,925
1	\$22,421,881 15,147,315	\$23,026,556 15,477,425	\$604,745 330,100	\$10,861,235 8,482,230	\$10,934,230 8,616,870	\$72,995 134,640	113 47	201,240
3	18,171,079 11,234,685	15,809,049 11,566,685	*2,362,030 332,000	9,404,080 7,140,170	7,865,525 7,157,745	*1,538,555 17,575	$\frac{31}{264}$	$61,700 \\ 274,925$
5	7,911,421	8,015,791	104,370	4,307,316	4,311,506	4,190	66	87,200
Totals	\$74,886,311	\$73,895,506	*\$990,805	\$40,195,031	\$38,885,876	*\$1,309,155	521	\$1,010,990
			CAPITULATIO	N FOR ENTIRE Assessment	CITY. Assessment		No.	Assessment
	Assessment	Assessment roll	Increase	on land	on land 1912	Increase	of new	value of new
Borough.	(Corrected).	1912 (Tentative).	or decrease.	1911 (Corrected).	(Tentative).	decrease.	buildings.	buildings.
Manhattan Bronx	.\$4,632,553,510 . 540,745,358	\$4,705,161,790 560,670,688	\$72,608,280 19,925,330	\$3,114,812,658 282,009,165	\$3,140,536,158 336,527,734	\$26,023,500 54,518,569	344 897	\$59,977,790 14,942,280
Brooklyn	. 1,555,782,483	1,583,035,156	27,252,673	794,148,607 40,195,031	797,004,604 38,885,876	2,855,997 *1,309,155	2,795 521	17,530,195 1,010,990
Richmond Queens		73,895,506 420,853,866	*990,805 13,495,759	276,089,172	279,271,356	3,181,184	2,858	9,182,505
Total	-\$7,211,225,769	\$7,343,617,006	\$132,291,237	\$4,507,254,633	\$4,592,525,728	\$85,270,095	7,415	\$102,643,760
*Deergase						2 - 15 - 14 -		1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1 1

^{*}Decrease.



TAX SECTIONS-MANHATTAN.

FIRE PREVENTION BUREAU.

Governor Dix Gives the Board of Estimate Authority to Establish It.

mate 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 empowered 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 can appeal to a board of survey, whose action is final, except 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 bur-

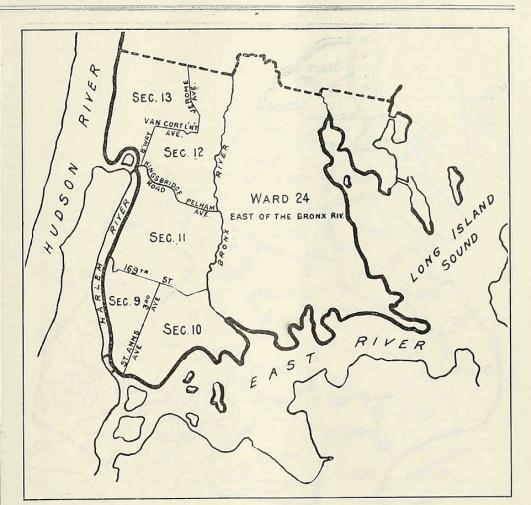
and responsibilities are drastic and revolutionary.

"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."

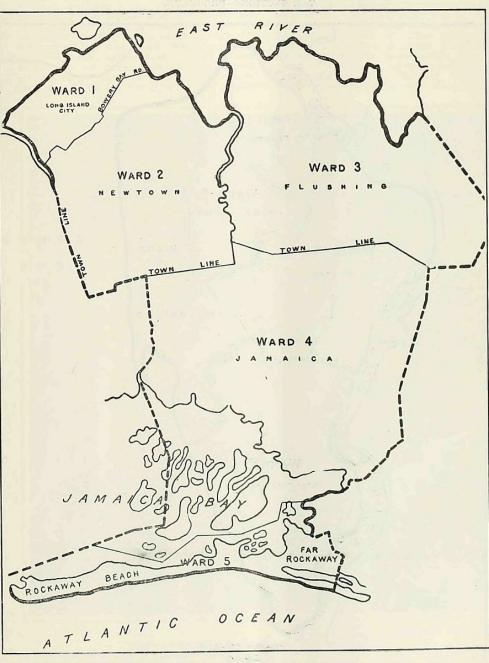
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ment."

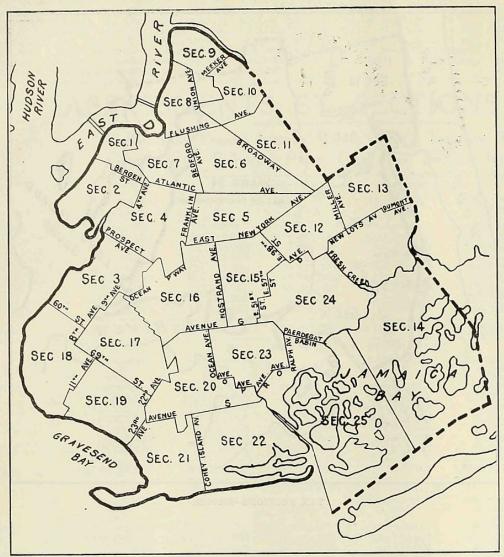
In the budget for 1912 is a tentative estimate for a Fire Prevention Bureau, consisting of 535 places, to cost annually \$744,000. It includes a chief of fire prevention at \$7,000, two deputy chiefs at \$5,000 each, a chief inspector at \$5,000, civil engineer at \$6,000, and an inspecton force of 300, to cost \$385,000. Statisticians, clerks and office force to take up the remainder of the money.



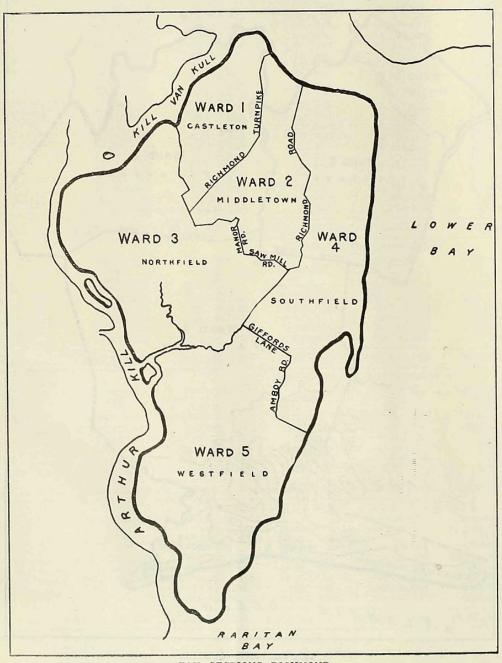
TAX SECTIONS-BRONX.



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 the Sullivan-Shortt bill, which, though 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 side of the question at the Metropolitan Temple on Monday evening, and Edgar J. Levey, president of the Title Insurance Co., presented opposing arguments in a speech which he delivered on Tuesday 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, spoke 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 measure which would tend to moderate rents, as well as lower the tax rate on buildings. "Everyone knows," Mr. Marsh said, "that 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 means lower rents, so that the owner of the land has robbed him.

"Naturally, since tenants have the remedy for their grievances in their own hands, they should remedy their grievances themselves. The Lord and the Legi

Queens Biggest Sewer.

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 important Ridgewood section of the borough. The sewer extends not only in Queens but also into Brooklyn borough, and property owners there will have to bear part of the expense.

The total cost of the sewer is \$1,100,000, of which the property holders in Queens will have to pay \$749,143.39, and the residents of Brooklyn \$350,856.71. The assessment is on an average of \$2.10 a 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 penalties.

For Seaside Parks.

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 Coney Island and Rockaway Beach, disposing of \$2,225,000 of the city's money in a few minutes. The Rockaway Beach property is to be bought at 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,

tion 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 stated that the convention was not bound by the opinions of any speaker. The convention 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 government addressed the convention and pointed out instances of extravagance, 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 convention to order, struck the keynote of the 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 as an evidence of sincerity of purpose.

The chairman of the convention, Michael J. Horan, solemnly asked his hearers to read the sad story of the foreclosures of the past year. Rentpayers, he added.

The chairman of the convention, Michael J. Horan, solemnly asked his hearers to read the sad story of the foreclosures of the past year. Rentpayers, he added, 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 for discussions, but time did not permit.

Political Vagaries.

Edgar J. Levey, in the course of his address on unfair taxation, expressed himself with regard to the Sullivan-Shortt bill

dress on unfair taxation, expressed himself with regard to the Sullivan-Shortt bill in 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 Sullivan-Shortt 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. exemption from taxation should be granted to the improvements on real estate, so that at the end of that time buildings would be 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 land.

"This bill was fathered by the Commission on Congestion of Population, though

"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 commission really did favor it. Some of you may 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.

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 to hold it in an improved state. They 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 tenement districts.

Effect on Building Operations.

"Now, in the first place, this beautiful theory ignores the effect upon building operations of the exemption of improvements. This exemption constitutes a premium offered to the landowner to 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 to increase congestion, instead of relieving it.

be built. The result would inevitably be to increase congestion, instead of relieving it.

"When this obvious fact was brought to the attention of the advocates of this bill, they practically admitted its truth, but claimed that this result could be obviated 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 improvements 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 for something else, and that something else was the confiscation of all private ownership in land, through the Henry George single tax, for which this legislation was to be the entering wedge. Some

of the excellent people who have advo-cated this bill have undoubtedly been de-ceived as to its real purpose. Fortunate-ly, however, its chief advocate has re-cently published a book, or printed brief, 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."

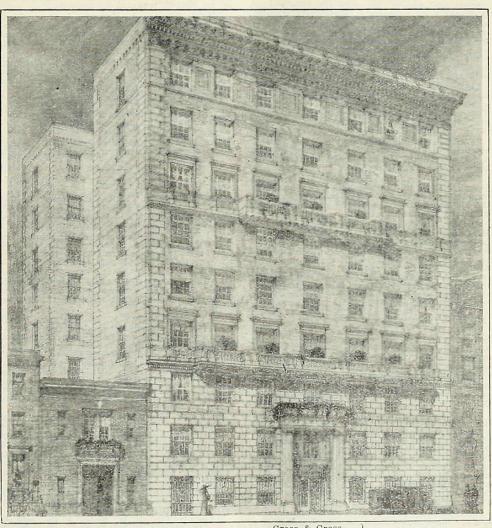
measure."

At Wednesday evening's session an address was delivered by Counselor Adolph Bloch on "Reduction of Taxation and Municipal Indebtedness." Other speakers were: Chairman Michael J. Horan, Dr. Abraham Korn, Joseph H. Schwab, Frank Demuth, Sigmund Feust and Harold M. Phillips. Dr. Korn denounced extravagance 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 that—

Resolutions were adopted setting forth that—
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 metered save for manufacturing or business purposes; education at the city's expense should consist chiefly of the education given in the schools; high school education should only be provided for children showing superior mental fitness; the Board of Education should not interfere in the social or home life of children; salaries paid school teachers are 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 17th Wards, West Side Taxpayer's Association, Real Estate Owners' Protective Association of the 12th and 22d Wards, Harlem Property Owners' Association, Taxpayers' Association of the 18th and 21st 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 & Harder Service Associate Architects.

NEW APARTMENTS EAST OF PARK AVENUE.

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

Buys Dwelling On Madison Ave.

John N. Golding has sold for Mrs. Helen N. Ballantine to Mary Pinchot 605 Madison av, a 4-sty dwelling, on lot 25x100, between 57th and 58th sts. It is probable that the building will be used 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 48th st, three 3-sty dwellings, on plot 61x100.5. A 12-sty clubhouse will be erected on the site from plans by Henry Allen Jacobs at a cost of about \$400,000. The building will contain a small theatre. The price 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 72d 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 have been considered by the buyer. The club will remain in the present building until next spring and will then locate elsewhere, probably further downtown.

PRIVATE REALTY SALES. South of 59th Street.

GRAND ST.—Victor Muller sold the north-west corner of Grand and Pitt sts, a 6-sty tene-ment with stores, on lot 25x100, to Julius Tish-man.

GOERCK ST.—Sugarman & Kahn bought from Mrs. Hannah M. Nesenowitz, 102 Goerck st, a 5-sty tenement, on lot 25x100.

o-sty tenement, on lot 25x100.

12TH ST.—Gustave Britt sold for Leroy L Goodrich, of South Cairo, N. Y., the 3-sty dwelling at 304 West 12th st, on lot 20x62.5xirreg.

14TH ST.—The Duross Co. sold 202 West 14th st, a 3½-sty dwelling, on lot 25x103.3, adjoining the southwest corner of 7th av. The buyer will extensively alter the building for stores and studios.

and studios.

22D ST.—Bradford W. Hitchcock, as attorney for the Rufus C. Read estate, sold 110 East 22d st, a 3-sty dwelling, on lot 20x98.9, to James J. Goodwin for \$32,500.

22D ST.—Bradford W. Hitchcock, as attorney for the Rufus C. Read estate, sold 116 East 22d st, a 3-sty dwelling, on lot 20x98.9, to Robert S. Minturn for \$30,250.

st, a 3-sty dwelling, on lot 20x98.9, to Robert S. Minturn for \$30,250.

22D ST.—Bradford W. Hitchcock, as attorney for the Rufus C. Read estate, sold 128 East 22d st, a 3-sty dwelling, on lot 20x98.9, to Adolph A. Hageman for \$25,000.

27TH ST.—The H. M. Weill Co. and Webster B. Mabie & Co. sold for Jacob Wall to M. Manheimer the 3-sty building at 149 West 27th st, on plot 28x98.9. The building has been occupied for a number of years by the Siegel-Cooper Co. as a mattress factory, and when the lease expires the new owner will enlarge the building by adding three stories. The property has been held at \$75,000.

31ST ST.—Agnes G. Hawthorne, of Chicago, Ill., sold to Theresa Abelson 312 West 31st st, a 3-sty dwelling, on lot 18.9x98.9, for \$20,000. The property is opposite the new post office building which is being erected in the rear of the Pennsylvania station.

37TH ST.—Folsom Brothers, Inc., sold for the

the Pennsylvania station.

37H ST.—Folsom Brothers, Inc., sold for the estate of Laura R. Conkling 146 East 37th st, a 4-sty dwelling, on lot 14x98.9, to Helena W. and Susanna H. A. Faber.

38H ST.—Dr. Newton M. Shaffer sold the 4-sty residence at 28 East 38th st, on lot 109.9x 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.

corner of Madison av and 38th st.

42D ST.—A. C. & L. A. Marks sold to Harry
H. Frazee, of the theatrical firm of Frazee &
Lederer, and P. Chauncey Anderson, the Central
Baptist Church property at 220 to 226 West 42d
st, on a plot 78x98.9. The price paid was about
\$500,000. 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
corporation since 1841. It is the last large
site available for improvement on the south
side of 42d st in this particular block.

46TH ST.—Felix Isman, of Philadelphia,

46TH ST.—Felix Isman, of Philadelphia, bought from Mrs. D. Wilson, through Thomas L. Reynolds & Co. 64 West 46th st. a 4-sty dwelling, on lot 16.8x100.5, located about 153 ft. east of 6th av.

49TH ST.—Philip M. Britt, as executor of the estate of Cornelia G. Britt, sold 43 West 49th st, a 4-sty dwelling, on lot 22x100, Columbia College leasehold.

st, a 4-sty dwelling, on 100 222103, Collaboration College leasehold.

53D ST.—Henry D. Winans & May sold for the estate of Frank S. Layng 14 East 53d st, a 6-sty American basement dwelling, on lot 25x100.5. The dwelling is one of two built by William E. Diller in 1902, and was sold in 1903 to Mrs. Alice J. Hubbard, who sold it in 1907 to George S. Brewster. In 1910 Mr. Brewster resold the property to Mr. Layng, whose estate is now disposing of it. All these transactions were consummated through the same brokerage firm.

BROADWAY.—The Charles F. Noyes Co. resold for the Douglas Robinson, Charles S. Brown Co., representing Lawrence Jacob, 507 Broadway, running through to 170 Mercer st, a 5-sty building, on lot 25x200. The building is leased 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 interest for \$102,750.

PARK AV.—Moore & Wyckoff sold for W. Emlen Roosevelt to the newly formed Park Avenue and 54th Street Co. the northeast corner of Park av and 54th st, a plot 100.5x90. The buyers will build a 12-sty apartment house on the site, to be ready for ocupancy by Oct. 12. The entire transaction will involve about \$1,000,000.

\$1,000,000.

J. ROMAINE BROWN & CO. sold for Ernest Roeber and the Greene estate the leasehold on 497½ 6th av and 102 West 30th st, southwest corner. This was originally an eighty-two-year lease, and the building on the property was one of the first erected on 6th av. The lease has thirty-five years to run.

7TH AV.—Louis M. Simson sold 719 7th av, a 4-sty building, on lot 25.5x79, at the southeast corner of 48th st.

North of 59th Street.

62D ST.—Wilber C. Goodale sold for William Teller 152 West 62d st, a 5-sty flat, on lot 25x100. The purchaser is a client of William H. Archibald.

73D ST.—Henry D. Winans & May sold the 4-sty residence at 102 East 73d 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 corner, is the new home of Oakley Thorne, now in course of construction.

73D ST.—Emil Frank sold the 4-sty dwelling.

73D ST.—Emil Frank sold the 4-sty dwelling, on lot 16.8x102.2, at 116 East 73d st. The property was held at \$50,000. The buyer is William D. Dutton.

D. Dutton.

78TH ST. — Pease & Elliman sold for the estate of Emil Mailheus, Thomas W. Strong, executor, 159 East 78th st, a 2-sty dwelling, on lot 18x100.5. The property had not been transfered in more than fifty years.

96TH ST.—The estate of Edward Moeller sold to Mrs. Mary Youngman 50 West 96th st, a 4-sty dwelling, on lot 20x100.8, between Columbus av and Central Park West.

97TH ST.—B. E. Freed bought from M. Weil 217 West 97th st, a 5-sty tenement, with stores, through Sussman & Heller.

104TH ST.—Calder Nassoit & Lanning sold

104TH ST.—Calder Nassoit & Lanning sold for Joseph N. Francolini to the Bloomingdale Construction Co. 246 West 104th st, a 3-sty dwelling, 19x100, to be used in plot of 4 other houses for improvement.

houses for improvement.

143D ST.—Solomon Stern sold the 5-sty triple tenement at 239 West 143d st, on plot 25x100, to Irene Mary Brobst for about \$30,000.

118TH ST.—Heller & Sussman sold for the Strayer Realty Co. 17 West 118th st, a 5-sty tenement, on plot 25x100. In exchange, the buyer took 1998 Madison av, a 4-sty 12-room house, on lot 20x40.

124TH ST.—D. H. Scully & Co. sold for the estate of Dramin Jones the 5-sty apartment on a plot 30x100 known as the Eleonora, at 223 East 124th st.

143D ST.—Samuel D. Cohen sold for Dr. C. M.

a plot 30x100 known as the Eleonora, at 223 East 124th st.

143D ST.—Samuel D. Cohen sold for Dr. C. M. Hobitzell 247 West 143d st, a 6-sty tenement, on lot 25x100, tenanted by negroes.

148TH ST.—W. J. Hunston & Son sold for George Nash 405 West 148th st, a 3-sty dwelling, 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 for the Maze Realty Co. to Frederick William Jockel, 224 Central Park West, a 5-sty single apartment house, on lot 21x100, between 82d and 83d sts. The selling company recently acquired the property from Mrs. Phillipine Wallbott in exchange for 673 to 677 Beck st, two 4-sty flat houses, on plot 66.8x125.

MADISON AV.—Edward W. Browning and D. H. Jackson sold 1497 and 1499 Madison av, a 6-sty apartment house, on lot 50x100, to Milton M. Goldsmith.

Brony.

KINGSBRIDGE TERRACE.—Ernst & Cahn and J. J. Pittman sold for the Loring Realty Co. the plot, 79.8x99, in the west side of Kingsbridge Terrace, about 140 ft. south of 230th 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 25x100.

SOUTHERN BOULEVARD.—Shaw & Co. sold for E. J. Casey the vacant plot, 50x100, on the west side of Southern Boulevard, 122 ft. south of Home st.

west side of Southern Boulevard, 122 ft. south of Home st.

TIFFANY ST.—The M. Morganthau, Jr., Co. sold for the Henry Morganthau Co. a plot of eight lots at the southwest corner of Tiffany st and the right-of-way of the New York, New Haven & Hartford Railroad Co. to the Royal Embroidery Works, now located at 79 5th av. The property, which is 100x200 ft., will be improved by the selling company with a 2-sty building, to be occupied by the purchasers. Buchanan & Fox, architects, are preparing plans for the new structure.

TIFFANY ST.—John F. Fetzer sold for Gross & Herman the southwest corner of Tiffany and 165th 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 two-family brick dwelling at 2523 Maclay av, on lot 25x100.

MORRIS AV.—Charles S. Ogden sold the plot, 115x85, with a 2-sty dwelling, at the northeast corner of Morris av and 162d 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 00vering 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 new law apartments, each on a plot 20x100, to a Mrs. Reitwein, who gave in exchange the three-family dwelling at 41 Furman av.

STEBBINS AV.—Martin J. Cregan bought from the Bellewood Construction Co. the 5-sty apartment house at the southwest corner of Stebbins av and 170th st, on plot 28x100. In part payment, the buyer gave the southeast corner, diagonally opposite, a plot 33x118. The selling company recently completed two 5-sty flat houses in the south side of 170th st, between Stebbins av and Bristow st.

VYSE AV.—Shaw & Co. sold 1165 and 1167

VYSE AV.—Shaw & Co. sold 1165 and 1167 Vyse av, two 3-sty two-family dwellings, each on lot 20x100.

WOODLAWN RD.—Clement H. Smith sold for John Drakard the 2-family house at 3044 Woodlawn rd.

3D AV.—Alexander Selkin sold for Leo Charles Dessar two lots, 50x100, on 3d av, 89 ft. north of 174th st, to a builder, who will improve the property with stores.

3D AV.—J. Clarence Davies sold for Alfred Kiersener 4171 3d av, a 4-sty flat, on lot 26x98, located 30 ft. north of 176th st.

Recent Buyers.

JAMES J. GOODERIN is the buyer of 110 East 28th st, a dwelling.
DR. LEONARD ADAIR is the buyer of the dwelling at 405 West 148th st, recently reported

ANDREW J. COBE is the buyer of the plot at 2 Riverside Drive, the sale of which was recently reported.

Leases.

MARK RAFALSKY & Co. leased a large part of the ground floor and basement in the former Studebaker Building at Broadway and 48th st 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, proprietor of the Hotel Knickerbocker, the Ryan Building, a 12-sty mercantile structure, on lot 25.6x100, adjoining the hotel on 42d st. 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, and the total rental is about \$1,000,000.

ALEERT B. ASHFORTH leased to Homer T.

and the total rental is about \$1,000,000.

ALBERT B. ASHFORTH leased to Homer T. Matsuda, a loft in the Armory building at Broadway and 68th st; also to Ernest Tribelhorn space in the Bonwit, Teller building at 5th av and 38th st; also to Dr. N. M. Schaffer space in the Professional building at Madison av and 38th st, and a loft in the Arena building to the Colonial Hat Co. for a term of years.

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 2d av; also space in 1182 Broadway to Charles Rosenburg.

THE ESTATE OF PHOEBE ROBINSON leased 3 East 44th st, a 4-sty dwelling, on plot 27x100.5, adjoining Delmonico's, for a term of years for business purposes. Pease & Elliman 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.

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 erected at the southeast corner of Amsterdam av and 74th st.

THE TWENTY-FIFTH CONSTRUCTION CO. leased from the plans in its new building, now in course of construction at 143 and 145 West 29th st, 5,000 sq. ft. of space to the Eagle Waist Co. for five years, at an aggregate rental of \$15,000.

THE LOUIS BECKER CO. leased for the Bernheimer & Schwartz Brewing Co. and John B. Bogner the store at the southeast corner of 100th st and Columbus av to Charles Meyer. The lease, which is for fifteen years, involves an aggregate rental of \$40,000.

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 23d 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 72d st to William H. Murray.

THE CROSS & BROWN CO. leased for Cruik-

THE CROSS & BROWN CO. leased for Cruikshank & Co. the 4-sty building at 10 Fulton st to John Michaels.

CORN & CO. leased for Carstein & Linnekin, as agents, the second loft in 450 to 455 4th av to H. Loeb & Co.

THE McVICKAR, GAILLARD REALTY CO., eased the fourth floor in 634 5th av to Thorsen Gray & Smith.

THE CROSS & BROWN CO. leased the entire building at 1989 Broadway, between 67th and 68th sts, for Lewis Earle to the Hupp Corporation.

DENZER BROTHERS leased for Joseph Lib-nan & Co. the 5-sty building, on plot 42x100, t 351 to 353 West Broadway, to M. Wellen

J. ROMAINE BROWN & CO. leased the festaurant in the Normandie Hotel, at the corner of Broadway and 38th st, to J. Amron for a term of years.

THE LOUIS BECKER CO. leased for the estate of C. G. Stone the two 3-sty dwellings at 508 and 510 West 159th 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 38th st to 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 Broadway, to E. T. Schoonmaker.

way, to E. T. Schoonmaker.

FREDERICK P. CLARKE leased to Richard Hudnut, the perfumer, 20,000 sq. ft. of space in the Bush Terminal Building, recently completed, at 327 to 333 East 29th st.

THE CROSS & BROWN CO. has sublet for the Phillips 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 West 11th st; also for the Hoguet estate to Jennie Keenan the dwelling, 46 7th av.

THE LUDWIG SCHULTZE CO. sold the unexpired term of the lease held by them at 429 5th av, a 5-sty building, between 38th and 39th sts, on a lot with a frontage of 16 ft.

SLAWSON & HOBBS leased for the Heimsoth

expired term of the lease held by them at 429 5th av, a 5-sty building, between 38th and 39th 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 50x100, at the southwest corner of Amsterdam av and 148th st, for a term of ten years.

THE M. MORGENTHAU, JR., CO. leased, as agents for the heirs of Jonas Stoltz, the front portion of the top loft in 43 2d av to Akerman & Tush, manufacturers of coats, and the rear portion of the same loft to Jacob Tiger, manufacturer of skirts. The leases complete the entire renting of the building.

THE M. MORGENTHAU, JR., CO. leased for the Urban Construction Co. to Albert Rosenthal a portion of the basement in 141 and 143 East 24th st. The lease runs to February 1, 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 building on lot 100x100, at the northeast corner of Madison av and 32d st, leased from the plans seven of the floors to Bedlich & Co., silversmiths; "Gaben," modiste, and Weiss & Engel. The structure will not be ready for occupancy until next January.

CHARLES S. KOHLER leased for a term of approximately five years, for the Barrett, Nephews Co., the south half store in 912 Columbus 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 85th st; and for Kate Hehre, for a term of two years, the 3-sty dwelling at 105 Manhattan av to Mary O'Neil.

THE CROSS & BROWN CO. leased for the Clement Moore estate the plot at 548 to 554

O'Neil.

THE CROSS & BROWN CO. leased for the Clement Moore estate the plot at 548 to 554 West 22d st, 100x100, for a long term of years, at an aggregate rental of \$250,000. The parcel will be improved with a 4-sty fireproof building, to be occupied by the Hopkins Manufacturing Co., of Hanover, Pa., as a carriage factory. James N. Wells 'Sons were associated as brokers.

ing, to be occupied by the Hopkins Manufacturing Co., of Hanover, Pa., as a carriage factory. 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 to various tenants; also in 663 and 665 Broadway the seventh loft to Max Goodman & Co.; also 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 loft in 699 Broadway.

THE DUROSS CO. leased 243 West 19th st, a 3-sty dwelling, to James Lynch; also 207 West 13th st, a 3-sty dwelling, to John Hauck; also 147 West 15th st, a 3-sty dwelling, to Lea R. Grisel; also 239 West 16th st, a 3-sty dwelling, to Indalecio Lopez; also 203 West 30th st to the M. Feinberg Sign Co.; also 217 West 15th st, a 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.; also to Barish & Schwartz the first loft in 315 and 317 Church st, with an "L" to 38 Lispenard st; also to A. C. Bosselmann & Co. the top loft 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 21st st.

PEASE & ELLIMAN leased the following private dwellings: 130 West 71st st to Mrs. M. G. Rich; 24 West 74th st to Charles H. Van Heusen; 145 West 76th st to Harold Nathan; 142 West 73d st to Mrs. Margaret Smith; 220 West 85th st to Mrs. Arthur Coates; 269 West 70th st to Eleanor D. Clark; 866 West End av to Henry M. Rau; 322 West 82d st to George K. Root; 131 West 93d st to Casimir Perier; 152 West 76th st to Frederick Wagner, and 352 West 87th st to Henry Lockhart, Jr.

M. & L. HESS leased the third loft in 127 and 129 Prince st to J. Levin; the ninth loft in 12 and 14 West 32d st to Jessie Shulman & Co.; the third loft in 12 west 17th st to Hydeman & Lassner; the

Latham.

L. J. PHILLIPS & CO. leased for the West-cott Estate and the following tenants the store floor in the building being erected at the south-west corner of 110th st and Broadway, with the exception of the corner, and that part already leased to "Weisbeckers" for the Manhattan Market Co; to the Hartford Co. a store in Broadway, with an "L" to 110th st; a store to Jerome L. Davis, in connection with A. E. Toussaint; also to B. Blatek; and on the second

floor offices to Dr. R. B. McNutt, to Jacob Omovitz and to Hermine Geyser.

POST & REESE leased 135 East 61st st for R. M. Stuart Wortley to Rudolph Weld; also 135 East 61st st for Benjamin Tatham to Rudolph Weld; also 248 Lexington av for George B. Post to Chalmers Wood; also 950 Lexington av for George E. Post to Ford Huntington; also 131 East 79th st for Thomas E. Satterthwaite to Edwin Hewitt; also 118 East 80th st, with the Douglas Robinson, Charles S. Brown Co. for Mary M. Hoffman to Dr. William B. Duning; also 105 East 81st st for the estate of Schuyler Hamilton to Margaret Halloday.

THE FREDERICK T. BARRY CO. leased 968

THE FREDERICK T. BARRY CO. leased 968 Lexington av to the Rev. William M. Fincke; 34 East 60th st to Frank H. Kirmayer; 45 East 64th st to Della Sternberger; 109 East 80th st to C. P. Huntington, and 829 Lexington av to Dr. Carl Pfister; also in 123 East 59th st a store to Mrs. Schultz; 69 Madison av a store to Mme. Selma; in 699 Madison av a store to Meyer Brown; in 581 Lexington av a store to the McDermott Dairy Lunch Co.; in 589 Lexington av a store to S. Mannes; in 706 Madison av a store to S. Mannes; in 706 Madison av a store to John V.-Donohue; in 140 East 60th st a store to Marius Pirolle; in 717 Madison av an entire floor to Marie L. Fisher; the building, 310 Canal st, to Emanuel Wachsman; in 63 East 59th st a store to the New York Rug Co.; and the dwelling, 803 Lexington av, to L. Frank.

Suburban.

J. STERLING DRAKE sold for Edward M. Brown to Hugo A. Zigrosser, of Newark, a farm of 140 acres at St. Remy, Ulster County, N. Y. There are over 60 acres of the finest hemlock, oak, chestnut and hickory timber, and a fine residence, with other buildings.

MARK RAFALSKY & CO. sold to Isaac Heyman for the Commercial and Realty Co. a tract comprising thirty lots, located on Bostwick, Bergen and Jackson avs, Jersey City. It is the intention of the purchaser, a builder, to improve this plot with high-class buildings for residential purposes.

residential purposes.

THE CROCKER ESTATE at Larchmont, better known as the home of Mrs. Jackson Gouraud, 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 mansion, together with the large stable and garage and twelve acres of land. The property is located 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 estate is known as La Hacienta. The price paid was about \$500,000.

Real Estate Notes,

Real Estate Notes,

THE ERNESTUS GULICK CO. has been appointed agent of the Gattle Building at 418 and 420 5th av, southwest corner of 38th st; also of the Olsen Building at 252 to 258 West 290th st; and the Vosburgh Building at 273 to 281 State av, near Smith st, Brooklyn.

WM. PETERS & CO. have been appointed agents for the apartments at the northwest corner of 194th st and Webster av, known as 2627 Webster av, and of 389 East 194th st.

HARRY K. SAVAGE has taken charge of the mortgage department of the Huston & Spraker Co., of 25 Liberty st.

WORTHINGTON WHITEHOUSE has been appointed agent of the modern store and loft building at 18 East 46th 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 39th st; also for the mercantile building at 375 5th av.

THE TITLE GUARANTEE & TRUST CO. loaned \$900,000 on first mortgage to the Sound View Land and Improvement Co. on 41 acres of 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 F. McClelland, has been dissolved, and Mr. Wood has formed a new partnership with W. H. Dolson, which will hereafter he known as the F. R. Wood, W. H. Dolson Company, with offices at the northeast corner of Broadway and 80th st. Mr. Dolson was associated with Mr. Wood in the real estate business from 1899 to 1908, when he resigned to establish 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.

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 the following loans at four and a half per cent.: \$145,000 for five years on 10 East 57th 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,

WILLIAM P. MANGAM, real estate broker, formerly at 108 East 125th st, has formed a partnership with Jacob R. Little under the firm name of Mangam & Little, and opened offices at 160 Broadway.

MUNICIPAL FORECAST.

Hearings for the Coming Week at the

Bureau of Street Openings 90-92

West Broadway.

MONDAY, OCTOBER 23.

PUGSLEY AV.—Opening, from McGraw av to Clasons Point rd; CORNELL AV, from Clasons Point rd to Pugsley av; ELLIS AV, from Tremont to Pugsley avs; 2.30 p. m.

ROSEWOOD ST.—Opening, from Bronx blvd to White Plains rd, and from White Plains rd to Cruger av; 2 p. m.

UNNAMED ST.—Assessment, adjoining Riverside Drive on the east and extending from West 177th st at Riverside Drive to West 181st st at Buena Vista av; 3.45 p. m.

TUNNEL ST.—Opening, from Broadway north 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 242d st; 10 a. m.

TIBBETT AV.—Opening, from West 230th to West 230th sts; and of CORLEAR AV, from West 230th to West 240th sts; and of CORLEAR AV, from West 230th to West 240th sts; 10,30 a. m.

HAVILAND AV.—Opening, from Virginia to Zerega avs; BLACKROCK AV; CHATTERTON 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 bulkhead line of Westchester Creek; 3.30 p. m.

BEACH AV.—Opening, between Gleason and Bronx River avs; 3.30 p. m.

ST. LAWRENCE AV.—COMMONWEALTH AV; ROSEDALE AV; NOBLE AV; CROES AV, and FTELEY AV; opening, from Westchester av to Clasons Point rd; 9.15 a. m.

WADSWORTH TERRACE.—Opening, from Westchester av to Clasons Point rd; 9.15 a. m.

WADSWORTH TERRACE.—Opening, from West 193d st to Fairview av; of WEST 188TH ST; of WEST 190TH ST, from Wadsworth av to Wadsworth Terrace; and of WEST 193D ST, from Broadway to Broadway Terrace; 1 p. m.

LACOMBE AV.—Opening, from the bulkhead line of the Bronx River to the bulkhead line of Westchester Creek; COMMONWEALTH AV, from Patterson to Lacombe avs; 1 p. m.

Tuesday, October 24.

Tuesday, October 24.

WATERBURY AV.—Opening, from Westchester to Zerega avs; NEWBOLD AV; ELLIS AV; POWELL AV, from Virginia to Zerega avs; and of GLEASON AV, from Metcalf to Zerega avs; 10.30 a. m.

avs; 10.30 a. m.

OLMSTEAD AV.—Opening, between Protectory av and the bulkhead line of Pugsley's Creek; ODELL ST, between Unionport rd and Protectory av; PURDY ST, between Westchester and Protectory avs; 3 p. m.

GARFIELD ST.—Opening from West Farms 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 River; 10 a. m.

CITY ISLAND BRIDGE.—Opening, the Easterly approach included in Parcels A and B; 4 p. m.

HAVEMEYER AV.—Opening between Lagentary approach included in Parcels A and B; 4 p. m.

p. m.

HAVEMEYER AV.—Opening, between Lacombe and Westchester avs; 2 p. m.

HOUGHTON AV.—Opening, from Bolton av to the bulkhead line of Westchester Creek; QUIMBY AV; STORY AV; HERMANY AV, and TURNBULL AV, from White Plains rd to the bulkhead line of Westchester Creek; 10.30 a. m.

BUENA VISTA AV.—Opening, from its junction with Haven av at or near West 171st st to West 176th st; WEST 172D ST; WEST 173D ST, from Fort Washington to Buena Vista avs; 2 p. m.

Wednesday, October 25.

Wednesday, October 25.

SEAMAN AV.—Opening, from Academy to Dyckman sts; and of an UNNAMED ST, northeasterly from Dyckman st, from Seaman av to Broadway; 11 a. m.

WEST 231ST ST.—Opening, from Bailey to Riverdale avs; 1.30 p. m.

BOSTON ROAD.—Opening, between White Plains rd and north line of the city; 2 p. m.

MCGRAW AV.—Opening, between Beach av and Unionport rd; 3 p. m.

WEST 207TH ST.—Widening, between 10th av and Emerson 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 avs; 2 p. m.

Thursday, October 26.

WEST 169TH ST.—Sewer, from Fort Washington to Haven avs; 2 p. m.

Local Board Calendars.

Local Board Calendars.

WASHINGTON HEIGHTS DISTRICT.—TUESDAY, OCT. 17, AT 11 A. M.

1. Acquiring title to public park bounded by Edgecombe av, St. Nicholas av and 137th st.

The Consulting Engineer reports, under date 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 recommends that proceedings be instituted to remove this park from the city map. Approved.

2. Paving 176th st, between St. Nicholas and Wadsworth avs.

The report of the Bureau of Highways shows that this street is without sewer, water or gas.

gas.

Lay over until subsurface structures have been provided. Approved.

Lay over that substrate structures have been provided. Approved.

YORKVILLE DISTRICT.—TUESDAY, OCT. 17, AT 11.10 A. M.

1. Paving Exterior st, from 64th to 72d sts. Estimated cost\$1,050

Assessed valuation of property affected\$1,54,000

Water mains have been laid from 64th to 70th sts, and from 74th to 75th sts only. The street is without sewer or gas. The Consulting Engineer reports, under date of Sep. 20, that contract for the installation of water mains is now in preparation, and will probably be advertised within two months. He further reports that in all probability sewers will not be required. He recommends immediate action. No quorum.

2. Receiving basins at 77th st, and new street between Exterior st and Av A.

The Consulting Engineer reports that he has been in communication with the property

owners at this location, and that, in all probability, these basins will be built by them under permit from this department.
Lay over pending further report from the Consulting Engineer. No quorum.

Laid over for two weeks.

LOCAL BOARD OF MORRISANIA, 22D DISTRICT.—TUESDAY, OCT. 17, 9 P. M.
400. Constructing sewer in Barretto st, between Spofford av and Lafayette av. Estimated cost, \$5,265, involving an assessment of probably \$85 per each 25-foot lot. Adopted.
450. Paving with sheet asphalt on a concrete foundation the roadway of Fox st, from Av St. John to Leggett av, setting curb where necessary, together with all work incidental thereto. Said pavement being designated under Chapter 546 of the Laws of 1910 as Class "A" pavement; \$121 for each 25-foot lot. Adopted.
451. Relocating on the map of the City of New York Edgewater rd, approximately 300 feet from the bulkhead line of the Bronx River, and East River, between Seneca av and Manida st. Laid over to Nov. 8.
453. Constructing a sewer and appurtenances in Austin pl, between East 144th st (St. Joseph's st) and East 147th st, together with all work incidental thereto. Adopted.

LOCAL BOARD OF CROTONA, 24TH DISTRICT.—TUESDAY, OCT. 17, 9.30 P. M.

Laying out on city map and acquiring title to cemetery at the northwesterly corner of East 180th st and Bryant av as a public park.

Referred to the President of the Borough by the Board of Estimate and Apportionment on Sept. 21, 1911, page 18 of Calendar No. 33. Plot to be acquired measures 180.09x156.97x 190.87x155.56. (Correspondence No. 26,270). Laid over.

Plot to be acquired and the process of the condition of t

LOCAL BOARD OF CHESTER, 23D DISTRICT. TUESDAY, OCT. 17, 8 P. M.

432. Constructing sewer and appurtenances in White Plains rd, from 242d st to the northerly 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.

tween Van Nest av and New Haven Railroad, from 50 to 60 feet, to be a 60-foot street. Adopted.

260. Acquiring title to Sacket av, from Bear Swamp rd at Bronxdale av to Colden av. Petition withdrawn.

360. Acquiring title to Pierce av, from Bear Swamp rd to Paulding av. Laid over.

361. Acquiring title to Paulding av, from Pierce av to the New Haven Railroad Depot known as Morris Park Station. Laid over.

32-08 AND 137-08.—Acquiring title to lands necessary for Balcom av, from Eastern Boulevard to the junction of Pelham rd with the causeway over Westchester Creek, which is covered 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 present commissioners to acquire the avenue at a width of only 60 feet, instead of 80 feet, as laid out on the city map. Laid over.

LOCAL BOARD OF VAN CORTLANDT, 25T DISTRICT.—TUESDAY, OCT. 17, 8.30 P. M.

440. 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 The Bronx. Adopted.
444. Regulating and grading, setting curbstones, flagging sidewalks, laying crosswalks,

building approaches, erecting fences where necessary in West 238th st, from Broadway to Riverdale av; Greystone av, from Riverdale av to West 242d st; Waldo av, from Greystone av to West 242d 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 West 261st st. The petitioners request that this improvement be combined with the petition for sewer on Liebig av, between West 259th and West 250th sts, etc., known as Petition 437, and which was adopted by Local Board on Sept. 26, 1911. Adopted.

452. Regulating, grading, curbing, flagging, laying crosswalks, building approaches, erecting fences where necessary and building steps and appurtenances where required in Summit pl, from Heath av to Bailey av.

343. Harrison av.—Change of lines and grades between a point 200 feet south of Drainage av (178th st) and Burnside av. Laid over.

Board of Brokers Election.

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 Cruikshank, E. A. Tredwell, W. J. VanPelt. For auditing committee: Harry C. Bryan, Remsen Darling, Arthur Truslow. For nominating committee: David A. Clarkson, Joel S. DeSelding, Oscar L. Foley, Frederick D. Kalley, John P. Kirwan. 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?

Will the City Buy It?

The Board of Estimate is being petitioned to take title to the little historic cemetery in East 180th street and Bryant avenue, West Farms, Bronx, as a memorial park, in recognition of the patriotic services 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 government stone for the unmarked grave of Captain John Butler 2d Light Dragoons, War of 1812, 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 little memorial park, as condemnation commissioners could possibly be appointed without pay in a patriotic matter of this kind, and that there would practically be no claims 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, concurs in the opinion of Justice Brady.

Lot Auction at the Bronx Exchange.

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., Westchester av. and Ferris av., Bronx. Mr. Price is the first Bronx 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 regular meeting at their headquarters, 237th st. and Bronxwood av., Saturday evening, October 21st, 1911, at 8 o'clock.

Budget Hearing.

A further public hearing will be held next Friday morning in relation to department estimates for the Budget of 1912. Taxpayers are invited to appear and be heard in regard to appropriations to be made and included in the budget.

—In the iron and steel trade there is a fair degree of activity, but while the volume of business is still below expectations, 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 because of the impossibility of placing new issues under existing financial conditions. Meantime, the needs of the railroads are accumulating, and it is only a question of time when they will be compelled to enter the market as buyers upon a large scale.

-Expert opinion in most lines favors the view that the industrial situation is on the eve of improvement.-N. Y.

FAVORS THE AMENDMENTS.

President Miller Urges Bronx Electors to Vote for Excess Condemnation

to Vote for Excess Condemnation

In November two constitutional amendments will be voted on, relating to the condemnation of real estate for public 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 corporation, additional adjoining or neighboring property may be taken 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 the Constitution No. 4, in this form:

"Shall the proposed amendment to Section Six of Article One of the Constitution, designated in the election notice 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 be 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 cannot 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 very much the cost of the improvement. Also, the street now may take nearly the whole lot, leaving a narrow strip to cut off the Frontage from another lot.

Hon. Cyrus C. Miller, Borough President of the Bronx, strongly favors the policy of excess condemnation. He said this week:

"If the law be amended so that the city may take the whole property and sell off

of the Bronx, strongly favors the policy of excess condemnation. He said this 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 great saving in many cases.

"The policy of excess condemnation is followed very generally and with most satisfactory results in Europe. In London, 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 sale of the surplus property. In the making of Southwark street in 1864, 37 per cent. of the expense was recovered, and in the case of Queen Victoria street, which was finished in 1871, the recoupment amounted to 53 per cent. In the construction of Northumberland avenue, which was completed in 1876, the amount realized from the sale of the surplusage was nearly \$600,000 greater than the original cost of the land and improvement."

The second amendment may be called the "Condemnation by the Supreme Court

The second amendment may be called the "Condemnation by the Supreme Court with or without a Jury" amendment. It amends Sec. 7, of Article 1, of the Con-stitution, by changing it to read as fol-

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 such compensation is not made by the State, shall be ascertained by a jury, by the Supreme Court with or without a jury or by not less than three commissioners appointed by a court of record, as shall be prescribed by law."

It provides that the Legislature may prescribe that condemnation damages may be ascertained by the Supreme Court, with or without a jury, instead of by three commissioners, as at present. This will be known as Constitutional amendment No. 7, and will be submitted as follows:

will be known as Constitutional amendment No. 7, and will be submitted as follows:

"Shall the proposed amendment to Section 7 of Article one of the Constitution, designated in the election notice as Amendment Number Seven, authorizing the Supreme Court, with or without a jury, to ascertain the compensation to be made when private property is taken for public use when such compensation is not made by the State, be approved "Borough President Miller also favors this amendment, saying:
"You can understand readily that if condemnation cases were placed on the calendar of the Supreme Court like any other cases, and tried by a judge under uniform rules of procedure, it would result in a very great saving over the present slow, cumbersome and expensive method.
"I urge you, for your own benefit, to yote in favor of both of these constitu-

method.
"I urge you, for your own benefit, to yote in favor of both of these constitutional amendments and see to it that your neighbors do likewise."

NEW YORK'S FIRST SKYSCRAPER AND ITS ARCHITEC

I T is doubtful if there was ever a modern genius whose most notable achievement was more derided than was that of the man who, by his courage and convictions, gave to this city the structure that was the parent of the tall commercial buildings whose upper stories now punctuate the skyline of the metropolis, Bradford Lee Gilbert.

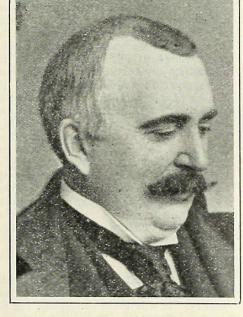
The full significance of Mr. Gilbert's foresight and gift to the building world can hardly be appreciated unless referred to in detail. Through the courtesy of his widow, who was seen at her home in Brooklyn, the writer was permitted to obtain something of the history of the projection and erection of the Tower Building at No. 50 Broadway, the structure which so completely revolutionized building operations in this city and country.

"My bushand when he first appeared."

try.

"My husband, when he first announced his plan for the erection of the Tower Building, was ridiculed in no uncertain 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 inter. his o. "On o. t by



BRADFORD LEE GILBERT.

Broadway, and much to the wonderment of the emerging congregation from old Trinity, passed by singing the Doxology at the top of their voices.

"Some years later, upon the termination of a speech at the Republican Club, a gentleman approached Mr. Gilbert and 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 architect."

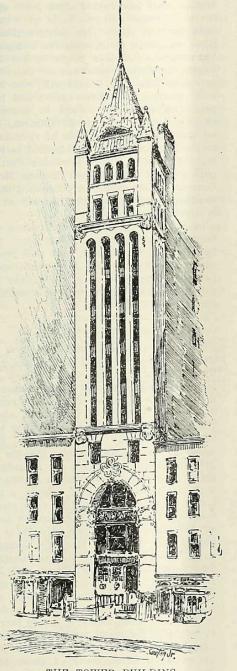
architect."
Plans were filed in the Building Department on April 17, 1888, By Bradford Lee Gilbert for the erection of the Tower Building at 50 Broadway, setting forth that the structure was to be eleven stories, or 129 feet in height from the sidewalk to the main roof, with a frontage

corresponded in lengths with the heights

corresponded in lengths with the heights of the several stories, and were bolted 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, or about 32 feet and 16 inches for the balance of the height, or about 25 feet.

Rolled beam girders were placed between the columns and connected thereto at the level of each floor, up to and including one section on each side of the building one section on a constructed for by diagonal bracing carried across between each of the vertical columns, and so constructed as to transfer to the foundations a possible 116 tons of wind pressure when the wind should blow at a rate of approximately 70 miles an hour.

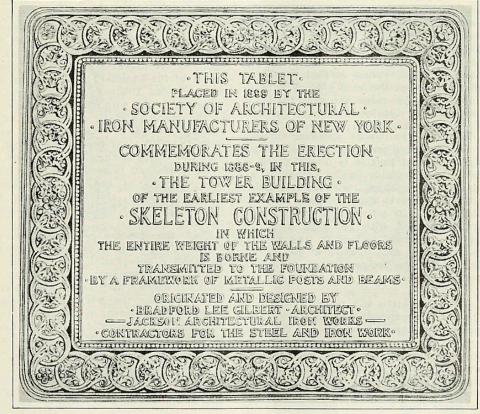
Architect Gilbert experienced many difficulties at the start, because no law existed by which the construction could be approved. He was not discouraged, however, by the lack of precedent, and after patient negotiations with the Board of Examiners of the Building Department, managed to get his plans approved in April, 1888. When completed, the Tower Building was the earliest example in New York City of a form of construction in which the entire weight of walls and floors was borne and transmitted to the foundations by a framework of metallic posts and



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 would write the owner. This he did, but the owner, Mr. John Noble Stearns, said that he had asked Mr. Gilbert what he could do with the lot, and, believing in him, he had determined to let him go ahead.

ahead.
"On another occasion, when the skeleton framework was nearing completion, a 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



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 situated in New street. The then novelty of the structure was evidenced by the use of vertical lines of cast-iron columns, instead of solid brick walls. These columns of the 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 terminal of the Mexican National, City of Mexico, and there is building now from his plans the Chateau Laurier, at Ottawa.

Mr. Gilbert was also supervising architect of the Atlanta International and Cotton States Exposition in 1895, chief of the South Carolina Interstate and West Indian Exposition at Charleston during of the South Carolina Interstate and West Indian Exposition at Charleston during 1901. He was awarded a gold medal at the Columbian Exposition "for a new type of American architecture," and another at the Atlanta Exposition for "the designing and building of all of the fifteen principal structures within the limit of time and appropriation."



Price Per Year in Advance Eight Dollars

Communications should be addressed to

Published Dery Saturday

By THE RECORD AND GUIDE CO.

President, C'.INTON W. SWEET
Vice-Pres. and Gonl. Mgr., H. W. DESMOND
Treasurer, F. W. DODGE Secretary F. T. MILLER

Nos. 11 to 15 East 24th Street, New York City (Telephone, Madison Square, 8900.)

"Entered at the Post Office at New York, N. Y., as second-class matter."

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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 comparatively 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 ac-commodate this increasing business. The commodate this increasing business. 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. 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. 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 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, minish 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 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 42d 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 par-ticularly 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 Broadway-Seventh 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 59th and 23d streets; and that district will remain for the next ten 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. 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 construction 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 Builders are tempted to erect streets. 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 transac-

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 42d 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, hereand 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 50th and 56th 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 42d 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 unavailing.

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, only ones of any size being those for a twelve-story apartment house at the southeast corner of West End avenue and 88th 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.

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 winter requirements, and were clined 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 twenty-five 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.

without feature. Lumber is 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.

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 estate market in this city that they thought were unusual, and that called for extraordinary comment.

Beginning with the announcement that the Metropolitan Life Insurance Co. had shut down on building loans for the season, they led up to the discovery that the city was extensively overbuilt and that the situation called for a cessation of further building operations "until such 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 discovered are not new, but usual at this season 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 year, and, I think, the year before, the same Metropolitan Life Insurance Company made similar announcement that it would make no more loans for building projects to be begun this year.

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 buildings. The first of these is that the season for 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 holidays; and the other is that the lending institutions have about completed their intended investments along this line for the year.

A year ago, when the Metropolitan made the announcement that it

helidays; and the other is that the lending 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 doubtless swell the total to nearly last year's total, although there is a decline of about 7½ per cent. in the aggregate of construction on Manhattan Island this year from last.

New York is undergoing reconstruction. That is patent to all observers. Its reasons 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 outlived their best days, and could be replaced with advantage to the owner. And in the district below 59th street this percentage 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 right itself in season, and with injury only to the ill-advised enthusiast who refuses to take counsel of those who are competent to give it. And although new construction at this time in some localities would be like tearrying coals to New-

castle," there are many localities in which it can be undertaken with profit to all concerned. And although the Metropolitan 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 only to the owners of superannuated 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 little danger that the rebuilding movement will ever operate to more than properly equalize land values.

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

MANHATTAN						
	CONVEYANCES					
001172	1911	1910				
Oc	t. 13 to 19	Oct. 14 to 20				
Total No	143	127				
Assessed value	\$9,043,000	\$5,803,500 10				
No with consideration	13	\$5,803,500 10 \$349,700 \$320,500				
Consideration Assessed value	\$488,140 \$545,000	\$320.500				
	\$345,000 10 Tor	1. 1 to Oct. 20				
Jan. 1 to C		8,324				
Total No	7,450	\$478,333,930				
Assessed value	634	730				
No. with consideration	\$37.445.167	\$39,986,329				
No. with consideration Consideration Assessed value	\$33,608,775	\$34,164,200				
MORT						
	t. 13 to 19	Oct. 14 to 20				
	114	114				
Total No	\$4,279,031	\$2,642,784				
To Banks & Ins. Cos	27	23				
Amount	\$978,750	\$1,003,140				
No. at 6%	46	47				
Amount	\$476,681 2	\$295,784 6				
No. at 5½%	\$8,000	\$294,500				
No at 56	28	35				
	\$684,250	\$1,416,500				
No. at 4½%	11	\$259,000				
Amount	\$348,250 2	\$259,000				
No. at 4%	\$175.000					
Amount	1					
Amount	540.000					
Interest not given	24	20				
Amount	\$2,546,850	\$377,000				
Jan. 1 to		n. 1 to Oct, 20				
Total No	5,905	6,715				
Amount	\$255,593,490	\$244,525,726				
To Bank & Ins, Cos	1,307					
	\$143,325,794					
MORTGAGES						
0	ct. 13 to 19	Oct. 14 to 20				
Total No	31	31				
Amount To Banks & Ins. Cos	\$1,283,500	\$760,000 12				
To Banks & Ins. Cos	9579 500	\$421,000				
	Oct. 19]	n. 1 to Oct. 20				
Total No	1,802	1,866 \$78,860,509				
Amount To Banks & Ins. Cos	\$69,893,117 631	\$10,000,000				
Amount						
BUILDING						
	oct. 14 to 20	Oct. 15 to 21				
New buildings Cost	\$1,115,600					
Alterations	\$319,243					
Inn 1 t		an. 1 to Oct. 21				
New buildings	700	714				
Cost		\$86,844,420				
Alterations	\$10,873,969					
DD	ONIV					

BRONX CONVEYANCES

Oct. 14 to 20

\$202,404

	Oct. 13 to 13	Oct. 14 to 2
Total No		12
No. with consideration Consideration	• 970.465	\$95.10
Consideration		
Jan.	1 to Oct. 19 Ja	II. 1 00 Oct. 2
Total No	5,719	5,55
No. with consideration .	. 386	
Consideration	. \$3,937,654	\$5,201.72
MOE	RTGAGES	
	Oct, 13 to 19	Oct. 14 to 2
Total No	123	14
Amount		\$1,139,47
To Banks & Ins. Cos		2
Amount		\$258,25
No. at 6%	49	
Amount	\$154,330	\$527,17
No. at 51/2%	: 12	1
Amount	\$28,875	
No. at 5%		
Amount		\$349,90
Unusual rates		
Amount		
Interest not given		
Amount	., \$389,750	\$202,40

Jan. 1 t	o Oct. 19	Jan. 1 to Oct. 20
Total No	\$49,620,8	
To Banks & Ins. Cos	\$10,376,2	91

MORTGAGES EXTENSIONS

	Oct.	19 10 19	OCL. 14 to 20
Total No		13 \$176,650	\$314,500
To Banks & Ins. Cos Amount		\$52,500	\$278,500
Jan.	1 to	Oct. 19 - Ja	n. 1 to Oct. 20
Total No		. 520	514
Amount		\$8,519,627	\$6,870,450
To Banks & Ins. Cos		107	
Amount		\$3,574,850	
BUILDI	NG	PERMITS	3
	Oc	t. 14 to 20	Oct. 15 to 21

New buildings Cost Aterations.	\$174,850 \$12,850	\$757,500 \$20,675
Jan. 1 to	Oct. 20 Jan	1. 1 to Oct. 21
New buildings	1,074 \$18,419,760	1,484 \$31,813,415
Alterations	\$1.058.190	

New buildings......

BROOKLYN CONVEYANCES

0	ct. 13 to 18	Oct. 13 to 19
Total No No. with consideration	463 33	501 23
Consideration	\$198,995	\$148,846
Jan. 1	to Oct. 18 Ja	an 1 to Oct. 19
Total No	20,358	21,809
No. with Consideration Consideration	\$10,090,736	\$11,414,653

MORTGAGES

	Oct. 13 to 18	3 Oct,	13 to 19
Tot No	3	394	478
Amount		75 \$1	1,709,654
To Banks & Ins. Cos.			
Amount			
No. at 6%			291
Amount			\$915,528
No. at 51/25			107
Amount	\$251,	100	\$464,200
No. at 5%			55
Amount	\$413,4	166	\$285,410
Unusual rates			3
Amount			\$4,300
Interest not given		30	22
Amount	\$88,	135	\$40,216
Jan.	1 to Oct. 18	Jan. 1 t	o Oct. 19
Total No	17.	928	20,258
Amount		981 \$9	3,098,787
	July 1 to Oct	. 18	
To Banks & Ins. Cos	1,	701	
Amount			

BUILDING	I INTERNATE	
Oc	t. 13 to 18	Oct. 13 to 19
New buildings	\$644,960	
Alterations	\$55,365	
Jan. 1 to	Oct. 18 J	an. 1 to Oct. 19
New buildings	4.087	
Cost	\$26,474,518	
Alterations	\$4,003,090	\$3,909,996

QUEENS

BUILDING PERMITS

0	ct. 13 to 19	Oct. 14 to 20
New buildings CostAlterations	\$308,472 \$24,150	
	o Oct. 19 Ja	n. 1 to Oct. 20
New buildings Cost	\$19,850,493 \$660,007	3,353 \$12,592,716 \$587,254

RICHMOND BUILDING PERMITS

	Oct. 6 to 19	Oct. 6 to 19
New buildings	28	
Cost		*****
Alterations		,15
	and the second second	

Building Materials in Japan.

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 with clapboards, the inside walls being either smoothly plastered or finished with a well-grained wood. Another method is to board up the sides of the huilding, tack fireproof flat files about eight inches square upon this and cover the whole with a good grade of cement or plaster. The roofs in cities are, with few exceptions, of fire-proof 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, and with the "shoji," or paper-covered 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 Enforce Recognition of Rights of Individuals-Present Enigma Must Go Unsolved.

WHOLESALE theft of daylight is the space in this city. Furthermore, overconstruction will continue to be a problem to financiers, builders and real estate owners until the State enacts legislation defining the proportion of air space above his lot that the owner is entitled to.

These statements sum up the reasons advanced this week by authorities on finance, realty and construction for the socalled over-built condition of Manhattan, and its ultimate cure. The decadence of the tenement house, 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 of the speculative apartment house builder of unsavery reputation, were pointed out as morely futle makeshifts in the solution of the light problem and forerunners of an early day when the buildings we now call modern will prove economically unprofitable decades before the modest time limit set by the average structure razed in Manhattan.

Even conservative architects reluctantly ad-

fore the modest time limit set by the average structure razed in Manhattan.

Even conservative architects reluctantly admitted that radical measures must be taken before the periodical migrations of commerce cease. There were those who foresaw the day when the districts now designated as the new 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 of the trades centering in a given locality was dangerous and were inclined to censure the architects as a body for not protesting against such conditions more vigorously. Architects, on the other hand, complained that they 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 HoW THE SING greatest amount of assured permanent light.

An owner asked how this was to be accomplished in the case of an inside lot where there was danger of other tall 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

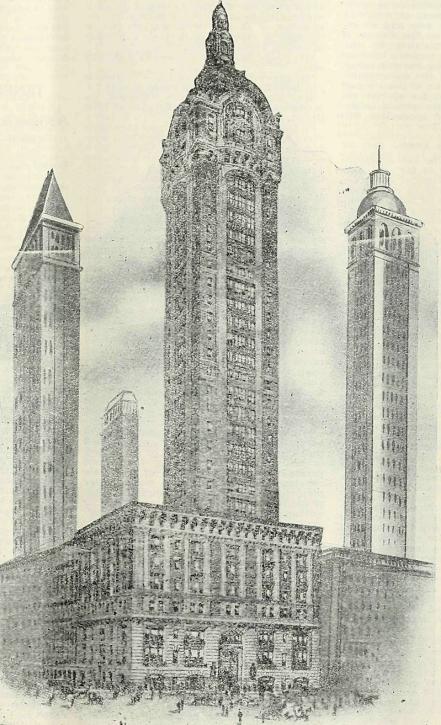
landowners' greed created a tenantry demand for more light and air and more sanitary and modern working conditions for their operatives, there would be a larger volume of future construction than there would be if the New York man builded for ages like the London, Berlin or Parisian owner, instead of only for decades.

The New York Chapter of the American Institute of Architects has made a plea for more uniform architecture and there were financiers who thought that some

on constitutional grounds, but there seemed to be no question in the minds of those interviewed that some such law was needed. It is proved law that where one individual gains a peculiar public benefit or monopoly of natural emoluments of a parcel of land, that it constitutes special legislation. If it is a case of usurpation as where one owner rears a tall building precipitately from its site shutting out light from a neighboring building, it is equally offensive, or at least is rapidly becoming so in this age of practical sanitation and hygiene, because it constitutes a menace to public weal and should, therefore, be sufficient provocation for the recovery of damages.

That is the legal explanation of the second such same and the second such control of the second s

That is the legal explanation of the cause of the great amount of available office, loft and resiplanation of the cause of the great amount of available office, loft and residential space in this city today. As counsel for a large real estate company said: "People prefer a 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 towering building next door. And this is as true of the renting proposition on Riverside Drive as it is in Greene street and equally as applicable in the midtown center of the big loft buildings as it is in any one of the big new office buildings."



HOW THE SINGER BUILDING AND ITS NEIGHBORS WOULD LOOK IF ERNEST FLAGG'S PLAN FOR CHECKING OVER-CONSTRUCTION BECAME A LAW.

system of solving the lighting and ventilating problems in business and residential buildings in this city would reduce the problem of over-construction to a simple one applicable to the law of supply and demand and would forever halt commercial and residential migration as we know it today.

A real estate lawyer doubted the feasibility of enacting such legislation. He contended that any statute tending to limit the owner in the enjoyments and rights of his property without due process of law would not stand the test of the courts

New Buildings.

New Buildings.

"There is not an oversupply of new buildings," said the head of a big construction c o m p a n y.

"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 fill up that building before it was completed, even though it were on an inside lot bounded on three sides by other tall buildings. But you would not build the kind of structure that would enable you to do that because 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 something has to be done, but you cannot make the average architect 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 special feature that will appeal to some particular class of tenant. It is the only thing we can do until we get the legislation that is needed. There is too much general construction work now-adays, 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 are those rare, well built, well appointed and competently managed structures that are holding out for high rents and can 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 live in one myself and I happen to have 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 average owner and manager is that 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 aggravated snarl in this year's renting problem. problem.

Specialty Apartments.

"I thoroughly believe that the successful apartment house operator of the near future will be the one who has erected his building on a special plan. This will cater either to tenants with children or those 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 house and make of them a sort of community of interest for special vocations, avocations, classes, creeds or social 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, perhaps, but of a common type. In brief, it would permit an owner to build over his entire lot to a height equal to the width of the street, and from that point to build upward only on, say, three-fourths of nis lot area. This idea he would apply to all types of buildings, whether they be business or residential.

types of buildings, whether they be business or residential.

For the purpose of giving the reader some conception of Mr. Flagg's idea, a hybrid photo-diagram of the Singer building surrounded by phant m structures of similar contour is herewith given. It reveals at a glance the benefit owners of property would gain by being able to assure prospective tenants that daylight would be permanently guaranteed and owners would benefit by reason of the great reduction of fire insurance rates that would follow the general adoption of 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 investment. Such a general building plan 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 pres-

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 imply that we have too many modern buildings. 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 gine up rapidly in the middle of the city during the last few years. They are complaining 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 is the trouble in every case, because frequently managers of really desirable loft

and office buildings hold out for very high rents, but I think you will find the fault I have indicated true in many instances."

"What do you believe to be the ultimate solution of this problem," I asked Mr. Flagg.

"I have a solution, but the public is not yet 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 reconstruction movement going on to-day.

eral reconstruction movement going on 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 two intersecting streets if the lot be on a corner, and from that level permit the owner to carry his building up any height he wishes, but only covering three-quarters of the lot area. You can see the advantage this would be to owners and tenants."

The Loft Problem.

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 wise policy to undertake a general reconstruction of the old wholesale district in the face of a supply of rentable space far in excess of demand?"

Mr. Flagg hesitated a moment and then

Mr. Flagg hesitated a moment and then

MI. Flagg hesitates said:

"In answering that question let me show you how I solved that problem myself."

Mr. Flagg led the way through his model offices in his buildings at 109

Broad street.

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 excellent natural light. I completely remodeled 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 were in.

were in.

"That is the solution of the old loft problem in the section of the city vacated by firms moving uptown. There are hun-

were in.

"That is the solution of the old loft problem in the section of the city vacated by firms moving uptown. There are hundreds 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 the present in that particular section."

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 from a change of general building policy.

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 Gotham was a village. If I knew how to solve 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 own is filled or partly filled. Why? Because 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 followed. Same with the furniture crowd up near the Grand Central station, and ditto with the office buildings we have in hand downtown. We knew what the insurance people wanted and we gave it to them. They wanted light and proximity to their competitors, so we bunched them and others took t

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 the owner go to conference on plans, they forget to call in the renting agent. Consequently they frequently go ahead without advice which, received and heeded at

the right time, would have proved very valuable and profitable.

"It is the renting agent's business to know what the conditions and requirements of each neighborhood are. He knows 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 street, elevators, ventilation, heat, pneumatic appliances, fire or primary burglar protection are provided.

"I read in the paper to-day of some burglars who got into a feather wareroom by way of the chimney. How quickly that trade would jump at a chance to move into a guaranteed burglar proof loft building. Let one big house move and the others would follow quickly. But do you find that tendency? No. The architect and the builder and the owner do the planning themselves, and the result is a building that stands idle for a long while, with no distinguishing characteristic by which tenants may be drawn to it.

"You cannot make all the building own-

to it.

"You cannot make all the building owners see this, though, and so I say to you there is no solution for the present condition of over-supply of rentable space, because 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 apartment house builders is to be sure to take the renting company into their conference when they figure new buildings." take the renting company into their conference when they figure new buildings."

TENEMENT VIOLATIONS.

Activities in the Tenement House Department-A New Filing System.

It will be interesting for tenement house owners in the Borough of Brooklyn to learn that 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 tenement houses were grouped into one case and recorded by item numbers. In Manhattan this practice has been found very much more agreeable to the property owners, and has made known to them at a glance all defects of the law that have been filed against their property.

erty. The The credit and debit system has been adopted whereby the owner complying with certain items receives credit for as much as he has done. The remaining uncomplied with items are charged against his property on the debit side of the records.

the records.

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 pamphlet which is being circulated there containing advice to tenants and landlords, with a brief outline of some of the workings of tenement houses 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 months ago, copies of which are forwarded to every person interested in tenement 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 cases will not serve as a reason for the discontinuance of the action.

(Signed) JOHN J. MURPHY,

Tenement House Commissioner.

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 collection of the penalty when prosecution has been commenced on this class of cases. cases.

New York Cement Show.

The National Builders' Supply Association have just decided to hold their next annual convention in New York City, in conjunction with the second annual New 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 General Electric Company and the National Electric Lamp Company, The latter concern is ordered dissolved.

RETARDING INFLUENCES.

A Poor Quality of Speculative Construction Makes Dissatisfied Purchasers.

tion Makes Dissatisfied Purchasers.

In conjecturing about the influences that are seemingly retarding real estate throughout the city, Edwin H. Thatcher of John Thatcher & Son, Brooklyn building contractors, was of the opinion that there has been overproduction along certain lines, notably apartments and loft buildings in Manhattan and apartment and small houses in Brooklyn. The poor quality of speculative work in general, which in a short time dissatisfied the purchasers, was also responsible, as dissatisfied investors in turn warned their friends against similar undertakings.

"One reason for overbuilding on the lines I have mentioned in Brooklyn has been the apparent disposition of financial institutions to loan on most anything in the shape of a building, providing they are covered sufficiently. Instead they should offer inducements by means of loans for buildings of a better class only."

Arbitration Still Effectual.

Arbitration Still Effectual.

Edwin Outwater, the builder, considers that the prospect of peace in the building trades on the basis of the present costs and wages is encouraging. He thinks that whatever influences are retarding real estate and the building markets are more political than otherwise.

"To fully appreciate the favorable circumstances now existing," said Mr. Outwater, "one should think of the conditions that existed in the building trades prior to the time in which the arbitration plan, to which you refer, was in force. No owner or builder was safe, as he was never sure of carrying his operations through to completion. These conditions caused the forming of the Arbitration Plan and things went on without any serious interruption. The plan proved beneficial both to the owner and to the builder, as it instilled a feeling of confidence that an operation could be carried to completion as contemplated.

"The Arbitration Plan is as much in force to-day as it ever has been, except that the labor side has withdrawn from 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 demanding that the owners be prosecuted. Dr. Keyes, the executive secretary, says: "We have had inspectors at work for months, and have thoroughly investigated some 400 dangerous buildings in which there are about 1,100 factories. We have picked out the most dangerous buildings for immediate action, and have sent the list to every official in the city and State who is in any way responsible for conditions."

tions."

If the Hoey bill, now in the Governor's hands, were a law, the Fire Commissioner would have authority to vacate such buildings as these are alleged to be. Should the Governor decline to sign the bill, or the Board of Estimate refuse to appropriate the means which would be required to establish within the Fire Department the Bureau of Fire Prevention provided for by the bill, the Committee of Safety will take up the work and cooperate with Commissioner Johnson.

New Way of Plastering.

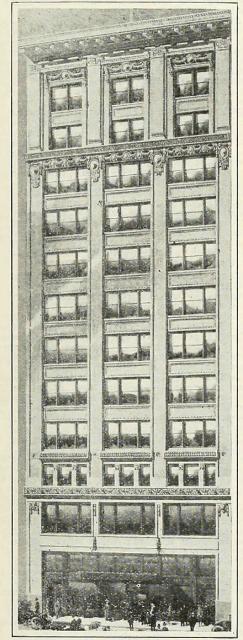
Handling plaster with a "gun" is one of the latest stunts of the building world. The "gun" is merely a form of hose and nozzle in which is used pneumatic pressure to spread the plastering on to the wall surface, pretty much after the manner which the pneumatic spray painting apparatus is used. Only instead of paint it uses cement or some hard plaster material and sand, with a spray of water going 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-bership of the 190 unions reporting were employed during the first half of the cur-

Building for Fifth Avenue Trade.

building, The twelve-story mercantile The twelve-story mercantile building, shown in the accompanying illustration, is being erected at 2, 4 and 6 West 47th 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 concrete. The elevator and toilet accommodations have all been particularly fea-



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 first story has been leased to the William H. Jackson Co. by Daniel Birdsall & Co., the appointed agents. Maynicke & Franke are the architects.

Outside Fire-Escapes Advocated.

The Fire Department chiefs urge outside

The Fire Department chiefs urge outside fire-escapes on every class of building. Deputy Chief Martin, speaking at a hearing at the Manhattan Bureau of Buildings, said on this point:

"You may enclose stair lines and make them as fireproof as they possibly can be made, but you cannot make them smoke-proof, and when the occupants and employees 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 itself of great value to us in reaching 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.

Work Required on Lath.

A new law providing for the supervision and regulation of plastering in cities of the first class in the State of New York will go into effect on January 1. The supervision over plastering is expressly given into the charge of the Superintendent of Buildings, except as may be otherwise provided in the Tenement House Law. A committee of the Building Trades Employers' Association has had a conference with Superintendent Miller, of the Manhattan Bureau of Buildings. The 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 plastering.

said to afford sufficient evidence of the need of a law to fix a standard for plastering.

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 building department.—The building department of every city of the first class shall have jurisdiction over all plastering except where it conflicts with the duties of any other department or conflicts with any law conferring on any other department supervision of any portion of plastering. For such purpose there shall be appointed in each building department in a city of the first class by the head thereof a sufficient number of inspectors to perform such work as is necessary in the enforcement of this article who, in addition to such qualifications as may be required by the civil service law, shall be competent plasterers of at least ten years' practical experience.

61. Three-coat work required on lath.—

plasterers of at least ten years' practical experience.

61. Three-coat work required on lath.—All plastering in tenements, apartments, hospitals, schools and other public buildings when on lath shall be known as three coat work, namely, scratch coat, brown coat and finish.

62. Key space.—All ceilings, stud partitions and furred walls in tenements, apartments, hospitals, schools and other public buildings where plastered with lime on wood lath shall have not less than three-eighths space between lath. All grounds and jambs 'shall mean not less than seven-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 thoroughly dry or set before applying second coat.

64. Second coat.—Second coat or brown

oughly dry or set before a coat or brown coat.

64. Second coat.—Second coat or brown mortar shall be of first quality. All browning must be straight, true with no unevenness or irregularity of surface.

65. Finishing.—When white mortar, or 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. marks.
66. Cornices or coves.—All cornices or coves shall be run straight, true and

67. Patent plasters.—When patent plasters, such as ivory, acme, windsor, et cetera, 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 coat, and shall be set before second coat is applied.

coat, and shall be set before second coat 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 January first, nineteen hundred and twelve.

New Fire Houses.

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 four of the twenty houses originally designed in concrete for which bids were received some months ago and rejected. The form of construction now specified consists of exterior walls of brick and limestone, a steel frame and concrete floors. The houses are to be erected, respectively, at 191 Fulton street, at the corner of 50th street and Lexington avenue, in East 111th street and in West 181st street. nue, in Ea 181st street.

181st street.

The brick interests protested against what they termed discrimination in favor of concrete construction, employed counsel and sent a delegation to the Fire Department, asking for a revision of the plans. The concrete interests made no appearance when the hearing was held before the Deputy Commissioner in Brooklyn.

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 2d. The Constitutional Amendment No. 6 on ballot, relating to canal terminals and structure. Unless these are approved this fall there is great danger that the 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 corporation 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 its future can afford to vote against these referendums, even though he finds some details to criticize in the bill. It contains 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 voters of this State to vote "For" both of these measures. The word "terminal" as used in the pending measure not only 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 places along the canals, to the end that each 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 the control of the railroad. This is a necessity to the railroad, and equally so to the shipper and receiver of freight.

Such public terminals afford the physical many places they have a monopoly of both rail and water facilities. In New York City

—An appropriation of \$40,000 was in the corporate stock budget that was recently approved, to provide means for laying the foundations of the Firemen's Memorial on Riverside Drive, and the work is now in progress. An appropriation of \$25,000 has also been approved for the erection of a memorial to Carl Schurz at 116th street and Morningside Park.

Not a Bad Time to Build.

Not a Bad Time to Build.

As for the claim that New York has too many office buildings, I personally can see in the statement no cause for alarm. Such rumors are born periodically and die in the plethora of words that follow. A year or more ago the erection of a loft building on Fourth avenue was regarded as a suicidal investment, simply because 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 more loft buildings are projected there. Still another of these real estate fallacies was furnished a year or two before the Fourth avenue scare, when space in the Hudson Terminal Buildings, the City Investing Building, Singer Tower, German-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, and that the variation averaged between \$5% and 95%, which is a high average and a satisfactory one.

There is some excuse, of course, for owners of existing affice buildings to disc

There is some excuse, of course, for owners of existing office buildings to discourage the erection of new buildings. It is a very human point of view. The absence of new structures means higher rentals for existing buildings. Also, it means that tenants will be much readier to overlook such disadvantages as may obtain in the space available, and it will insure a much more desirable condition of affairs for the owners of these buildings generally. Fut this, least of all, is any argument for New York to stop buildings.

The present so-called overbuilt condi-

any argument for New York to stop building.

The present so-called overbuilt condition has benefited the tenant, and I am going to show that it can also be made to benefit owners. I have in mind the present building costs, as against those which prevail during a "boom" period. Adhering to the overbuilt theory, let us assume that the owner of an office building now in course 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 \$1,800,-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 offset 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 buildings well planned and economically constructed, and less to the cry that New York is overbuilt.

The matter of temporary loss of rental is negligible compared to the importance of having a given plot so laid out as to obtain the maximum percentage of rental area, and thereafter to have such building economically constructed; and, as I said before, a period of low building costs like the present furnishes the opportunity for economical costs.

I am fully aware that, as the mouthpiece of the Thompson-Starrett organization, these views of mine will be accented.

ity for economical costs.

I am fully aware that, as the mouthpiece of the Thompson-Starrett organization, these views of mine will be accepted with some reservation. It is, therefore, 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 business. But most important of all is this: That the Thompson-Starrett Company has nothing to gain by an overbuilt condition; and everything to lose.

L. J. HOROWITZ.

Hearings on the New York Central Plars.

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 amended plans of the Grand Central Terminal improvement, which provide for covering over the spaces in the central portion of Park avenue from 50th to 56th streets, will give a public hearing on the 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:

coming winter:

The approach of cold weather demands that the Tenement House Commissioner should call public attention to the importance of taking the necessary steps to make life as safe as possible from fire risks during the coming winter. The 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 rising until mid-winter. All fires are preventable if appropriate action be taken in time by owners, janitors and tenants. First and most important is the removal of all inflammable rubbish from cellars, shafts and stairwells. A great proportion of all fires start because such accumulations are permitted to exist. Every owner or janitor who will take the trouble to remove existing rubbish will be helping to make life safe in the city.

the trouble to remove existing rubbish will be helping to make life safe in the city.

The storage of large heaps of kindling wood in cellars of non-fireproof or frame tenements is another prolific source of trouble. It is a condition frequently found in old three-story and four-story tenements, and constitutes a menace to life. The older houses of this type are sufficiently dangerous without adding to the trouble by accumulating inflammable material in the cellar; however people may desire to consult their convenience by gathering such material, the practice should be vigoroully repressed.

All painting orders issued on fire escapes should be done at once if owners wish to have their fire escapes in good condition. When the freezing weather comes, objection is made that the work cannot be properly done. Proper painting of fire escapes will last.

Every owner and janitor should see that the drop ladders are in place, where they can be used in case of emergency. In spite of the best efforts of the Department, drop ladders are constantly disappearing from their proper places.

Fire escapes should be kept clear of all obstructions, especially during the winter months.

Every family occupying an apartment should determine in advance what action to take in case of fire. If this had been done some of the most serious of the accidents of last winter might have been prevented. In two instances loss of life occurred in houses where ample means of escape were provided, but the people had never thought of them. When the fire broke out they became panic-stricken and did not know how to save themselves. A little forethought in this direction may be of the greatest value in a fire emergency.

Fire passages and exits should be kept unobstructed. Such means of exit are

tion may be of the greatest value in a fire emergency.

Fire passages and exits should be kept unobstructed. Such means of exit are 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 Department can be summoned at the shortest notice whenever fire breaks out. Great saving of life and property may be effected by getting the firemen on the spot promptly.

"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 improved during the week. The order for a general lockout in the iron trades, on account of the strike at the works of the Liberman & Sanford Co., has been recalled, as a good portion of the men have returned to work.

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 twelve-story high-class loft structure, at 109 to 113 East 26th street, covering a plot measuring 100x100 feet immediately east of Fourth avenue. Operations will be commenced just as soon as the lessee is determined upon. Sketches have been prepared by Frederick C. Zobel, of 118 East 28th street, and preliminary estimates 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 avenue, purchaser of the Freundschaft Club building, at Park avenue and Seventy-second 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 there, but Mr. Levy denies the announcement of such an operation. The club has been located at this corner since 1886.

Friars Club Select Site.

A new clubhouse, representing an investment of about \$500,000, will be erected by the Friars Club at 106 to 110 West 48th st. It comprises a plot 61x100.5 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, swimming pool, gymnasium and dormitories.

Another Park Avenue House.

The Park Avenue and Fifty-fourthStreet Company, a new stock company now forming, will erect a twelve-story apartment house at the northeast corner of Park avenue and 54th street, a plot 100x 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, The Hanover National Bank building, a twenty-two story structure at the southwest corner of Pine and Nassau streets, covering a plot 98x111 feet, is soon to be enlarged. It will be increased in height to twenty-four stories. John A. Hamilton, of 32 Broadway, is preparing plans and figures on the general contract will be received about November 1.

For Memorial Gates at Yale.

Delano & Aldrich, 4 East 39th street, Grosvenor Atterbury, 25 West 43d street, and Murphy & Dana, 331 Madison avenue, architects, all of Manhattan, are submitting plans in competition to close on November 1 for the new memorial gates to be erected at Yale University, New Haven, Conn.

CONTEMPLATED CONSTRUC-. TIONS.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

141ST ST.—Geo. Fred Pelham, 505 5th av, is preparing plans for a high-class apartment house, to be erected in the north side of 141st st, 100 ft. east of 7th av, for the Kramer Construction Co., of 35 Nassau st. Estimated cost, \$200,000.

\$200,000.

AMSTERDAM AV.—Schwartz & Gross, architects, 347 5th av, have completed plans for the 10-sty apartment, 150x70.5, 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.

123D ST.—Sommerfeld & Steckler, architects, 31 Union Sq. are preparing plans for a 6-sty apartment house, 100x116 ft., to be erected on the south side of 123d st (block front), from Manhattan to St. Nicholas avs. for the Hancock Construction Co., owners. Dr. Philip Meirowitz, President, 430 West 119th st. The owner builds. SIST ST.—The S. B. Construction Co., owner.

SIST ST.—The S. B. Construction Co., owner, 495 East 141st st, is ready for bids on all subcontracts for the 9-sty elevator apartment house, 112.5x86.2 ft., to be erected at 203-211 West 81st st, from plans by Geo. Fred Pelham, 507 5th av, architect. Estimated cost is \$400,000.

FACTORIES AND WAREHOUSES.

22D ST.—Paul C. Hunter, architect, 191 9th av, has completed plans for the 4-sty brick and terra cotta fireproof wagon factory, 100x98 ft., at 548-554 West 22d st, for Mrs. Katherine E. Moore, owner, 191 9th av. The Hopkins Manufacturing Co., Hanover, Pa., is the lessee. Estimated cost, \$60,000. The architect will take bids shortly on the separate contracts.

bids shortly on the separate contracts.

9TH ST.—The contract for the 4-sty fireproof warehouse, 100x200 ft., in 9th and 10th sts, near 2d av, for Thomas Roulston, on premises, 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 particulars

HOTELS.

55TH ST.—Thomas D. Green, of the Hotel Woodward, owner, contemplates no alterations or additions to the hotel building, 202-206 West 55th st, announced elsewhere.

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

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 51st st, North River, Manhattan.

SAND AND STONE.—Estimates will be re-ceived by the Commissioner of Docks, Thurs-day, Oct. 26, for labor and materials required for furnishing and delivering sand and broken

MATERIALS.—The Commissioner of Correction will open bids, Thursday, Oct. 26, for furnishing and delivering hardware, paints, iron, steam fittings, lumber and miscellaneous articles.

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 completion of a new building for a hook and ladder company at 191 Fulton st; a double hook and ladder company on the southeast corner of 50th st, and Lexington av; a double engine and a hook and ladder company on south side of East 111th st, 80 ft. west of 2d av; a double engine and a hook and ladder company on the northerly side of West 181st st, 100 ft. east of Audubon av.

SCHOOLS AND COLLEGES.

64TH ST.—E. I. Shire & L. R. Kaufman, architects, 375 4th av; are still taking bids on the general contract for the 6-sty brick school, 80x 50 ft., for the trustees of the Baron de Hirsch Trade School, at 222 East 64th st.

Trade School, at 222 East 64th st.

16TH ST.—The School Board opened bids, Oct.
16, Item 4. for installing bindery equipment in
the Washington Irving High School. Frank
Tracy, \$1.441. (Informal.)
61ST ST.—The contract for the 8-sty brick
and stone school, 39x100.4 ft., at the southwest
corner of 61st st and Park av, for the Brearley
School, owners, 17 West 44th 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 104TH ST.—M. W. Del Gaudio, 1910 Webster av. is preparing plans for alterations to the 2-sty stable 421 to 431 East 104th st, for Frank De Rosa, of 421 East 104th st, to cost \$5,000.

STORES, OFFICES AND LOFTS.

STORES, OFFICES AND LOFTS.

45TH ST.—Schwartz & Gross, architects, 347
5th av, are taking bids on the general contract
for the 7-sty loft and store, 18.9x90.5 ft., to be
erected in the north side of 45th st. 288.9 ft.
east of 6th av. I. Julius Mayer, 15 West 45th
st, is the owner.

64TH ST.—Figures will be taken in about a
week for the 2-sty brick loft, 50x95 ft., to be
erected at 217-219 West 64th st for Herman
Boymann, 213 West 64th st, from p'ans by
Rouse & Goldstone, 38 West 32d st. Approximate cost, \$15,000.

45TH ST.—Lord, Hewlett & Tallant, 345 5th
av, architects, are preparing plans for alterations to the 6-sty residence, 25x100 ft., at 9
East 45th st, for store and loft purposes. The
Progressive Construction & Leasing Co., 542 5th
av, is the owner. The owner will take bids on
the general contract. Estimated cost, \$15,000.

THEATRES.

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

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

180TH ST.— Chas. S. Clark, architect, 446 East Tremont av, is preparing plans for two 7-dm for houses. 25x125 and 50x98 ft., in the south side of east 180th st, 100 ft. east of Park av, for the Melillo Construction Co., of 25 Bronx pl, Yonkers, N. Y. Estimated cost is \$80,000.

WASHINGTON AV.—C. B. Meyers, architect, 1 Union Sq., has completed plans for two 6-sty brick, limestone and terra cotta flats and stores to be erected on the west side of Washington av, 210 ft. south of 180th st, for Weil & Mayer, owners, 5 Beekman st. Greenstein & Mayer, real estate, 250 Grand st, are in charge of construction and are ready for bids on all contracts and materials. Estimated cost, \$42,000.

CHARLOTTE ST.—Plans have been prepared by M. W. Del Gaudio, 401 East Tremont av, for a 5-sty apartment house, 90x90, in the east side of Charlotte st, 160 ft. north of Jennings st, Bronx, for the Regina Realty Co., owner, Thos. Cullo, president, 731 East 147th st. Ferdinand Chofer, Holmes st and Southern Boulevard, is doing the mason work. Estimated cost, \$60,000.

181ST ST.—M. W. Del Gaudio, 1910 Webster av, is preparing plans for two 5-sty apartments, 33x105 ft. each in the south side of East 181st st, 50 ft. east of Hughes av, for C. Carrucci, of 641 East 183d st, at a total cost of \$50,000.

DWELLINGS.

238TH ST.—Chas. S. Clark, architect, 446 East Tremont av. is preparing plans for a 2-sty residence, 21x52 ft., at the northwest corner of 238th st and Martha av, for the Melillo Construction Co., of 25 Bronx pl, Yonkers, N. Y. Stucco on wire lath, with Spanish tile roof. Estimated cost, \$7,000.

168TH ST.—Excavating has begun for the 3-sty brick and frame residence, 21x55, in 168th st, west of Lind av, Bronx, from plans by Moore & Landsiedel, 3d av and 148th st, N. Y. C. Harry J. Kelly is owner. Estimated cost, \$10,000.

SAMUELS ST.—M. W. Del Gaudio, 1910 Webster av, is preparing plans for three 3-sty dwellings, each 15x25 ft., in the south side of Samuels st, 95 ft. west of Hughes av for P. Dauria, of 670 East 180th st, to cost \$6,000.

FACTORIES AND WAREHOUSES.

FACTORIES AND WAREHOUSES.

BROOK AV.—Structural steel work is underway on alterations to the brick factory, west side of Brook av, north of 163d st, for Rheinhardt Bros., owners, from plans by M. J. Garvin, 3307 3d av to cost \$30,000. The carpenter work is being done by Henry Jaeger, of 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 & Hartford R. R., on a plot 100x200 ft. The Henry Morgenthau Co., is the owner, and the Royal Embroidery Works, the lessee. The operation will cost about \$150,000.

MUNICIPAL WORK.

MUNICIPAL WORK.

REPAIRS.—Estimates will be received by the Fire Commissioner, Tuesday, Oct. 24, for repairs to quarters of Engine Companies 45, 50, 61 and 70.

of and 70.

The following bids for work in this borough have been opened by Borough President Miller: for constructing a transverse road under the Grand Boulevard and Concourse, at 174th st: Handy Bros. Contracting Co, 2342 Morris av, \$102,761. Paving with granite block 3d av, between 150th st and Tremont av: The Asphalt Construction Co., Madison av and 137th st, \$166,015.05. Paving with granite block East 167th st, between Jerome av and a point 124 ft. 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 av and a point 420 ft. west of same, Lemura Contracting Co., \$2,422.20. Paving with wood block East 168th st, between Cauldwell and Eagle avs, U. S. Wood Preserving Co., 165 Broadway, \$9,280.

SCHOOLS AND COLLEGES.

BRONX.—The Eoard of Education opened bids, Oct. 16, for the general construction, etc., of additions to and alterations in Public School 43, 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 F. Driscoll, \$89,998; Paul J. Exner Co., \$84,700; Cockerill & Little, \$85,000; Charles Wille, \$87,258; Fountain & Choate, \$97,810; Richard E. Heningham, \$90,000.

STORES, OFFICES AND LOFTS.

WESTCHESTER AV. — Moore & Landsiedel, architects, 148th st and 3d av, are preparing plans for a 1-sty taxpayer, to be erected on the south side of Westchester ay, 345 ft. west of Parker ay, on a plot 45.6x54 ft. Carl Tapper, of 796 East 156th st, is owner.

TREMONT AV.—Foundations have been completed for the 3-sty brick store and office building, 56x73 ft., at the northwest corner of Tremont and 3d avs for the Schulte Realty Co., 39 Park Row, from plans by Rouse & Goldstone, 38 West 32d st. Wm. C. Monks, 505 5th av, is general contractor. Estimated cost, \$25,000.

161ST ST.—Harry T. Howell, architect, 3d av and 149th st, will take bids, about Oct. 26, for the 6-sty fireproof office building to be erected at the northeast corner of 161st st and Brook av for Nelson Smith, owner, on premises. The cost is \$90,000.

HOME ST.—Fredk, Jaeger, 441 East Tremont

cost is \$90,000.

HOME ST.—Fredk. Jaeger, 441 East Tremont av, is preparing plans for a 1-sty Taxpayer, 60x28x28x 'rregular, at the southeast corner of Home st and Intervale av, for Chas. F. Deshler, of 391 East 149th st to cost \$8,000.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.
HOWARD AV.—Cohn Bros., 361 Stone av,
Brooklyn, are preparing plans for two 4-sty
apartments, 40x8s ft., to be erected on Howard
ave and Degraw st, Brooklyn, for the HowardDegraw Realty Co., A. Fuchs, 16 Court st, president. The owner builds and will take bids on
contracts and materials. Cost, \$30,000 each.

RODNEY ST.—Shampan & Shampan, 772 Broadway, Brooklyn, are preparing plans for a 4-sty nat, to be located on a plot of 50x100 ft. at the northwest corner of Rodney and South Second sts, Brooklyn, for the Keap Construcowners

tion Co., owners.

EASTERN PARKWAY.—Cohn Bros., 361 Stone av, Brooklyn, are preparing plans for three 4-sty brick tenements, 50x79 ft., to be erected on Eastern Parkway, near Rochester av, for the Penn-Liberty Construction Co., owners, 1305 Eastern Parkway, at a cost of \$40,000 each.

EASTERN PARKWAY.—F. L. Hine, architect, 370 Jefferson av, Brooklyn, is making plans for two 4-sty brick tenements, 40x80 ft., to be erected on the east side of Eastern Parkway, 200 ft. east of Albany av, for M. F. Gleason, owner, 131 5th av, Brooklyn. Estimated cost, \$25,000 each.

EASTERN PARKWAY.—Cohn Bros., 361 Stone av, Brooklyn, are preparing plans for a 4-sty brick tenement, 50x96 ft, to be erected on Eastern Parkway, near Utica av, for Oxfeld & Aaron, 361 Stone av. Estimated cost, \$35,000.

Aaron, 361 Stone av. Estimated cost, \$35,000.

SOUTH 1ST ST.—Shampan & Shampan, 772
Broadway, Brooklyn, have completed plans for a 6-sty flat house to be erected on the east side of Roebling st, 50 ft. south South 1st st, for the Keap Construction Co., 150 Hart st, Brooklyn, owners. The building will be erected on plot, 50x100 ft., of Gothic design, dark red tapestry brick.

pestry brick.

ST. MARKS AV.—A. C. Kunzi, 98 Cedar st,
Brooklyn, has plans for three 4-sty brick apartments, 40x78, to be erected on the north side
of St. Marks av, 180 ft west of Hopkinson av,
for Harry Malkin, owner, 98 Cedar st, to cost
\$25,000 each. The cwner builds and will take
all bids.

CHURCHES.

BEDFORD AV.—Stoughton & Stoughton, 96 5th av, N. Y. C., were recently selected architects for the church and rectory for the Church of the Evangelical, S. H. Cox, pastor, to be erected at the southwest corner of Bedford av and Hawthorne st, on a plot 106x100 ft. Estimated cost is \$65,000.

DWELLINGS.

NEPTUNE AV.—P. J. Collins, architect, 135 Westminster road, Brooklyn, is preparing plans for a 3-sty frame residence, 23x35 ft., to be built on Neptune and Sea Gate avs, Brooklyn, for Joseph J. Eyrne, owner, 559 Dean st. Cost is \$7,000.

RIDGEWOOD AV.—C. Infanger, 2634 Atlantic av, Brooklyn, is preparing plans for a 2½-sty brick residence, 22x60 ft., for Helen Fitzgerald, owner, 329 Ridgewood av, on the east side of Ridgewood av, near Hale av. The owner will take all bids. The cost is \$6,000.

CHESTER ST.—P. J. Collins, 135 Westminster rd, Brooklyn, will erect nine 2½-sty brick residences, 17x40 ft., in Chester st and Flatbush av. The cost is \$4,500 each. The owner will take all bids.

MUNICIPAL WORK.

GRADING.—Estimates will be received by the President, Borough of Brooklyn, Wednesday, Oct. 25, for regulating, grading, curbing, and laying sidewalks on East 8th st, from Church av to Av C.

laying sidewalks on East Sth st, from Church av to Av C.

FIRE APPLIANCES.—Estimates will be received by the Commissioner of Docks, Tuesday, Oct. 24, for installation of additional fire appliances on recreation piers in the Boroughs of Manhattan and Brooklyn.

SEWERS.—The President, Borough of Brooklyn, will open bids, Wednesday, Oct. 25, for labor and materials required for constructing a sewer in Crown st, between Washington and Bedford avs; East 29th st, from the sewer summit, about 300 ft. south of Av K to Av M; 19th av, between 76th and 79th sts; Church av, from New York av to East 34th st, and from East 35th st to Brooklyn av; 78th st, between 4th and 5th avs; Av J, between West st and Gravesend av; and constructing sewer basins on East 18th st, east and west sides, 450 ft. south of the south curb line of Av J; on East 19th st, east and west sides, 450 ft. south of the south curb line of Av I, and at the southwest corner of Av I, and at the southwest corner of Av I, and at the southwest corner of Av K; and on Av J, at the northeast corner of Av K; and on Av J, at the southwest corner of Ocean av; constructing a sewer in Sterling l, from the end of the existing sewer, about 140 ft. west of East New York av to Eastern Parkway extension; 12th av, between 7th and 75th sts; and sewer basin at the southwest corner of Bushwick av and Maspeth av.

GRAVEL AND LUMBER.—Estimates will be received by the Park Board, Thursday, Oct. 26.

GRAVEL AND LUMBER.—Estimates will be received by the Park Board, Thursday, Oct. 26, for furnishing and delivering Hudson River road gravel and lumber.

TILE WALKS.—Bids will be received by the Park Board, Thursday, Oct. 26, for constructing asphalt tile walks along the south Lake Drive in Prospect Park, Brooklyn.

STABLES AND GARAGES.
LIBERTY AV.—L. Schillinger, 167 Van Siclen
av, architect, is revising plans for the brick
stable to be erected at Liberty and Sidern avs
for G. Neuman.

STORES, OFFICES AND LOFTS.

KENT AV.—Work has been started on the 3-sty brick office and storage building, 60x65 ft., on the west side of Kent av, 50 ft. north of Keap st, for Fred Scholes, 716 Wythe av, Brooklyn. John D. Anderson's Sons, 950a Greene av. is general contractor. Estimated cost, \$20,000.

DWELLINGS.

GARDEN CITY, L. I.—Excavating has begun for the 2½-sty hollow tile and stucco residence, 36x56 ft., to be erected in Stewart av, for S. C. Bolling, owner, in care of the Garden City Hotel. M. L. Shea, S11 Av S, Brooklyn, is the general contractor. Estimated cost, \$15,000. R. A. Walker, 3 East 33d st, N. Y. C., architect.

HOTELS.
WOODHAVEN, L. I.—Figures are being received on the general contract for the 3-sty brick hotel and lodge building to be erected for Mrs. Annie Kruz, of this place, from plans by C. W. Ross, Jamaica av, to cost \$15,000.

Out of Town.

APARTMENTS, FLATS AND TENEMENTS.

NEWARK, N. J.—Axel Bros. Co., 119 Peshine av, owners, have had plans prepared by A. H. Thomson, 222 Market st, for three flat buildings, 24x52 ft., 3-stys, to be erected on Hillside av. The owners build and will receive all sub-

WEST NEW YORK, N. J.—George Willaredt, architect, has completed plans for a 6-sty brick flat, 27x59 ft., to be erected at 727 Broadway, this place, for Leopold Colombo, owner.

CHURCHES.

LOCKPORT, N. Y.—The congregation of the East Avenue Congregational Church contemplate the erection of a new edifice. Funds are being raised. Address Rev. George A. Brock, the pastor, for particulars. Estimated cost, \$30,000.

raised. Address Rev. George A. Brock, the pastor, for particulars. Estimated cost, \$30,000.

SYRACUSE, N. Y.—Justus M. Scrafford, architect, of Syracuse University, has prepared plans for the construction of a new edifice for the congregation of the Erwin Memorial Methodist Church, at Westcott st and Phelps pl, this city. Work will probably begin this fall. Estimated cost, \$25,000.

LIVONIA, N. Y.—St. Joseph's Roman Catholic Church contemplates the erection of a 1-sty brick edifice, 42x90 it., at this place, for which Gordon & Madden, 300 Sibley Bidg., Rochester, have prepared plans. F. H. Myers, Livonia, will have the general contract.

RUMSON, N. J.—Plans are being prepared for a new rectory and parish hall for St. George's Church, at this place. Both structures will be of stone and cost about \$25,000. For further particulars, address the rector, the Rev. Dr. W. DWELLINGS.

DWELLINGS.

DWELLINGS.

PERTH AMBOY, N. J.—Goldberger & Greisen, architects, are preparing plans and specifications for a nurses' home and an addition to the hospital at this place. The cost is about \$20,000. For particulars, address South R. Farrington, president of the Board of Governors of the City Hospital, Perth Amboy, N. J.

SUMMIT, N. J.—Thomas K. Collins, 146 Passaic av, this place, contemplates the erection of a handsome residence on Valley View av. No definite plans have yet been started.

WESTBURY L. I.—Rogers & Zogbaum, archi-

No definite plans have yet been started.

WESTBURY, L. I.—Rogers & Zogbaum, architects, 437 5th av, N. Y. C., have completed plans for a 2½-sty residence and outbuildings, 44x 125 ft. irreg., to be erected at this place for F. A. Clark, Fulton st, Hempstead, L. I. The owner will build and take bids on all contracts. Work will go ahead next March. Estimated cost, \$150,000.

FLUSHING, N. Y.—Excavating has started for the residence in Amity st, this place, for Thomas Lennon. It will be ready for occupancy about February 1.

EGGERTSVILLE, N. Y.—Duane Lyman has prepared plans for a large residence for Frank L. Bapst, owner. The cost will be \$35,000 to

EGGERTSVILLE, N. Y.—Attorney John K. White, of Tonawanda, contemplates the erection of a residence on a plot 120x450 ft. at this place. Plans are being prepared and work will begin at once. begin at once.

TENAFLY, N. J.—Griffin & Wyncoop, archicts, 30 Church st, N. Y. C., have prepared ans for alterations to the residence of a r. Lowell at this place, to cost about \$6,000.

FACTORIES AND WAREHOUSES.

FACTORIES AND WAREHOUSES.

EDGEWATER, N. J.—The Midland Linseed Co., E. C. Warner, president, 1254 Chamber of Commerce Annex, Minneapolis, Minn., is ready to receive bids on machinery, plumbing and wiring, motors and boilers, etc., for the new plant which they propose to erect at this place. James Stewart & Co., 30 Church st, N. Y. C., has the general contract. The total estimated cost is \$1,000,000.

cost is \$1,000,000.

BUFFALO, N. Y.—The International Automobile League Tire and Rubber Co., of this city, contemplates the erection of a new plant for the manufacture of pneumatic tires and inner tubes. The company is capitalized at \$1,000,000, under the laws of the State of New York, and has purchased a building site.

NEWARK, N. J.—Nathan Welitoff, 222 Washington st, has prepared plans for the 3-sty brick factory, 54x80 ft, to be erected at 70 Richmond st for H. Lillien, owner. Estimated cost, \$12,000.

BUFFALO, N. Y.—Preliminary plans will be prepared in the near future for a large plant for the Pierce-Arrow Motor Car Co., on the site bounded by Hertel av, Colvin st, the New York Central tracks and Fairchild st, this city. Construction will begin in a short time. Geo. K. Birge is president.

SODUS, N. Y.—Funds are being raised by the Sodus Fruit Farm, Inc., for the construction of a large cold storage plant to cost \$40,000. No definite plans have yet been made. Byron J. Case, former president of the New York State Fruit Growers, has given \$5,000.

NEWARK, N. J.—C. Rupert & Sons, of this city, contemplate the erection of a fireproof warehouse here. No architect has yet been selected.

LYONS, N. Y.—Safferson & Neisberg, of this ace, contemplate the rebuilding of their fac-

HALLS AND CLUBS.

HALLS AND CLUBS.

HACKENSACK, N. J.—Plans are being prepared for extensive alterations to the building at 311 Main st, which will be occupied by the Master Builders' Association and the Master Plumbers' Association of Hackensack. Address 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, 112x91 ft., to be erected at the northeast corner of Coenties slip and South st for the Seamen's Church Institute. Warren & Wetmore, 3 East 33d st, are the architects, and J. Downey the general contractor. Bids have been received on the steel' work, but the contract has not yet been issued. Estimated cost, \$350,000.

WASHINGTON, D. C.—Electrical engineers' bytens are in progress by Marks & Woodwell,

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 club house to be erected in this city from plans by George O. Totten, Jr., 808 17th st, N. W., Washington, D. C.

TUCKAHOE, N. Y.—Walter Stickles, Post Office Building, Mt. Vernon, has completed plans for the 3-sty lodge building, 30x60 ft., hollow tile construction, to be erected by the Marble Realty Co., at a cost of \$35,000. The contract has not been issued.

ITHACA, N. Y.—Driscoll Brothers & Co., were

nas not been issued.

ITHACA, N. Y.—Driscoll Brothers & Co., were the lowest bidders, at \$272,575, for the 4-sty women's dormitory at this place, on Cornell Heights, to cost \$250,000. The hall will probably be completed next fall.

ably be completed next fall.

NEWARK, N. J.—Charles L. Steinbrenner, Essex Building, Newark, N. J., has prepared plans for a 2-sty brick and limestone clubhouse and hall, 50x100 ft., to be erected at the northwest corner of 19th av and 17th st, for the Bohemian Benevolent and Literary Association. Contracts will be awarded this month and work will probably be completed early in the spring. The estimated cost is \$25,000.

HOSPITALS AND ASYLUMS.

NEW ROCHELLE, N. Y.—The Hebrew Educational League, of which Arthur Concors is president, contemplate the erection of a brick asylum at this place, to cost \$20,000. No architect has yet been selected. Edu-

BINGHAMTON, N. Y.—Plans have been approved for the new building which the Binghamton State Hospital contemplates adding to their present structure. The cost is estimated at about \$300,000, with a capacity of 700 patients. WARD'S ISLAND, N. Y.—Sealed proposals for a new engine and generator at Manhattan State Hospital, Ward's Island, N. Y., will be 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 at the Manhattan State Hospital, Ward's Island, at the office of the State Commission in Lunacy, I Madison av, N. Y. C., and at the office of the State Architect, Franklin B. Ware, Albany, N. Y.

LOOMIS, N. Y.—Plans have been drawn for a new hospital building for the Loomis Sanatorium at this place. The new structure will have 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 southeast corner of Broad and Walnut sts, this city, by the Ritz-Carlton Hotel Co.

MISCELLANEOUS.

SHORTSVILLE, N. Y.—The New York Central Railroad contemplates the erection of a brick and stucco station, 75x40 ft., on the site of the present structure. Excavating for the foundation has begun.

SCHENECTADY, N. Y.—The Schenectady Railway Company contemplates the erection of a new waiting room building at State and Lafayette sts, this place, to cost about \$150,000. The new structure will be 4 or 5-stys high. In all probability work will begin early in the spring.

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MUNICIPAL WORK.

MUNICIPAL WORK.

NEWARK, N. J.—Bigelow & Tuttle, architects, 758 Broad st, Newark, have prepared plans for a new firehouse at Avon av and South 13th st. The cost is approximately \$35,000. The general contract will be let at once.

MEDINA, N. Y.—Sealed proposals will be received at the office of George Rouch, Town Superintendent of Highways of the town of Shelby, Orleans Co., N. Y., on Nov. 1, for building a concrete arch structure over Oak Orchard Creek on Oak Orchard st, this place.

PUBLIC BUILDINGS.

EUFFALO, N. Y.—The Engineering Bureau of the Department of Public Works have submit-ted plans and specifications for an elephant house and other buildings to be erected in this city, at a total cost of about \$100,000. If the plans are approved, bids will be taken at once.

SUSSEX, N. Y.—Plans are being prepared for 2-sty brick postoffice to be erected at this lace. Work will begin and the contract award-d as soon as plans have been approved.

SCHOOLS AND COLLEGES.

SCHOOLS AND COLLEGES.

HOBOKEN, N. J.—Eugene Ciccarelli, architect, 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.

BINGHAMTON, N. Y.—Plans are being prepared 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 architect. The building will be 3-stys, of brick construction struction

struction.

BERNARDSVILLE, N. J.—George Jones, architect, 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 elerical force, this place.

EAST NEWARK, N. Y.—The Board of Education will select an architect Nov. 1 for a new \$18,000 school. A meeting will be held Nov. 1.

STABLES AND GARAGES.

STABLES AND GARAGES.

NEWARK, N. J.—Romolo Bottelli, architect, 191 Market st, Newark, N. J., has taken bids for the 2-sty brick fireproof garage, 30x60 ft., to be erected at 60 Marshall st for Andrew Bruno. Approximate cost, \$9,000.

NEWARK, N. J.—Nathan Myers, architect, Court Theatre Building, is taking estimates for a 2-story brick stable, 20x40 ft., and automobile storage building, 20x25 ft., to be erected at 24 and 26 Clinton st, this place, for Eisele & King, 752 Broad st, Newark. The cost is about \$7,500.

STORES, OFFICES AND LOFTS.

STORES, OFFICES AND LOFTS.

PERTH AMBOY, N. J.—A. K. Jensen, architect, has prepared plans for a 4-sty business building at Oak and Smith sts, this place. The Crouse Construction Co. has the contract. Work will be started at once.

ITHACA, N. Y.—The Ithaca Telephone Co. contemplates the erection of a new fireproof building on a plot in North Tioga st, opposite the city hall at a cost of \$50,000.

DUNKIRK, N. Y.—S. H. Knox & Co., contemplate the erection of a 3-sty store building at this place. Nothing definite has been decided.

NEWARK, N. Y.—G. W. Stuart & Co., architects, are making plans for a brick office building, 57x110 ft., to be erected here at a cost of \$40,000. The contract has not been awarded.

THEATRES.

PERTH AMBOY, N. J.—A Newark architect is preparing plans for a playhouse to be known as the Hippodrome to be erected at New Brunswick av and Jefferson st, this place. Bids will be called for shortly. The structure will cost about \$175,000.

NEWARK, N. J.—Hyman Rosensohn, architect, 747 Broad st, Newark, N. J., has prepared plans for a 1-sty brick moving-picture theatre, 22x 100 ft., to be erected at 112 Elizabeth av, for the Lowy, Berger & Finger Co., 800 Broad st, Newark, to cost \$5,000.

Contracts Awarded.

BANKS.

RED BANK, N. J.—R. H. Hughes, of Long Branch, has received the contract to enlarge and alter the Citizen's National Bank Building. Estimated cost, \$10,000.

DWELLINGS.

KEANSBURGH BEACH, N. J.—W. L. Har Broad st, Keansburgh Beach, N. J., has the contract to erect a hollow tile and stuce bunga low for G. A. Gublitz, of Union Hill, owner, a this place.

NEW ROCHELLE, N. Y.—V. B. Baker, 35 Railroad av, has received the contract to erect the residence, 27x43 ft., at Lake Forest Park for Dr. C. A. Fones, from plans by Pagan & Cornell, Lawton st, New Rochelle. Estimated cost is \$9,000.

cost is \$9,000.

RAHWAY, N. J.—E. S. Savage, Rahway,
N. J., owner, has awarded to Bang & Fitzrandolph, 1328 Broadway, N. Y. C., the general contract to erect the 2½-sty tile and
stucco residence, 35x70 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 Construction Co., 27 East 22nd st, N. Y. C., has
received the general contract to erect a 2½-sty

terra cotta block residence, 30x45 ft, 19x35 ft, at this place for James A. MacDonald, 26 Exchange pl. N. Y. C., from plans by F. A. Collins, Flushing, L. I. Estimated cost, \$22,000.

SARANAC LAKE, N. Y.—Joseph J. O'Connell has secured the contract to construct a \$7,000 stone and shingle cottage on Kiwassard for Dr. Horace H. Jenks, of 169 Park av, this place, from plans by Coulter & Westhoff, architects.

6TH AV.—Max Hassen, 587 Blake av. Brooklyn, has the contract for alterations to the residence at the southwest corner of 6th av and St. Marks av, Brooklyn, for store and apartments. Dr. T. J. Ritter, 683 President st, Brooklyn, is owner. H. G. Dangler, 215 Montague st, is architect.

architect.

NEWARK, N. J.—V. J. Hedden & Sons Co. have received the general contract to erect a 2½-sty residence in Parker st, near Ballantine Parkway, for Mrs. Mary Campbell, from plans by Frank F. Ward. Terra cotta tile, faced with pressed, 5½40 ft., red tile roof, to cost \$30,000.

NEW ROCHELLE, N. Y.—J. M. Thompson, of this place, has received the general contract to erect the residence for M. J. Martin, of 70 Willow Drive, to cost about \$7,000.

YONKERS, N. Y.—The contract for the new club house of the Fairview Country Club has been let to Bedford & Preston, of White Plains. The structure will probably cost \$50,000, and contractors will start work immediately.

HOSPITALS AND ASYLUMS.

HOSPITALS AND ASYLUMS.

MALONE, N. Y.—Maurice Kantrowitz, of Albany, has received the general contract to erect a new building for the Northern New York Institute for Deaf Mutes at Malone.

LESTERSHIRE, N. Y.—John Schulte, of this place, has received the contract to erect the new hospital addition to the former Bible Training School building. Plans were prepared by Architect Mather, of Binghamton. The cost will be about \$40,000.

HOTELS

BROADWAY.—R. H. Casey, 1123 Broadway, has secured the general contract for alterations to the 8-sty hotel, 1492-1498 Broadway, for the estate of Ogden Goolet, owner, 9 West 17th st, from plans by John H. Duncan, 208 5th av. Alterations consist of changes to the entrance and sidewalk of the "Cadillac Hotel."

MUNICIPAL WORK.

16TH ST.—L. Koenig, 362 East 150th st, N. Y. C., has secured the general contract for alterations to engine houses Nos. 147 and 137 on the south side of 16th st, east of 13th av, and 55 Morgan av, Brooklyn, for the City Fire Dept., 157-159 East 67th st, N. Y. C.

SCHOOLS AND COLLEGES.

CORONA, L. I.—Frymier & Hanna, 25 West 42d st, N. Y. C., have secured the general contract to erect Public School 92 for the Board of Education, City of New York, in the north side of Hayes st, between 42d and 43d sts, from plans by C. B. J. Snyder, 500 Park av, N. Y. C. The cost is \$165,000.

STABLES AND GARAGES.

108TH ST.—Charles Loesch, 415 West 50th st, has received the general contract to erect the 1-sty brick, fireproof garage, 70x40 ft, at 123-127 West 108th st, for the Lion Brewery of New York, 108th st and Columbus av. Julius Kastner & Dell, 1133 Broadway, N. Y. C., are the architects. Estimated cost, \$5,000.

LOCUST VALLEY, L. I.—The Howes Construction Co., 105 West 40th st, N. Y. C., has received the general contract for the erection of the 2½-sty frame and stucco stable and garage at Locust Valley, L. I., for Robert H. Simpson, 111 Broadway, N. Y. C., from plans by H. O. Chapman, 334 5th av.

STORES, OFFICES AND LOFTS.

137TH ST.—Peter Sinnott, steam heating contractor, 967 East 165th st, has received the contract to install the steam plant in the new North Side Board of Trade Building now in course of construction at 137th st and 3d av, from the American Real Estate Co., general contractors.

WEST LITICA N. V. D. A. V. C. L. A.

WEST UTICA, N. Y.—D. A. Yeomans, of this city, has received the contract to erect a 4-sty brick furniture store 50x90 ft, for John Cox, at Columbia and Cornelia sts. Construction will begin at once.

42D 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 42d st, for the Andrews Estate, 29 West 42d st, from plans by A. N. Allen, 2 West 45th st.

55TH ST.—P. J. Exner Co., 55 East 20th st, has received the mason contract for the 6-sty brick stock house, 72x100 ft., to be erected at 417 East 55th st, for Peter Doelger, owner, 407 East 55th st, from plans by Mortenson & Co., 114 East 28th st.

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, 123.11x100.8, slag roof; cost, \$750,000; owner, Henry Schiff, 301 West 82d st; architects, Schwartz & Gross, 347 5th av. Plan No. 649.

FACTORIES AND WAREHOUSES.
CHARLES ST, Nos. 134-136, 2-sty brick factory, 51.5x87, extension 49.4x39, tar and gravel roof; cost, \$20,000; owner, American Railway Supply Co., 24 Park pl; architects, Van Vleck & Goldsmith, 111 5th av. Plan No. 647.

HOTEL.

48TH ST, Nos. 134-136 West, 9-sty brick and stone hotel, 49.5x42.4; cost, \$120,000; Swetland

Realty Co., 239 West 39th st; architects, Jackson & Rosenerans, 1328 Broadway. Plan No

MISCELLANEOUS

SPRING ST, Nos. 55-57, —sty brick fire wall, 49.5x1.8; cost, \$2.000; owner, Celestino De Marco, 199 Mulberry st; architect, D. Borgia, 1133 Broadway. Plan No. 645.

SCHOOLS AND COLLEGES.

SCHOOLS AND COLLEGES.

59TH ST, Nos. 111-113 East, 5-sty brick educational building, 40x75, extension 40x25, tile roof; cost, \$75,000; owner, New York Association for the Blind, 118 East 59th st; architect, W. W. Bosworth, 527 5th av. Plan No. 648.

RIVERSIDE DRIVE, n e cor 140th st, 4-sty brick school, 99.11x42, slate and copper roof; cost, \$50,000; owner, Convent of the Holy

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Child, 610 West 141st st; architect, J. W. Kearney, 286 5th av. Plan No. 653. Not let.

STORES AND DWELLINGS.

134TH ST, n s, 335 w 5th av, two 1-sty brick stores and dwelling, 25x90, plastic slate roof; cost, \$2,000; owner, August Ruff, 52 West 120th st; architect, L. F. J. Weiher, 271 West 125th st. Plan No. 646.

STORES, OFFICES AND LOFTS.

ST. NICHOLAS AV, w s, 50 n 179th st, 1-sty brick stores, 100x75, slag roof; cost, \$20,000; owner, Rose C. Newman, 14 East 28th st; architect, J. H. Friend, 148 Alexander av. Plan No. 650.

No. 650.

BROADWAY, s e cor 126th st, 1-sty brick store, 99.11x65; cost, \$20,000; owner, Samuel McMillan, 210 West 42d st; architect, J. J. Vreeland, 2019 Jerome av. Plan No. 651.

37TH ST, No. 6 West, 6-sty brick store and lott, 21 6x98.9; cost, \$55,000; owner, Midville Realty Co., 17 West 45th st; architect, H. C. Severance, 21 West 45th st. Plan No. 652.

DELANCEY ST, s s, between Lafayette and Cleveland pl, 1-sty brick store, 57.5x59.3; cost, \$1,600; owner, American Express Co., 51 Broadway; architect, Max Epstein, 225 Lexington av. Plan No. 654.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

APARTMENTS, FLATS AND TENEMENTS.

MAPES AV, s e cor 179th st, 5-sty brick tenement, tin roof, 48x85.8; cost, \$45,000; owner, Edw. Muller Building Co., Edw. Muller, 811
East 180th st, president; architect, John Hauser, 360 West 125th st. Plan No. 772.

VILLA AV, w s, 25 s 205th st, 5-sty brick tenement, slag roof, 25x88; cost, \$25,000; owner, Eugene Mazzei, 3132 Villa av; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 773.

DWELLINGS.

DWELLINGS.

217TH ST, n s, 105 w Barnes av, 1-sty frame dwelling, tin roof, 25x33; cost, \$400; owners, M. & D. Labriola, 763 East 217th st; architect, Harry T. Howell, 3d av and 149th st. Plan No. 760.

760.

180TH ST, s s, 95 w Hughes av, three 3-sty brick dwellings, slag roof, 15x24.6; total cost, \$6,000; owner, Pasquale D'Auria, 670 East 180th st; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 763.

LIVINGSTON AV, w s, 56 s 246th st 2½-sty brick dwelling, shingle roof, 78x45; cost, \$14,-500; owner, Edw. C. Delafield, Delafield Estate; architects, Mann & MacNeille, 70 East 45th st. Plan No. 766.

HILL AV, e s, 150 n Edenwald av, 2½-sty frame dwelling, shingle roof, 21x52; cost, \$5,-000; owner, Hugh H. Williams, 688 East 230th st; architect, John Fitzpatrick, 3755 Barnes av. Plan No. 775.

000; owner, Hugh H. Williams, 688 East 230th st; architect, John Fitzpatrick, 3755 Barnes av. Plan No. 775.

238TH ST, n w cor Martha av, 2-sty frame dwelling, tin roof, 21x51; cost, \$4,500; owner, Melillo Construction Co., Philip Melillo, 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 dwelling, tin roof, 22x50; cost, \$5,000; owner, Agin Construction Co., Samuel Aginsky, 761 East 220th st, president; architect, J. M. Felson, 125 East 115th st. Plan No. 770.

TAYLOR AV, e s, 150 s McGraw av, two 2-sty brick dwelling, tin roof, 20x55; total cost, \$10,000; owner, Thos. A. Murray, 1805 McGraw av; architect, B. Ebeling, 1136 Walker av. Plan No. 777.

FACTORIES AND WAREHOUSES.

214TH ST, s s, 100 w Paulding av, 2-sty frame factory, tin roof, 40x23; cost, \$3,500; owner, Annie Kopschowsky, 958 East 214th st; architect, Geo. P. Crosier, 223d st and White Plains av. Plan No. 771.

MISCELLANEOUS.

ST. MARY'S ST, e s, 40 n Wales av, 1-sty frame shed, 85.6x51; cost, \$500; owners, Murray & Hill, St. Mary's st and Southern Boulevard; architect, J. C. Cocker, 2017 5th av. Plan No. 762.

RIGHT OF WAY, N. Y. W. & B. R. R., 450 East Morris Park av, 2-sty brick trainmen's waiting room, tar and gravel roof, 65.8x13; cost, \$4,000; owners, New York, Westchester & Boston Ry., 70 East 45th st; architect, Reed & Stem, 5 East 42d st. Plan No. 761.

MOTT AV, n w cor 138th st, 1-sty brick shed, 91-3x91-3; cost, \$250; owner, Belmont Estate, on premises; lessee and architect, C. F. Splitdoff, 138th 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 roof, 45.6x 51; cost, \$2,700; owner, Carl Tappert, 796 East 156th st; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 764.

176TH ST, n s, 117 w Prospect av, 1-sty brick stores and dwelling, tin roof, 34x85; cost, \$5,000; owner, H. Ratner, 779 Crotona Park North; architect, Frank J. Schifcik, Park av and 176th st. Plan No. 774.

TEEMAN AV, e s, 585.37 n Boston rd, 2-sty frame store and dwelling, tin roof, 21x50; cost, \$4,500; owners, M. Kempf Realty Co., John Marx, 761 East 224th st, Pres.; architect, B. Ebeling, 1136 Walker av. Plan No. 776.

STORES, OFFICES AND LOFTS.

STORES, OFFICES AND LOFTS.

FEATHERBED LANE, s w cor Plympton av, 1-sty frame stores, slag roof, 90x59; cost, \$2,-000; owner, Louis Meckes, 950 Ogden av; architect, Lloyd I. Phyfe, 949 Ogden av. Plan No. 765.

765.

169TH ST, s w cor Webster av, 1-sty brick stores, plastic slate roof, 40x85; cost, \$12,000; owners, Plough & Fox & Co., Harby S. Plough, 391 East 149th st, president; architect, Charles Schaefer, Jr., 401 Tremont av. Plan No. 767.

180TH ST, n s from Hughes to Belmont avs, two 1-sty brick stores, slag roof, 91x46.11, 69x 64; total cost, \$25,000; owner, Kovacs Construction Co., Julius Kovacs, 293 Alexander av, president; architects, Koppe & Daube, 830 Westchester av. Plan No. 759.

Richmond

DWELLINGS

DWELLINGS.

NEW YORK AV, n s, 455 ft. e Jewett av, Westerleigh, 2½-sty frame dwelling, 28x26; cost, \$4,200; owner, B. F. Funk, College av, Westerleigh, S. I.; architect, Jas. Whitford, Port Richmond. Plan No. 548.

PROSPECT ST, s s, 200 e Taylor st, 1st Ward, 2-sty frame dwelling, 21x28; cost, \$2,-600; owner, Oscar Johnston, West Brighton; architect Jas. Whitford Port Richmond. Plan No. 549.

DECKER AV, w s, 150 n Catherine st, Port Richmond, 2-sty frame dwelling, 28x24; cost, \$2,500; owner Peter Larsen, West Brighton; architect, Peter Larsen. Plan No. 551.

Architect, Peter Larsen. Plan No. 551.

MANOR RD, e s, 50 from Curtis pl, 2½-sty frame dwelling; 22x32; cost, \$4,200; owner, Leda Sneeder, Port Richmond; architect, John Haabestad, West Brighton. Plan No. 552.

HUDSON ST AND WASHINGTON AV, n w cor Stapleton, S. I., 1-sty frame dwelling, 45x 33; cost, \$3,500; owner, Mrs. E. W. Eberhardt, 173 Cebra av, Stapleton, S. I.; architect, John Davies, Tompkinsville, S. I. Plan No. 553.

RICHMOND ROAD, n s, 80 ft west of Cedar av, New Dorp Manor, 2-sty frame dwelling, 22x28; cost, \$2,300; owner, John Finley, Decatur av, Bronx Park; architect, Charles H. Chamberlain, 149 Blackford av, Port Richmond. Plan No. 540.

MARYLAND AV, s s, 600 e Tomkins av 2-

MARYLAND AV, s s, 600 e Tomkins av, 2-sty frame dwelling, 20x30; cost, \$2,800; owner, Francis S. Henderson, Rosebank, S. I.; architect, William J. Kieley, Rosebank, S. I. Plan tect, W No. 541

PLEASANT VALLEY AV, s s, 900 w Van Duzer st. Stapleton, S. I., 2-sty frame dwelling, 21x28; cost, \$2,300; owner, Mrs. Mary Rooney, Stapleton, S. I.; architect, Thos. Cummings, Metcalf st, Stapleton, S. I. Plan No. 542.

BARRET BOULEVARD, 300 w of Havenwood rd. Brighton Heights, 2-sty frame dwelling, 21x27; cost, \$2,000; owner, G. F. Hutchings, Fingerboard rd; H. G. Wittemenn, Ocean av and Little Clove, Rosebank. Plan No. 543.

CENTRAL AV, e s, 119 n Jacob st, Totten-ville, S. I., 2-sty frame dwelling, 20x26; cost, \$1,700; owner, Charles McGerity, Tottenville; architect, Christian Petterson, Tottenville. Plan architec No. 544

\$1.700; owner, Charles McGerity, Tottenville; architect, Christian Petterson, Tottenville, Plan No. 544.

CENTRAL AV, e s, 200 s Jacob st, Tottenville, S. I., 2-sty frame dwelling, 20x28; cost, \$1,800; owner, Burr Akley, Tottenville; architect, Christian Peterson. Plan No. 545.

AMBOY ROAD, s s, 250 from Adrienne pl, Great Kills, S. I., 1½-sty frame dwelling, 27x 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, 25x36; cost, \$3,250; owner, Benj. J. Betts, 114 Huron st, Brooklyn, N. Y.; architect, Gordon Van Tine Co., Davenport, Iowa. Plan No. 547.

MADSON ST, e s, 500 n Rich Valley rd, Tottenville, 2-sty frame dwelling, 20x28; cost, \$1,-200; owner, A. Madson; architect, A. Madson, Tottenville, Plan No. 631.

ROSSVILLE AV, cor Sinclair av, Pleasant Plains, 2-sty frame dwelling, 24x26; cost, \$1,-950; owner, Scharmikow; architect, W. Bennett. Plan No. 632.

POST AV, n s, 205 e Richmond av, Port Richmond, 2-sty frame dwelling, 20x45 ft,; cost, \$4,150; owner, Emma A. Parker, Port Richmond, S. I.; architect, W. Rehler, Port Richmond, Plan No. 633.

SIMONSON AV, w s, north of Wash av, Mariners Harbor, 2-sty frame dwelling, 20x28; cost, \$1,500; owner, Julia Davidson, Mariners Harbor; architect, Joseph Alkiend, Simonson av, Mariners Harbor. Plan No. 622.

BARNARD AV, e s, 500 n of Amboy rd, Tottenville, 1½-sty frame dwelling, 20x30; owner, Edw. J. Parlier, Tottenville; architect, M. C. Palmer, Tottenville, Plan No. 622.

BEACHWOOD AV, e s, 517 n Crescent st, West New Brighton, 2-sty frame dwelling, 22x 28; cost, \$2,500; owner, Chas. Marg; architect, Pat Breman, West New Brighton, Plan No. 627.

HOTELS.

AMBOY RD, s s, 200 n Emmett av, 2½-sty frame hotel, 40x22; cost, \$5,200; owner, Elizabeth Sohn; architect, James E. Grunert, New Dorp. Plan No. 634

MISCELLANEOUS.

MISCELLANEOUS.

AMBOY RD, Pleasant Plains, 1-sty, frame wagon shed, 18x30; cost, \$100; owner, Leon Landato; builder, L. Landato. Plan No. 550.

HARBOR VIEW, w s, Cost av, New Brighton, S. I., 1-sty frame studio, 15x38; cost, \$400; owner, W. Fawred; architect, C. Heweker, Tompkinsville. Plan No. 635.

BROADWAY, w s, 50 n Fisher, Tottenville, 1-sty frame building, 43x17; cost. \$600; owner, 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, 18x42; cost, \$400; owner, Baron Hirsh Cemetery Co.; architect, F. Skerrett, P. R. Plan No. 623.

TOMP AV, s w and R. R. av, Clifton, S. I., brick chimney, 134 ft, high; cost, \$6,000; owner, City of N. Y.; architect, W. Kellogg Co., 50 Church. Plan No. 625.

STABLES AND GARAGES.

CENTER S, w s 320 n Broadway, Tottenville, S. I., 1-sty frame stable, 16x20; cost, \$75; owner, F. Mesbitt, Tottenville; architect, F. Mesbitt. Plan No. 630.

MARY ST, n s, 300 ft. east of Fgbd. rd, Grasmere, 1-sty frame stable, 12x26; cost, \$150; owner, W. Horn, Stapleton; architect, G. Kosmensky, Stapleton. Plan No. 624.

STORES, OFFICES AND LOFTS.

JEW AND WATERS AV, s w, Westerleigh,
S. I., 2-sty frame office, 164x30; cost, \$2,660;

owner, Westerleigh Building and Loan Association; architect, Jas. K. Whitford, St. George, S. I. Plan No. 626.

PLANS FILED FOR ALTERA-TION WORK.

Manhattan.

Manhattan.

BLOOMFIELD ST, Nos. 54-56, steel beams to 2-sty brick market; cost, \$250; owner, City of New York, 21 Park Row; architect, Max Muller, 15 Nassau st. Plan No. 2756.

BETHUNE ST, No. 39, vault to 3-sty brick office; cost, \$2,000; owner, Zurick Silk Finishing Co., on premises; architect, T. J. McCullough, 227 Waverly pl. Plan No. 2772.

GRAMERCY PARK EAST, No. 36, partitions, toilets, windows, to 12-sty brick apartment house; cost, \$500; owner, Gramercy Park Club, 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 3d st; architects, Gronenberg & Leuchtag, 722 22d st. Plan No. 2764.

LAFAYETTE ST, No. 415, alter stairs, stoop, to 4-sty brick workshop; cost, \$598; owner, Samuels Bros., 686 Greenwich st; architects, Hynd Bros., 30 Church st. Plan No. 2765.

LAFAYETTE ST, No. 410, change sidewalk, vault, to —-sty brick loft; cost, \$1,500; owner, Chas. G. Thompson, 36 East 67th st; architect, A. D. Kelley, 4 Gold st. Plan No. 2737.

MADISON ST, No. 195, partitions, toilet, to 6-sty brick tenement; cost, \$200; owner, J. Finkelstein, 40 Bowery; architect, Morris Schwartz, 194 Bowery. Plan No. 2774.

NASSAU ST, No. 35, partitions, platform, cornice, to 15-sty brick store and office; cost, \$3,000; owner, The Postal Life Insurance Co., 35 Nassau st; architect, J. Thinner, 425 5th av. Plan No. 2759.

OAK ST, No. 55, partitions, girders, to 5-sty brick store and tenement; cost, \$400; owner, Michael St. 2000; owner,

av. Plan No. 2759.

OAK ST, No. 55, partitions, girders, to 5-sty brick store and tenement; cost, \$400; owner, 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. Jarmulowsky, 165 East Broadway; architect, Oscar Lowinson, 18 East 42d st. Plan No. 2776.

WOOSTER ST, Nos. 69-71, tank to 6-sty brick store and loft; cost, \$1,600; owners, Golde & Cohen, 198 Broadway. Plan No. 2759.

3D ST, No. 1792, partitions, toilets, to 4-sty brick tenement; cost, \$100; owner, Estate Thomas Kenney, 1984 3d av; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 2768 2766.

Thomas Kenney, 1984 3d av; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 2766.

3D ST, No. 19 East, partitions to 5-sty brick tenement; cost, \$200; owner, Sander Jarmulowsky, 54 Canal st; architect, Harry Zlot, 230 Grand st. Plan No. 2734.

44TH ST, Nos. 326-328 East, change walls to 2-sty brick stable to wagon room; cost, \$100; owner, New York Veal & Mutton Co., 1st av and 43d st; architect, M. R. Grimes, 39 East 42d st. Plan No. 2787.

10TH ST, No. 272 East, partitions, store front, to 4½-sty brick tenement; cost, \$1,000; owner, Lewis Leining, 272 East 10th st; architect, Lewin Leining, 160 5th av. Plan No. 2771.

12TH ST, No. 630 East, partitions to 5-sty brick stable and loft; cost, \$500; owner, Estate Mary Griffin, 52 Wall st; architect, Henry J. Feiser, 150 Nassau st. Plan No. 2767.

12TH ST, Nos. 319-321 East, partitions, to 6-sty brick tenement; cost, \$800; owner, I. Mendoza, 17 Ann st; architect, O. Reissmann, 30 1st st. Plan No, 2727.

14TH ST, No. 44 West, show windows to -sty brick loft and store; cost, \$250; owner, Aaron Adler, 44 West 14th st; architect, D. M. Ach, 1 Madison av. Plan No. 2743.

17TH ST, No. 286 East, alter show windows to -sty loft and store; cost, \$250; owner, Aaron Adler, 44 West 14th st; architect, D. M. Ach, 1 Madison av. Plan No. 2743.

17TH ST, No. 16 East, add 3-stys to 8-sty brick loft; cost, \$75,000; owner, Lida Haines, 175 Clermont av; architects, Rouse & Goldstone, 38 West 22d st. Plan No. 2775.

18TH ST, Nos. 447-451 West, alter elevator to 5-sty brick stable; cost, \$500; owner, Francis W. Carpenter, White Plains, N. Y.; architect, J. Odell Whitenack, 231 West 18th st. Plan No. 2746.

23D ST, Nos. 128-130 East, 1-sty brick rear extension, 25x30, partitions, toilets, vent shaft, to 5-sty brick studios and stores; cost, \$20,000;

No. 2746.

23D ST, Nos. 128-130 East, 1-sty brick rear extension, 25x30, partitions, toilets, vent shaft, to 5-sty brick studios and stores; cost, \$20,000; owner, Carrie Jacobus, 35 Nassau st; architect, M. Zipkes, 103 Park av. Plan No. 2749.

23D ST, Nos. 160-180 West, change show windows to 2-sty brick store and office; cost, \$500; owner, Estate Isaac Stern, 569 5th av; architects, Maynicke & Franke, 25 Madison sq North. Plan No. 2751.

29TH ST, No. 42 West, partitions, windows, toilets, to 3-sty brick store and loft; cost, \$5,000; owner, H. G. Ridaback, 151 West 36th st; architect, Satterlee & Boyd, 1123 Broadway. Plan No. 2723.

30TH ST, No. 220 West, stairways to 2-sty brick garage; cost. \$6,000; owner, Ann Duffy, Ansonia Hotel; architect, James W. Cole, 403 West 51st st. Plan No. 2784.

30TH ST, n e cor Broadway, partitions, windows, to 2-sty brick store and loft; cost, \$500; owner, Oliver L. Jones, 116 West 72d st; architect, W. H. T. Quest, 504 West 151st st. Plan No. 2722.

31ST ST, No. 250 West, bathtub, toilet, to 6-sty brick tenement; cost, \$1,000; owner, Estate Eliza M. Pelgram, 440 West End av; architect, F. P. Bloodgood, 972 6th av. Plan No. 2739.

32D ST, No. 139 West, alter stoop to 4-sty brick store, office and dwelling; cost. \$75; owner, Thomas Diamond, 139 West 32d st; architect, Thomas Diamond. Plan No. 2747.

An Appeal to Reason

YOU 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.

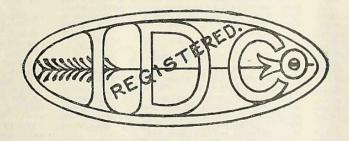
We want a chance to show you that the "Iroquois Method" will enable you to use these beautiful doors at practically no increased expense.

Our doors are made in shops especially equipped for the manufacture of this class of work. We build our own panels, have the latest machinery, and are able to turn out one-panel doors at the very lowest price, compatible with high quality and proper construction.

All doors are made under "FAIR" labor conditions by skilled workmen, and of the highest quality stock obtainable.

A large stock constantly on hand in New York insures prompt delivery and gives our customers an opportunity to inspect the doors before they are sent to the job.

LOOK FOR THIS TRADE MARK



Write, Call or Phone

IROQUOIS DOOR COMPANY

18 Broadway, New York City

Telephone, Broad 3893

34TH ST, Nos. 43-45 West, 35th st, Nos. 62-64 West, steel beams, change sidewalk to 12-sty brick store and office; cost, \$1,000; owner, Samuel Green, Sherman Square Hotel; architect, A. H. Zacharius, 45 West 34th st. Plan No. 2782.

No. 2782.

42D ST, Nos. 29-31 West, erect gallery, skylight, partitions, columns, to 6-sty brick store and office; cost, \$5,100; owner, Andrews Estate, 29 West 42d st; architect, A. N. Allen, 2 West 45th st. Plan No. 2733. G. Campbell Co., 1 Madison av, has contract.

43D ST, No. 603 West, partitions, steel girders, to 3-sty brick tenement; cost, \$400; owner, A. Duncker, 128 Sea View av, S. I.; architect, J. H. Knubel, 318 West 42d st. Plan No. 2758.

47TH ST, Nos. 133-7 West, partitions, windows to 12-sty brick hotel; cost, \$2,000; owner, Swetland Realty Co., 239 West 39th st; architects, Jackson & Rosencrans, 1328 Broadway. Plan No. 2725.

51ST ST, No. 64 West, 2-sty brick rear exten-

Plan No. 2725.

51ST ST, No. 64 West, 2-sty brick rear extension, 13.4x28.6, partitions, baths, to 4-sty brick dwelling; cost, \$7,500; owner, Dr. Wm. H. King, 40 West 41st st; architect, E. S. Child, 29 Broadway. Plan No. 2755.

55TH ST, No. 304 East, partitions, show windows, to 4-sty brick store and dwelling; cost, \$600; owner, M. Kull. 304 East 55th st; architect. Geo. Dress, 1436 Lexington av. Plan No. 2728.

No. 2728.
64TH ST, No. 221 West, erect platform to 2-sty brick garage; cost, \$100; owner, Herman Boymann, 217 West 64th st; architect, Eli Benedict, 1947 Eroadway. Plan No. 2773.
66TH ST, No. 57 East, brick enclosure to 5-sty brick dwelling; cost, \$250; owner, J. A. Murray, 57 East 66th st; architect, Harry N. Paradies, 231 West 18th st. Plan No. 2777.

Paradies, 231 West 18th st. Plan No. 2777.
78TH ST, No. 311 East, toilets, partitions, to
4-sty brick tenement; cost, \$150; owner, Charlotte Johnson, premises; architects, Nast &
Springsteen, 21 West 45th st. Plan No. 2720.
79TH ST, No. 360 East, partitions, new walls
to 4-sty brick tenement; cost, \$6,500; owner,
Feigenblatt Bros., 356 East 79th st; architect,
J. J. F. Gavigan, 1123 Broadway. Plan No.
2731.

2731.

84TH ST, No. 155 West, partitions, windows, to 5-sty brick tenement; cost, \$1,200; owner, John L. Moore, 316 West 139th st; architect, B. W. Berger, 121 Bible House. Plan No. 2763.

93D ST, No. 413 East, alterations to 2-sty brick stable; cost, \$1,000; owner, Joseph Horgan, 809 Ely av, Astoria, L. I.; architect, Chas. Stegmayer, 168 East 91st st, Plan No. 2780.

101ST ST, Nos. 411-413 East, toilets, partitions, to 2-sty brick shop; cost, \$100; owner, Harry C. Phillips, 225 East 125th st; architect, Frank Hausle, 81 East 125th st. Plan No. 2783.

111TH ST, Nos. 63-67 East, partitions, to 6-sty brick tenement; cost, \$600; owner, Joseph Wolf, 139 1st av; architect, O. Reissmann, 30 1st st. Plan No. 2768.

Plan No. 2768.

111TH ST, Nos. 69-73 East, partitions to 6-sty brick tenement; cost, \$600; owner, Joseph Wolf, 139 1st av; architect, O. Reissmann, 30 1st st. Plan No. 2769.

112TH ST, No. 56 West, partitions, alter floor beams, steel beams, to two 7-sty brick tenements; cost, \$7,500; owner, Triangle Waist Co., 79 5th av; architect, John Brandt, 271 West 125TH ST, No. 209 West, alter stairwells to 5-sty brick theatre; cost, \$450; owner, Estate Benj. Lichtenstein, 135th st and Willow av; architect, J. R. Gordon, 402 5th av. Plan No. 2762.

125TH ST, Nos. 67-69 West, partitions, win-lows, to 6-sty brick store and office; cost, \$300; owner, the American Real Estate Co., 527 5th ay; architect, Geo. A. Sumner, 989 Southern Boulevard. Plan No. 2761.

Boulevard. Plan No. 2761.

125TH ST, Nos. 361-3 West, partitions, windows, toilets, to 2 and 3-sty hotel and cafe; cost, \$5,000; owner, Bernard Goodman, premises; architect, Max Feldman, 32 Park place.

171ST ST, No. 556 West, partitions, windows to 3-sty brick tenement; cost, \$250; owner John F. Schreyer, 53 West 83d st; architect Henry J. Feisler, 150 Nassau st. Plan No. 2752

175TH ST, n e cor Audubon av, toilets, partitions, to 5-sty brick tenement; cost, \$100; owner, L. Strack, 147 East 92d st; architects, Nast & Springsteen, 21 West 45th st. Plan No. 2779.

No. 2779.

AMSTERDAM AV, s e cor Manhattan st, toilets, 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. 325-329, cut openings to 5-sty brick loft; cost, \$200; owner, Remington Typewriter Co., 327 Broadway; architects, Gross & Kleinberger, Bible House. Plan No. 2740.

BROADWAY, No. 1216, change show windows to 2-sty brick store and office; cost, \$200; owner, Rudd Estate; architects, Townsend, Steinle & Haskell, Broadway and 34th st. Plan No. 2745.

CENTRAL PARK WEST, s w cor 93d st, toilets, to 7-sty brick apartment; cost, \$350; owner, Estate J. Boorkman, 9 East 62d st; architect, John Brandt, 271 West 125th st. Plan No. 2786.

MADISON AV, No. 351, 7-sty rear extension, 10x63, to 4-sty studio; cost, \$10,000; owner, Tiffany Studios Co., 351 Madison av; engineer, J. P. Whiskeman, 39 West 38th st. Plan No. 2781. Not let.

MORNINGSIDE AV. Nos. 54-6, toilets, partitions, to two 5-sty brick tenements; cost, \$200; owner, Estate Fred'k Beck, 111 Broadway; architects, Schwartz & Gross, 347 5th av. 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; architect, F. L. Robinson, 331 Madison av. Plan No. 2753.

PARK ROW, No. 93, alter booth, windows, to 3½-sty brick picture show; cost, \$200; owner, Rosevole Amusement Co., 93 Park Row; architect, L. F. J. Weiher, 271 West 125th st. Plan No. 2770.

1ST AV, No. 2097, 2-sty brick side extension, 8x35.8, walls, to 2-sty brick dwelling; cost, \$1,000; owner, John Cullen, 107th st and 1st av; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 2754.

av. Plan No. 2754.

2D AV, No. 943, toilets, new entrance to 4-sty brick tenement and store; cost, \$800; owner, Henry Michaelis, 1718 3d av; architect, Geo. Dress, 1436 Lexington av. Plan No. 2729.

2D AV, No. 1590, change piers, beams, to 5-sty brick store and dwelling; cost, \$400; owner, Clara K. Eberhart, 325 East 87th st; architect, Frank Eberhart, 401 East 76th st. Plan No. 2757.

2757.

2D AV, No. 100, change store fronts, vestibule, to 4-sty brick tenement: cost, \$500; owner, Mrs. May Bender, 1228 Clay av; architect, H. Regelmann, 133 7th st. Plan No. 2736.

6TH AV, No. 529, partitions, stairs, to 4-sty brick studio; cost, \$800; owner, Hoffman Estate, 26 West 31st st; architect, L. C. Maurer, 1493 Broadway. Plan No. 2735.

6TH AV, No. 379, partitions to 4-sty brick moving-picture studio and store; cost, \$300; owner, Anna Murtland, 41 East 80th st; architect, L. C. Maurer, 1493 Broadway. Plan No. 2760.

2760.

7TH AV, No. 269, partitions, windows, to 4-sty brick store and tenement; cost, \$500; owner, Emma Horn, 265 7th av; architect, Geo. M. McCabe, 96 5th av. Plan No. 2778.

STH AV, No. 555, new booth to 4-sty brick picture show and dwelling; cost, \$125; owner, Stern Saalberg Realty Co., 416 West 45th st; architect, C. B. Brun, 1 Madison av. Plan No. 2741.

2741.

8TH AV, No. 2084, sign to 5-sty brick store and dwelling; cost, \$75; owner, Peter Doelger, 407 East 55th st. Plan No. 2732.

9TH AV, 59TH, 58TH STS, 10TH AV, block, add 1-sty to extension, floor, walls, to 1-sty brick staff room; cost, \$10,000; owner, Roosevelt Hospital, premises; architects, La Farge & Morris, 25 Madison sq, north. Plan No. 2730.

Bronx.

Bronx.

137TH ST, 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. Mc-Kean, 334 East 27th st. Plan No. 461.

180TH 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 91st st. Plan No. 469.

BELMONT AV, No. 2140, 1-sty brick extension. 15.4x31.4 to 5-sty brick tenement; cost, \$500; owner, Angelo Caleagnini, on premises; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 465.

BRIGGS AV, w s, 395.8 n 194th st, 2-sty frame extension, 10.8x4 to 3-sty frame dwelling; cost, \$150; owner, Frank O'Donnell, on premises; architect, Fred Hammond, 391 East 149th st. Plan No. 468.

HOLLAND AV, w s, 50 n 211th st, 1-sty frame extension, 23x25, increase height of basement 3.6, to 1-sty frame dwelling and coach house; cost, \$2,500; owner, Francesco Romano, 214th st and White Plains av; architect, Geo. P. Crosier, 223d st and White Plains av. Plan No. 463.

MORRIS AV, w s, 25 n 148th st, 1-sty brick extension, 25x19, to 2-sty brick lett, cost, \$2,500; c

MORRIS AV, w s, 25 n 148th st, 1-sty brick extension, 25x19, to 2-sty brick loft; cost, \$500; owner, Amodio Di Toro, 633 Morris av; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 466.

Plan No. 466.

PROSPECT AV, n w cor 160th st, new brick partitions, new toilets, etc., to 1-sty brick stores; cost, \$5,000; owners, Sykes Realty Co., 165 Broadway; lessees and architects, J. G. Mc-Crorey, 621 Broadway. Plan No. 466.

WASHINGTON AV, w s, 20 s 182d st, 1-sty frame extension, 20x3.10, new store front, to 2-sty frame store and dwelling; cost, \$2,500; owner, Susan C. Steers, 2397 Grand Concourse; architect, Wm. H. Meyer, 1861 Carter av. Plan No. 462.

WESTCHESTER

WESTCHESTER AV, s.s. 345.11 w Zerega av, move 2½-sty frame dwelling; cost, \$300; owner, Carl Tappert, 796 East 156th st; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 467.

Richmond.

Richmond.

AUSTIN PL, e s, 75 s Richmond Turnpike, Tompkinsville, alter garage; cost, \$250; owner, Louise Dejange & Co. Plan No. 457.

BROAD ST, n s, Stapleton, S. I., alteration garage and wagon shed, 18x35; cost, \$300; owner, Louis Wintermayer, 293 Broad st. Stapleton; builders, Hesse & Offerjost, 297 Broad st, Stapleton; builders, Hesse & Offerjost, 297 Broad st, Stapleton; Dlan No. 444.

ROCKAWAY ST, w s, Tottenville, rear extension, roof; cost, \$370; owner, C: Rochcob, Tottenville; architect, J. Jenson, 7091 Amboy rd, Tottenville, Plan No. 449.

RICHMOND TERRACE, s s, 22 East of Jersey st, New Brighton, repair storehouse roof, beams, windows; cost, \$400; owner. Geo. R. Keny, New Brighton; architect, J. A. Hetzel, New Brighton. Plan No. 450.

AMBOY RD, n s, 200 w Church st. move shop; cost, \$500; owner, A. Jensen, 7091 Amboy rd. Plan No. 448.

BUSH AV, w s, 325 n Richmond Terrace, Mariners Harbor, extension kitchen and porch to frame dwelling; cost, \$400; owner, Mr. McMahon; architect, Joseph Destifari, West Brighton. Plan No. 453.

BEACON AV, n s, 1,500 n Richmond rd, New Dorp, alter chimney to 1-sty dwelling; cost, \$200; owner, Mrs. E. Sendekins; architect, F. E. Walker, New Dorp. Plan No. 454.

ELM AV, s s, 250 w Jewett av, one room over kitchen; cost, \$200; owner, Mrs. Brown, same address; builders, Hesse & Offerjost, 297 Broad st, Stapleton. Plan No. 446.

LAFAYETTE AV, w s, 375 e Richmond Terrace, 1-sty extension to house; cost, \$75; owner, John Flynn, 38 Lafayette av, P. R.; builder, Jos. Buttermark, 164 John st, P. R. Plan No. 451.

LAUREL AV, s s, 150 w Gordon st, Stapleton, S. I., tear down old barn and rebuild; cost, \$25; owner, Robt. Kinzel, 46 Laurel av; builder, Robt. Kinzel. Plan No. 452.

RICHMOND TERRACE, n s, w of Tompkins av, alter sign; cost, \$20; owner, L. Krances. Plan No. 455.

RICHMOND TERRACE, No. 224, New Brighton, new chimney to 1-sty dwelling; cost not given; owner, A. Matisse, West Brighton; architect, P. Forino, 275 East 117th st, N. Y. C. Plan No. 456.

Plan No. 456.
RICHMOND TURNPIKE, 125 n e Wild av, Linoleumville, S. I., rebuild bakers oven in basement; cost, \$175; owner, J. Shapura, Linoleumville, S. I.; builders, Frank Levandowski, Linoleumville, S. I. Plan No. 447.
WOOD AV, n s. 160 w Princis Bay av, concrete foundation to bungalow; cost not given; owner, G. LaForge, Princis Bay; architect, R. E. Peasall, Princis Bay. Plan No. 458.

Government Work.

Government Work.

HOMESTEAD, PA.—Sealed proposals will be received until December 4 for the construction, complete (including plumbing, gas piping, heating apparatus, electric conduits and wiring, and interior lighting fixtures), of the United States post office at Homestead, Pa. James Knox Taylor, supervising architect.

PARSONS, KAN.—Sealed proposals will be received until December 2 for the construction of a 1-sty and basement brick building, 5,600 sq. ftt., for the United States post office at Parsons, Kan., in accordance with drawings, copies of which may be obtained from the custodian of site at Parsons, Kan., or at this office, at the discretion of the supervising architect, James Knox Taylor.

BLOOMINGTON, IND.—Sealed proposals will

Knox Taylor.

BLOOMINGTON, IND.—Sealed proposals will be received until November 29 for the construction of a 1-sty, and a mezzanine story stone-faced building of approximately 4,800 sq. ft., fireproof construction throughout (including plumbing, gas piping, heating apparatus, electric conduits and wiring, and lighting fixtures), for the United States post office at Bloomington, Ind. James Knox Taylor, supervising architect.

ton, Ind. James Knox Taylor, supervising architect.

UNION CITY, TENN.—Sealed proposals will be received until December 5 for the construction, complete (including plumbing, gas piping, heating apparatus, electric conduits and wiring), and interior lighting fixtures), of the United States post office at Union City, Tenn. The building will be 1-sty, with mezzanine, 3,200 sq. ft., with brick facing and stone trim. Drawings and specifications may be obtained from the custodian of the site at Union City, Tenn., or at this office, at the discretion of the supervising architect, James Knox Taylor.

HURON, S. DAK.—Sealed proposals will be received until November 27 for the construction (including plumbing, gas piping, heating apparatus, electric conduits and wiring, and interior lighting fixtures) of the United States 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 at Huron, S. Dak., or at this office, at the discretion of the supervising architect, James Knox Taylor.

JERSEY CITY, N. J.—Sealed proposals will be preceived until November 29 for the capatives.

Taylor.

JERSEY CITY, N. J.—Sealed proposals will be received until November 22 for the construction (except mechanical equipment) of the United States Post Office at Jersey City, N. J. The building is to have a ground area of approximately 22,000 sq. ft., and will be 2-stys high, with unfinished attic; all walls will have granite facing, and the building is to be entirely fireproof. Drawings and specifications may be obtained from the custodian of site at Jersey City, N. J., or at this office, at the discretion of the Supervising Architect, James Knox Taylor.

Personal and Trade Notes.

Personal and Trade Notes.

M. GREENBERG, general contractor, 346 East 77th st, has moved to 302 East 82d st, City. DOUGLAS L. ELLIMAN & CO. have been appointed agents for the new twelve-sty apartment house in course of construction, at the northwest corner of \$2nd st and Park av, owned by the Fullerton-Weaver Realty Co. The new building will contain two apartments to a floor, and 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 will devote his attention to the prevention of industrial accidents. He was formerly assistant superintendent of the liability department of the Fidelity and Casualty Company, of New York, and has made a special study of accident prevention.

MR. GANO DUNN has just returned from abroad, where, as a representative of the United 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 International Electro-Technical Commission, the body that has been organized to bring about international uniformity of standards and practice in the electrical industry. Mr. Dunn, who for many years was First Vice-President and 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 City.

pany, Inc., of 43 Exchange place, New York City.

FRANCIS B. MARSH, advertising manager for the Edison Portland Cement Co., will resign the position he has held for several years on November 1, and enter the advertising and general publicity managing business for himself. Mr. Marsh has acquired control of a printing and art plant and will operate in conjunction with this business a general art engraving department. During Mr. Marsh's encumbency as advertising manager for the Edison Portland Cement Co. he has introduced many innovations into concrete advertising 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 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 material market during the week. There was a slight reaction in demand following a very active market during the close of last week, when the fact became known that the price of Hudson River common would advance 25c a thousand on Monday.

The dealers are the THE common brick market was

Monday.

The dealers are beginning to stack a little now, but there seems to be an increased demand. Whether this is permanent or merely temporary is hard to determine. 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 ship, together with the consumption of brick by large downtown jobs, 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 now 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 covering.

These facts have undoubtedly stimuther real reason ap-

course, the usual slight charge for covering.

These facts have undoubtedly stimulated purchases but the real reason appears to be the long expected increase in demand that is just materializing.

The transactions in the brick market for the last week follow:

*1910).	†1911	1.
Left Ov	rer	Left O	ver
Oct. 8	-2.	Oct. 7-	33.
Arrived.	Sold.	Arrived.	Sold.
21	20	17	
4	3		16
6	7		13
12	8		6
	16	18	
6	7	16	19
_		_	_
62	61		90
5, 1910, 1	; left	over, Oc	et. 14,
market,	active.	Prices,	\$5.25
	Left Ov. Oct. 8 Arrived	Left Over Oct. 8-2. Arrived. Sold	$\begin{array}{cccccccccccccccccccccccccccccccccccc$

to \$5.62½. †Condition of the market, keen. \$6.27½ to \$6.50. Prices,

PORTLAND CEMENT.

PORTLAND CEMENT.

The Portland cement market is showing a slight change for the better, although there has been no restraint on the downward tendency of prices. Dealers complain that they are not making any 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.

STEEL AND IRON.

The aggressiveness on the part of the building department in insisting upon better fire escapes for loft, factory and some office buildings and apartment houses is largely responsible for the increased 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 development in the steel line during the last few weeks, but this demand is due more to reconstruction and remodelling than any new construction work. We are informed that some of the larger structural steel companies specializing in fair-sized quantities are aggressively in the market and there is reason to believe that there will be a general improvement in the number of orders received when the present uncertainty 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 although the September report for the total steel consumption compared with that of September a year ago. Here in New York City the volume of steel orders coming out is only slightly below last year's total 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 midwinter delivery. The cutters are fairly active, working about 50 per cent, of capacity on an average. Conditions, on the whole, seem to indicate a more aggressive market after election, instances being known where figures are not being solved for an plans until after Nov 7th. ing known where figures are not being asked for on plans until after Nov. 7th

TRADE LITERATURE.

ART POTTERY FROM TERRA COTTA

THERE is now available to architects and owners of estates and country residences a very attractive little booklet entitled "Garden Pottery." This little 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 referred to is the portrayal of the versatility of burned clay where heretofore the general impression has been that cement was the only medium through which art 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 fact that the Atlantic Terra Cotta Company has failed to narrate the interesting story of how it came to undertake the manufacture of this seemingly diverse bi-product.

manufacture of this seemingly diverse 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 remarkable 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 produce a satisfactory replica, he took the matter up one day with a representative of the Atlantic Terra Cotta Company.

That was a number of years ago and at the time of his demise the company began to make some progress that portended success. There was, however, difficulty in procuring absolute uniformity 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 at 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 recently perfected a system for not only reproducing Roman, Egyptian, Grecian and Assyrian ceramics in terra cotta, but also devised a way for perfecting color

tones ranging from marble white to colonial yellow and antique green to Pompeian red. In fact, they even went farther and produced a limestone gray for a true concrete appearance if that effect is desired. The illustrations herewith shown give only meager ideas of the richness and beauty of the work turned out 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 feel there is nothing heretical in harboring a vase or jar copied from the Orient when that jar is made of clay instead of molded stone.

The activity of the Atlantic Terra Cotta Co. 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 boxes, garden table legs and even supports for pergolas have been manufactured.

In no sense is Atlantic pottery imitations of the originals. Inasmuch as the original antiques were made of the primitive type of terra cotta, there art works are, 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., at 1170 Broadway, attention of E. H. Putnam, general publicity manager.

UTILIZING CEMENT FOR PRESSURE WORK.

WORK.

The value of the house organ as a medium for backing up specialty paper advertising is best shown in the August and September issues of the Edison Aggregate 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 tunnels known as "Contract No. 55," operated by the Rinehart & Dennis Company, of Charlottesville, Va. The same cement is being used on Contract No. 63, operated by the Mason & Hanger Company 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, and at Twenty-fifth street and Fifth avenue.

The booklet contains several illustrations of the character of this gigantic construction work and it also shows some examples of concrete construction in factory, school, textile and stable construction. The book also reprints a synopsis of the patent decision recently handed down by Judge Hazel in the United States Circuit Court on the Edison Giant Rolls used for crushing limestone into such condition that it can be reduced to cement. Copies of this booklet may be obtained by addressing the Edison Portland Cement Company at 1133 Broadway, N. Y. C.

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 call for bids for the construction of the building. The site cost about half a million and the building itself will cost about the same, if not more



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

BUILDING LOAN CONTRACTS.

OCT. 14.

37TH st, 4-6 W; Abby Story Marshall loans Midville Realty Co to erect a —sty bldg; — payments.

45,000

Old Broadway, es, 75.3 s, Lawrence, 25.1 x112; City Mortgage Co loans Eilermann Estate to erect a —sty bldg; — payments.

OCT. 16

OCT. 16.

No Building Loans filed this day.

OCT 17.

Hoe av, sec Home, 79.2x25.2; Manhattan Mortgage Co loans Wm Sinnott Co to erect a 5-sty apartment; 12 payments, 22,000

Crotona av, ws, 75 n 187th, 25x80; Jane McSorley & Mary A McSorley loan D'Auria Construction Co to erect a 4-sty apartment; 2 payments.

OCT. 18.

Home st, ns, intersec ss 169th, 65.7x28.1 x28.1x65.7; Chas F Deshler loans Chas H Roe Estate to erect a 1-sty office; 4 pay-ments.

Forest av, sec 166th, 50x102; City Mortgage Co loans Amolsky Construction Co to erect a 5-sty flat; 11 payments. 40,000

Forest av, es, 50 s 166th, 50x102; Same loans same to erect a 5-sty flat; 11 payments. 30,000

Forest av, es, 100 s 166th, 50x102; Same loans same to erect a 5-sty flat; 11 payments.

OCT. 19.

St Nicholas av, nwc 177th, 94.11x100; Lawyers Realty Co loans Melvin Realty Co to erect a 6-sty apartment; 5 pay-ments.

OCT. 20.

51ST st. ns, 122.6 e 8 av, 82.6x100.5; Sender Jarmulowsky loans Janpole & Werner Construction Co to erect a 9-sty apartment; 10 payments. 135,000

Pinehurst av, ws, whole front between 179th & 180th, —x—; Jacob Hirsh loans Rountree Realty Construction Co, additional loan.

SATISFIED MECHANICS LIENS.

OCT. 14.

Simpson st, ws, 228.6 n 163d; Barrett fg Co agt Podgur Realty Co et al; Sept '11.

OCT. 16.

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

20TH st, 26 W; Brooklyn Fireproof Sash Door Co agt Bertha K Nartlett et al; 20t8'11.

Engle av, 702; Barrett Mfg Co agt Benedetta Piccirillo et al; Sept16'11.

Riverside Drive, 155; Ostergaard Tile Works agt Speedwell Construction Co; May8'11.

Riverside Drive, 155; Architectural Tile Faience Co agt same; May8'11. 216.58 20TH st, 26 W; U. S. Vault Light Co agt M Talsky & Co et al; Aug31'11 64.90
20TH st, 26 W; Morris Talsky agt Saml N Katz et al; Sept8'11. 1,350.00

20TH st, 26 W; Jos Bauman & Son agt same; Sept12'11.

same; Sept12'11. 237.90

20TH st, 26 W; Saml Shanker agt Bertha
K Bartlett et al; Aug2'11. 200.63

20TH st, 26 W; Manhattan Rolling Mill
agt Jno Doe et al; July2S'11. 400.00

20TH st, 26 W; Saml Shanker agt Jno
Doe et al; July22'11. 200.63

OCT 17.

OCT 17.

20TH st, 26 W; Empire Roofing Co agt
Bertha K Bartlett et al; Sept 18'11. 50.00

Grand st, 308-312; Jos Druckoff agt
Morris Freedman et al; Sept14'11. 250.00

53D st, 351-353 W; Wm A Marks agt
Pauline Dalton et al; Sept16'11. 45.65

So Boulevard, nwc 185th; Barrett Mfg
Co agt Cioffi Co et al; Sept16'11. 202.87

6TH st, 415 E; Wolf Gelband agt Congregation Edath Le' Israel Anschei Meseritz et al; Nov28'10.

6TH st, 415 E; Wm A Thomas Co agt same; Dec5'10.

6TH st, 415 E; Jos Bernstein agt same; Dec5'10.

6,000.00

6TH st, 415 E; Lawrence Rooney agt same; Jan5'11.

me; Jano II.

Bathgate av. es, 81.5 s 180th; P J
eaney Co agt Chas R Faruolo et al;
693.01 Heaney (Aug26'11.

OCT. 18.

345TH st, 459 W; Marion J Ross et al agt Wessel, Nickel & Gross et al; Oct 11'11.

STH av, 2481; Chas Mandell et al agt B K Bloch et al; Apr22'11.

OCT. 19.

Bradhurst av, Edgecombe av, 142d to 143d sts, triangular plot; Consolidated Chandelier Co agt Gerleit Meyer Construction Co; Oct17'11.

48TH st, 337 E; Mark Harris agt August H Drucker et al; Oct13'11. 145.00

Av D, S-12: Bernstein & Bernstein agt Louis Schaffler et al; July5'11. 550.00

2Hughes av, es, 100 s 186th; Carmine Vetrano & Son Co agt European Constn Co et al; July11'11. 1,700.00

OCT. 20.

144TH st, ns, 185 e 8 av; Yocob War-schaw agt Kate J Reilly et al; Aug17'11. 143.80

138TH st, ns, 339.6 e Willis av; United Shade & Awning Co agt Ignace Gruber et al; Aug28'11. 50.00

9TH st, 435; Sam Deskin agt Falk Rhenheimer et al; June23'11. 225.00

240TH st, 36 E; Chas W Hoffman Co agt Union Mortgage Co; Oct7'11. 1,028.00

¹Discharged by deposit. ²Discharged by bond. ³Discharged by order of Court.

ORDERS

OCT. 14.

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

OCT. 16-17.

No Orders filed these days.

ATTACHMENTS.

No Attachments filed this day.

OCT. 14.

OCT. 14.

Grube, Geo W; Industrial Thrown Silk Co; \$8.993.55; M H Harris.

C Dees Mercantile Co et al; Schloss Bros & Co; \$1,249.84; D W Blumenthal.

R A Whytlaw Son & Co; Arnold Print Works; \$1,615.17; James, Schell & Elkus.

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. No Attachments filed these days.

CHATTEL MORTGAGES.

AFFECTING REAL ESTATE.
OCT. 11, 13, 14, 16, 17 and 18.

A & S Construction Co. 142-4 W 26th...
A B See Electric Elevator Co. Elevator.
168 Madison Ave Realty Co. 168th & Madison av. A B See Elect E Co. 2,750
Rockefeller, S A. 325-27 W 22d..Consolidated Gas Co. Steam Table. 147
Wirth Realty Const Co. 181st near Prospect av. American Mantel Mfg Co. Mantels.

RECORD SECTION

of the

(H(())

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

Vol. LXXXVIII

New York, October 21, 1911

(95) No. 2275

BLOCK AND LOT INDEX OF RECORDED CONVEYANCES

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

The first figure indicates the official Block number.

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

$\begin{array}{cccccccccccccccccccccccccccccccccccc$	$\begin{array}{c} 1143-58\\ 1152-36\frac{1}{2}\\ 1185-48\\ 1186-19\\ 1253-88&90\\ 1275-17\\ 1288-9\\ 1295-59\frac{1}{2}\\ 1407-65\\ 1435-34\\ 1446-46\\ 1448-7\\ 1464-25&30\\ 1470-15-17&34-35\\ 1500-2\\ 1501-3\\ 1505-43-41\\ 1544-3\\ 1570-15\\ 1599-11\\ 1602-50\\ 1610-49\\ \end{array}$	$\begin{array}{c} 1617 - 15 \\ 1628 - 39 \\ 1632 - 24 \\ 1646 - 39 - 38 \\ 1650 - 11 - 12 \\ 1659 - 43 \frac{1}{2} - 45 \frac{1}{2} \\ 1675 - 5 - 7 \\ 1717 - 25 \\ 1749 - 31 \frac{1}{2} \\ 1756 - 50 \\ 1768 - 62 - 63 \\ 1791 - 16 \\ 1795 - 18 \\ 1802 - 39 \\ 1809 - 14 & 16 \\ 1817 - 27 \\ 1823 - 23 \\ 1831 - 21 \\ 1832 - 50 \\ 1853 - 27 & 43 \\ 1857 - 48 \\ 1860 - 18 \frac{1}{2} \end{array}$	$\begin{array}{c} 1904 - 54 \\ 1921 - 17 \frac{1}{2} \\ 1937 - 27 - 28 \\ 1944 - 28 \\ 1947 - 8 \\ 1950 - 5 \\ 1958 - 49 \\ 1997 - 6 & 5 \\ 2029 - 15 & 18 - 19 \\ 2063 - 2 \\ 2066 - 13 \\ 2084 - 3 \\ 2093 - 40 \\ 2107 - 33 \\ 2108 - 67 \\ 2111 - 15 \\ 2117 - 11 \\ 2122 - 81 \frac{1}{2} & 105 \\ 2166 - 30 \\ 2167 - 26 - 27 \\ 2177 - 166 \\ 2250 - 23 \\ 2255 - 406, 410, 467 \end{array}$
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EXPLANATION OF TERMS USED AND RULES FOLLOWED IN COMPILING RECORDS.

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

C. a. G. means a deed containing Covenant against Grantor only, in which he covenants that he hath not done any act whereby the estate conveyed may be im-

peached, charged or encumbered.

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

The street and avenue numbers given

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

lic Works.
The first date is the date the deed was drawn. The second date is the date of filing same. When both dates are the same, only one is given. 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

the dates are in the same year the year follows the second date.

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

It should also be noted in section and block numbers that the instrument as filed is strictly followed.

\$20,000-\$80,000 indicates the as-

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

are from the assessment roll of 1910.

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

Flats and apartment houses are classified as tenements.

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

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

The Star following name of street or average in the Brony Conveyences. Leaves

avenue in the Bronx Conveyances, Leases and Mortgages indicates that the property recorded is in the annexed district, for which there is no section or block number

KEY TO ABBREVIATIONS USED.

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

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

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SLAWSON & HOBBS

Real Estate

162 WEST 72D STREET

ADVERTISED LEGAL SALES.

OCT 21.

No Legal Sales advertised for this day.

OCT. 23.

122D st, 306 E, ss, 100 e 2 av, 18.4x100.11; 4-sty bk tnt; Jno McKee agt Benj F Thomas et al; Worcester, Williams & Saxe (A), 30 Broad; Chas D Donohue (R); due \$1,804.95; T&c \$495; Joseph P Day.

139TH st, W, swc 5 av; see 5 av, swc 139.

5TH av, swe 139th, 99.11x100, yacant: Anna Sands agt Irving Bachrach et al; Bowers & Sands (A), 31 Nassau; Wm S Bennet (R); due \$6.298.36; T&c \$2.128.71; sub to pr mtg \$27,000; Herbert A Sherman.

OCT. 24.

11TH st, 418 E. ss, 319 w Av A, 25x½ blk, 4-sty bk tnt & strs with 2-sty bk theatre in rear; Same agt same; Action 2; same (A): Richd B Tillinghast (R): due \$3.931.86; T&c \$565.74; sub to mtg \$32,000; mtg recorded July20'09; Joseph P Day.

11TH st, 416 E. ss, 344 w Av A, 25x½ blk, 4-sty bk tnt & strs: Emma Keller agt Salvatore Genovese et al; Action 1; Wm A Goodhart (A), 93 Nassau; Jos M Herzberg (R); due \$3.931.86; T&c \$565.74; sub to mtg \$32.000; mtg recorded July20'09; Joseph P Day.

16TH st. 5 W. ns. 191 w 5 av. 33x92, 2 & 3-sty & b bk bldg; Rudolf F Layman agt Lily M Layman et al; Rudolf F Layman (A), 99 Nassau: Abr Goldsmith (R); partition; Hugh D Smyth.

partition; Hugh D Smyth.

16TH st. 114-6 E, ss. 268.6 e Union Sq. E, 56.6x103.3, 12-sty bk loft & str bldg; Seth S Terry agt Second Manhattan Office Building Co et al: Theo N Ripsom (A). 66 Bway; Leigh K Lydecker (R); due \$40,-209.82; T&c \$4.650.69; sub to two mtgs aggregating \$267,500; Joseph P Day.

152D st. 611-3 W, ns. 150 w Bway, 50x 99.11, 5-sty bk tnt; Flora E Solomon agt Louvre Realty Co et al; Gettner, Simon & Asher (A), 277 Bway; Jas A Allen (R); due \$8,587.50; T&c, \$1.233.73; sub to mtg \$48,000; mtg recorded Nov13'08; Saml Marx.

1818T st, W. ns 170 e Audubon av. 50x 100, vacant; Alphonse Hogenauer et al agt Van Orden Construction Co et al; Davis & Kaufmann (A), 51 Chambers: Reuben I. Maynard (R); due \$8,144.07; T&c \$489.29; sub first mtg \$20,000; mtg recorded July 2'10; Herbert A Sherman.

Crotona av. 1889, on map 1887, ws. 117.7 n 176th, 25x108.9, 2-sty fr dwg; Louise Thomas agt Thos H Casey et al: Wm G Mulligan (A), 461 E Tremont av: Wm A Keating (R); due \$2.453.15; T&c \$1,598.74; Joseph P Day at 3156 3 av.

Vestry st. 11, ss, 206.1 e Hudson, 30.6x 87.7, 6-sty bk loft bldg: Elias N Mallouk agt Newtown Construction Co et al; Ferris & Dannenberg (A), 2 Rector: Robt S Conklin (R); due \$15,263.68; T&c \$1,564.40; sub to a mtg of \$40,000; mtg recorded June8'09; Joseph P Day.

108TH st. 312 E. ss. 217.10 e 2 av. 39.3x 125, 6-sty bk tnt & strs; Gordon L Burn-ham agt Israel Lippmann et al; Joline, Larkin & Rathbone (A). 54 Wall: Jno E Brady (R); due \$42.166.65; T&c \$3.367.18; mtg recorded; Sept14'06; Joseph P Day.

118TH st. 106-8 E. ss. 50 e Park av, runs s50.5xe40xn5xe6xn50xw40.6 to beg, two 5-sty bk tnts; Susan C Edwards agt Eliz Smith et al; Frank T Warburton (A), 68 William; Alex Wolf (R); due \$16.072.84; T&c \$734.58; mtg recorded June5'09; Daniel Greenwald.

205TH st, 197, ns, 346.6 s & sw Grenada pl, 25.3x134.3x25x131, 3-sty fr dwg; Henry F Lippold et al exrs agt Annie D'Ambra et al; Henry F Lippold (A), World Bldg; Chas Brandt Jr (R); due \$8,085.81; T&c \$192.54; Joseph P Day, at 3156 3 av.

Bussing av. 1724. sec Digney av. 25x 90.11, Eastchester; Wilhelmina Leibler agt Henry L Adt et al; Gescheidt & Toomey (A), 18 E 1st, Mt Vernon; Ralph Gillette (R); due \$4.153.04; T&c \$187.26; mtg recorded Sept6'06; Joseph P Day at 3156 3 av.

Digney av, sec Bussing av; see Bussing

av, 1724.

2D av, SS3-9, nwc 47th (Nos 231-45), runs n100.5xw300xs19.4xse72.9xs74.9 x e 227.6 to beg, two 5-sty bk tnts & strs & 3, 4 & 5-sty bk stable; Walter B Horn agt Manhattan Trust Co et al; Guthrie, Bangs & Van Sinderen (A), 44 Wall; Robt J H Powel (R); due \$61,344.85; T&c \$36,388.16; sub to pr mtg \$225,000; mtg recorded Dec 22'08; Herbert A Sherman.

Hoffman st. 2385, on map 2383, ws. 150 s 187th, 25x100, 2-sty bk dwg; Jno Davis Jr agt Jno Cook et al; Jno Davis (A), 68 William; Timothy Power (R); due \$592.02; T&c, \$1,342.44; James L Wells, at 3156 3

Maple st, ss, 100 e Av A, 25x100, Williamsbridge; Mary R Dolan et al agt Cooperative Construction Co of Williamsbridge et al; Jas J Fitzgerald (A), 2 Rector; Chas J Leslie (R); due \$11,061.15; T&c \$661.26; Joseph P Day, at 3156 3 av.

T&c \$661.26; Joseph P Day, at 3156 3 av.

188TH st, see Washington av; see Washington av, sec 188th.

Washington av, sec 188th, runs s173xe
191.10xn73xw95xn100xw96.10, vacant; Marie
L Mead agt Fairfax Building Co et al;
Man & Man (A), 56 Wall: Jas Kearney
(R): due \$24,141.92; T&c \$876; mtg recorded Aug17'10; Chas A Berrian, at 3156
3 av.

OCT 27.

97TH st, 313 E, ns, 225.5 e 2 av, 25.1x 100.11, 4-sty bk tnt; Rector, Churchwardens, &c. of the P E Church of St Marks in the Bowery agt Annie Berkinson et al; Albt H Atterbury (A), 30 Broad; Harry A Goidel (R); due \$8,683.78; T&c \$250; mtg recorded June30'05; Herbert A Sherman.

97TH st, 303 E, ns, 100 e 2 av, 25.1x 100.11, 4-sty bk tnt; Chas H Phelps exr agt Abr L Spitzer et al; Jno P East (A) 30 Bway; Mark Goldberg (R); due \$9,384.07; T&c \$469.23; Joseph P Day.

OCT. 28.

No Legal Sales advertised for this day.

OCT. 30.

70TH st, 512 E, ss, 286 e Av A, 37x100.5, 6-sty bk tnt; State Investing Co agt Abr Weinberg et al; Bowers & Sands (A), 31 Nassau; Lewis A Abrams (R); due \$8,568.52; T&c \$1,557.20; sub to mtg \$24,000; Joseph P Day.

AUCTION SALES OF THE WEEK.

The following is the complete list of property sold, withdrawn or adjourned during the week ending Oct 20, 1911, at the New York Real Estate Salesroom, 14 and 16 Vesey st, and the Bronx Salesroom, 3156 3 av. Except where otherwise stated, the properties offered were in foreclosure. Adjournment of legal sales to next week are noted under Advertised Legal Sales.

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

JOSEPH P. DAY.

Albany st. 22. () ss, 65.11 e West, 18.8 x58, 3-sty bk loft & str bldg; due \$5,979.57; T&c \$562.52; sub to 1st mtg \$28,000; Wm C Cox.

C Cox. 35,097

"Academy st, nec Sherman av; see Sherman av, nec Academy.

"Broome st, 376, ns, 50.9 w Mott, 25.2x 106.5x25x111.7, 6-sty bk warehouse; partition; Tilmil Realty Co. 25,775

"Broome st, 396, ns, 75.11 w Mulberry, 25.1x94.7x30.7x117.2, 3-sty bk loft & str bldg; partition; A Delli Paoli. 22,250

"Cherry st, 484 (*) nwc Corlears (No 25), 21x50, 7-sty bk loft & str bldg; due \$13,221.21; T&c \$389.08; Harriet A Anderson.

aFront st, 267; see South, 166.

aGrand st, 466-70, ns, 24.10 e Pitt, 49.10x 100, two 2-sty bk strs, 1-sty ext & 3-sty bk loft & str bldg; partition; Rudolph Wallach Co. 34,500

Wallach Co.

^aHouston st, 78-80 E, ns, 42 e Elizabeth, runs ne38.1xn38xe41.11xsw15.2xse—xsw27.1 xsw38.1xnw44.10 to beg, two 3-sty bk bldgs with strs; partition; Geo Kenny.

37,100

aPrince st, 20, ss, 47.3 w Elizabeth, 23.11 x123.1x23.5x117.9, 3-sty fr bk front tnt with str & 2-sty fr tnt in rear; partition; Michael Volini 19,300

aSouth st, 166, ns, 60.2 e Dover, runs n 143 to Front (No 267) xe22.9xsel16.4xsw 28.5xw50.7 to beg, 2-sty bk storage; par-tition; Chas F Noyes Co for a client.

aSpring st. 34-6, ss, 50.9 w Mott, 51.1x 136.1x49.7x125.9, 2-sty bk bldg with strs & 1-sty fr bldg in rear; partition; Anno Nicolino.

**11TH st, 615 E, ns, 218 e Av B, 25x103.3, 5-sty bk tnt & str; due, \$23,695.18; T&c, \$916.77; Sarah Kohn, party in interest.

16TH st, 512 E (*) ss, 195.6 e Av A, 25x 103.3, 4-sty bk tnt & strs with 3-sty bk rear tnt; due \$3,286.95; T&c, \$388.68; sub to mtg \$12,000; Mary A Mahon, 15,032 *150.00 A-sty & b stn dwg; partition; Kate M Henne. 20,000

Henne.

a103D st. 307 E; (*) ns, 150 e 2 av, 25x
100.11, 4-sty bk tnt & strs; due \$13,245,74;
T&c \$602.64; American Mortgage Co.
13,000

120TH st, 215 E, ns, 175 e 3 av, 20x 100.10, 4-sty bk tnt & strs; due \$7,453.56; T&c \$243.66; Geo H McGuire. 9,000 a165TH st, 470-2 W, (*) ss, 200.7 e Ams av, runs \$56.6xw7xx46.5xe50xn102.11xw49.4 to beg, 5-sty bk tnt; due \$36,897.84; T&c \$2,800; sub to two pr mtgs aggregating \$15,000; Lambert Suydam. 45,550

*165TH st. sec Jackson av; see Jackson v, 1004-1008.

a204TH st, swc Post av, see Post av, swc 204.

^a204TH st, nwc Sherman av; see Shernan av, nec Academy.

man av, nec Academy.

**aBowery, 193, es, 125 n Delancey, 25.1x
99.11x25x98.9, 4-sty bk bidg with str; partition; J H Schwartz.

**aBowery, 10, ws, 80.4 n Doyer, 17x79.10x
17.1x79.10, 2½-sty bk bidg with str; partition; Rudolph Wallach Co. 12.500

**Jackson av, 1064-8; sec 165th (No 720),
100x20, 3-sty fr tnt & strs; due, \$1,225.98;
T&c \$164,80; J B Kilsheimer, Jr. 15,850

**Post av, swc 204th, runs w250xs150xe
150xs50xe100 to 204th, xn200 to beg, vacant; exrs sale; Graham Foster, representing a party in interest.

**Sherman av, nwc 204th; see Sherman

aSherman av, nwc 204th; see Sherman v, nec Academy.

av, nec Academy.

aSherman av, nec Academy, runs e500 to 204th, xn100xw100xn50xw300xx50xw100 to Acadamy, xs100 to beg, vacant; axrs sale; Graham Foster, representing a party in interest.

BRYAN L. KENNELLY.

**11TH st, 358-60 W, ss, 146 w Washington, 44x100.3, 3-sty & b bk tnt & 1-sty bk stable; voluntary; Alexander Allison.

24,500

^a27TH st, 422 W, ss, 475 e 10 av, 24.7x 98.9, 5-sty & b bk & stn tnt; voluntary; Adj sine die.

^a**74TH st, 114 W,** ss, 139 w Col av, 19x 102.2, 4-sty & b stn dwg; voluntary; bid in at \$30,000.

^a**S4TH st, 441 E,** ns, 175.3 w Av A, 18.9x 102.2, 3-sty & b stn dwg; voluntary; bid in at \$8,700.

allith st. 103 E, ns, 31.11 e Park av, 15.11x100.11, 3-sty & b stn dwg; trustee's sale; Williams & Grodginsky. 5,275

**111TH st. 113 E, ns. 111.6 e Park av, 15.11x100.11. 3-sty & b stn dwg; trustee's sale; Williams & Grodginsky. 5,600

DANIEL GREENWALD.

111TH st, 35 W, (*) ns, 539 w 5 av, 31x 100.11, 5-sty bk tnt; due \$35,149.92; T&c \$1,350; Cornelius F Kingsland. 36,000 **11TH st, 31 W, (*) ns, 479 w 5 av, 30x 100.11, 5-sty bk tnt; due \$34,665.12; T&c \$1,525; Cornelius F Kingeland. 36,000 **36,000 * (*) ns 509 w 5 av, 30x 100.11 at 22 W (*) ns 509 w 5 av, 30x

\$1,525; Cornelius F Kingeland. 36,000

all 11TH st, 33 W, (*) ns, 509 w 5 av, 30x 100.11, 5-sty bk tnt; due, \$34,634.72; T&c \$1,525; Cornelius F Kingsland. 36,000

ale 5TH st, 946, ss, 70.3 e Kelly, 50x72.2x irreg, 5-sty tnt with str; sheriff's sale of all right, title, &c; withdrawn.

HERBERT A. SHERMAN.

^aFaile st, nwc Gilbert pl; see Gilbert pl, wc Faile.

aGilbert pl. (*) nwc Faile, 25x100, vacant; due, \$1,662.91; T&c \$52.74; sub to first mtg \$3,000; Broad Realty Co. 4,750

Total \$774,879 Corresponding week, 1910 1,875,414 Jan. 1st, 1911, to date 37,880,435 Corresponding period, 1910 46,393,955

VOLUNTARY AUCTION SALES

JOSEPH P. DAY.

OCT. 23.

145TH st, 201 W, see 7 av, 2504-6. 7TH av. 2504-6, nwc 145th (No 201), 80x 100, two 6-sty bk tnts.

OCT. 24.

135TH st, 591 E, ns, 225 e St Anns av 25x100, 4-sty & b bk & stn tnt.

35 Bronx lots on Bronx Park E & Reiss pl.

CONVEYANCES Borough of Manhattan.

OCT. 13, 14, 16, 17, 18 and 19.

Bleecker st, 132, (2:524-13) ss, 75 e West Bway, 25x10), 2-sty bk loft & str bldg; Helen C Butler et al to Nathan Harrison Realties, 63 Park Row; Oct7; Oct13'11; A 0 C & 100

Cleveland pl or Marion st, 21, (21 & 21½), (2:481-10) es, abt 80 n Kenmare, runs s10xe100xn29xw51.4xx17.4xw48.8 to beg, except pt conveyed by deed recorded Jan21'03; also CLEVELAND PL, or MARION ST, 21½, (2:481), es, abt 65 n Kenmare, runs e48.8xx17.4xw48.8 to st xn 17.4 to beg, except pt conveyed by deed recorded Jan21'03, 5-sty bk tnt & strs; Chas A Casazza et al to Antonio G, Giovanni & Luigi Casazza, all at 27-9 New Bowery; ½ pt; mtg \$22,500; Oct14; Oct16 11; A\$23,000-32,000.

Columbia st, 122, (2:335-44) es, 89.11 n Stanton, 20x100, 3-sty bk tnt & str & 4-sty bk mfg bldg in rear; Bertha Sanders to Minnie Sanders, 197 Stanton; mtg\$19,-000; Oct2; Oct13'11; A\$14,000-19,300. nom

Emerson st, (8:2255-406-410 & 467) es, 688.5 s Prescott av, runs e217.5 to ws Nichols pl xsw217.6xw100.1xn100xw40xn 100 to beg, vacant; Realty Syndicate to Westchester Av Realty Co, 150 Nassau; mtg \$12,000 & AT; Oct11; Oct13'11; A\$7,-000-7,000.

Essex st, 108, (2:353-6) es, abt 150 ns Delancey, 25x100, 5-sty stn tnt & strs with 4-sty stn tnt in rear; Beckie Goldstein to Max Schaffer, 258 Grand; mtg —; Oct14; Oct16'11; A\$26,000-38,000.

Front st, 359, (1:243-17) ss, 200 w Jack son sq or st, 25x140 to ns South (No 382 2-6-sty bk thts & strs; Ignatz Margarete to Chas Gahren, 255 W 90; AL; Oct11; Oct13'11; A\$10,000-32,000.

Gouverneur st, 37-9, (1:268-20) ws, 24.6 s Mad, 49x62.5x49x61, 6-sty bk tnt; Maurice J Burstein to Ida Burstein, 548 W 165; AL; Feb17'10; Oct17'11; A\$21,000-46,-000.

Grand Circle, nwe Central Pk W, see Bway, bounded n by 61st, etc.

Bway, bounded n by 61st, etc.

Grand Circle, nec Bway, see Bway, plot bounded n by 61st, etc.

Houston st, 65-7 W, (2:515-22-47) swc Wooster (Nos 159-61), 50x95, 2 3 & 4-sty bk loft & str bldgs; re jdgmt; Kertscher & Co to Fluri Constn Co, 1338 St Nicholas av; Oct6; Oct14'11; A\$61,000-63,500. nom

av; Oct6; Oct14'11; A\$61,000-63,500. nom

Houston st, 65-7 W; re jdgmt; C Whitmore Gaylor to same; Oct3; Oct14'11. nom

Houston st, 65-7 W; re jdgmt; Kertscher & Co to same; Oct6; Oct14'11. nom

Houston st, 283 E, (2:350-17) ss, 75 w Clinton, 25x100, 5-sty bk tnt & strs with 4-sty bk tnt in rear; Edwin B King to Peter S Rigney, 1575 Union, Bklyn; ½ pt & AT in remainder; AL; July25; Oct14'11; A\$24,000-32,000.

Houston st, 283 E, (2:250-17) ss, 75 w

A\$24,000-32,000. 12,500

Houston st, 283 E, (2:350-17) ss, 75 w
Clinton, 25x100, 5-sty bk tnt & strs with
4-sty bk tnt in rear; Edwin B King,
TRSTE Susan Le Roy King, deed for Jno
N King to Peter S Rigney, 1575 Union,
Bklyn; AT; B&S; July25; Oct14'11; A\$24,000-32,000. 12,500

Houston st, 283 E, (2:350-17) ss, 75 w (Clinton, 25x100, 5-sty bk tnt & strs with 4-sty bk tnt in rear; Peter S Rigney to Adam A Schopp, 1246 16'11; A\$24,000-32,000.

16'11; A\$24,000-32,000.

Henry st, 287, (1:288-pt lt 15) nec Scammel (No 8), 24x79.4x24x78.11, es; also HENRY ST, 289, (1:288-pt lt 15) ns, 24 e Scammel, 24x78.7x24x78.11, ws, 6-sty bk tnt & strs; A\$32,000-80,000; also MON-ROE ST, 27-9, (1:276-14) ns, 376.10 e Catherine, 49.8x100.6x50x100.7, 6-sty bk tnt & strs; A\$32,000-72,500; Fischel Realty Co to Sadie Paskewitz, 1800 7 av; AL; Oct18; Oct19'11.

Oct19'11.

Henry st, 289, see Henry, 287.

Ludlow st, 5, (1:298-31) ws, 50 n Canal, 25.5x87.6x25.3x87.6, 5-sty bk tnt & strs; Abr Kadans to Max Kobre, 143 E 123; mtg \$25,000; Oct17; Oct18'11; A\$20,000-33,000.

O C & 100

Monroe st, 280, (1:263-4) ss, 100 e Jack-on, 25x95; 6-sty bk tnt & strs; David asky to Malke Lasky his wife, 280 Mon-oe, AL; Oct13'11; A\$14,500-34,000. hom

Monroe st, 262, (1:261-43) ss, 150.6 w Jackson, 25.1x97.10, 5-sty bk tnt; David Lasky to Malke Lasky, 280 Monroe; AL; Oct13'11; A\$16,000-32,000. nom

Oct13'11; A\$16,000-32,000. nom

Mott st, 122, (1:238-3) es, 100 n Hester,
25x94, 5-sty bk tnt & strs with 5-sty bk
tnt in rear; Josephine Manfredonia to Eugene Manfredonia, 1217 St Marks av,
Bklyn; ½ of ½ pt; AL; Oct2; Oct16'11; A
\$18,000-30,000. OC & 100

Mott st, 203-5, see Spring, 30.

Mercer st, (2:485) ws, 225 n Broome, strip 1.2x—x0.7x100; Wm Goldstone to Lewis Friedman, 44 E 67; B&S & C a G; Oct14; Oct16'11.

Market st, 72, (1:254-58) es, 100,2 n Cherry, 23.9x60.8&25x23.7x90.8, 3-sty bk tnt; Rudolph Wallach Co to Wm Lustgarten, 113 Forsyth; mtg \$6,000; Oct16; Oct17'11; A\$9,000-10,500.

Oct17'11; A\$9,000-10,500.

Monroe st, 231, (1:266-18) ns, 119.6 e Scammel, 24x96, 5-sty bk tnt; Max Altmayer, ref, to Benj J Weil, 247 W 73; mtg \$32,500 & AL; FORECLOS, Oct13; Oct16; Oct17'11; A\$17,00)-28,000.

Monroe st, 233, (1:266-19) ns, 143.6 e Scammel, 24x96, 5-sty bk tnt; Max Altmayer, ref to Benj J Weil, 247 W 73; mtg \$32,500 & AL; FORECLOS, Oct13; Oct16; Oct17'11; A\$17,000-28,000.

Monroe st, 27-9, see Henry, 287.

Nichols pl, ws, 61.6 s Prescott av. See

Monroe st, 27-9, see Henry, 201.

Nichols pl, ws, 61.6 s Prescott av, see Emerson, es, 688.5 s Prescott av.

Orchard st, 174, (2:412-2) es, 25 n Stanton, 25x98, 5-sty bk tnt & strs; Max Jokinsky to Bernard Gordon, 99 2 av; mtg \$29,000; Oct15; Oct17'11; A\$24,000-38,000.

Spring st, 30, (2:480-24) swc Mott (Nos 203-5), 25.5x98.5x25x93.9, 3 5-sty bk tnts & strs; Antonio G Casazza et al to Chas A & Catarina Casazza, 5805 7 av, Bklyn, & Angelo L Casazza, 27-9 New Bowery; ½ pt; mtg \$29,000; Oct14; Oct16'11; A\$28,000-41,000.

Seammel st, S, see Henry 287.

Scammel st, 8, see Henry 287.

South st, 382, see Front, 359.

Vandewater st, 36, (1:113-14) ss, 107.3 w Pearl, runs w17.1xs50.2xe14.1xn21.10xe 2.9xn28.2 to beg, 2-sty bk loft & str bldg; Ellwood M Rabenold, ref to Francis J Mahoney, 478 W 22; FORECLOS, Sept19; Sept28; Oct17'11; A\$5,000-8,500. 3,800

Varick st, 228, (2:528-57) es, 48.7 s Carmine, 20x53.5x21.5x48.2, 3-sty & b bk dwg; Adam Wiener, ref, to Nicholas F Walsh, 37 City Hall pl; PARTITION; July19; Oct 16; Oct17'11; A\$5,000-6,000. 8,525 West st, 401, (2:636-46) es, 67 s Charles, 22.3x93.9x21.5x87.10, 3-sty bk tnt & strs with 1-sty fr ext; Jos Margoles to Stephen Ransom Jr, 419 W 141; mtg\$14,000; Sept 1; Oct13'11; A\$14,000-17,000. nom Willett st 62: (2:238.45) es 175 s Pive

Willett st, 62, (2:338-45) es, 175 s Rivington, 25x100, 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 Rivington, 25x100, 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.

Willett st, 29, (2:337-26) ws, abt 130 n Broome, 21.10x100, 5-sty bk loft & stable; A\$14,000-24,000; also WILLETT ST, 31, (2:-337-25) ws, 174.11 s Delancey, old line, 21.10x100x21.11x100, 4-sty bk tnt & str with 4-sty bk tnt in rear; Edw Mandel to Eliz Mandel, 524 Grand; AT; Oct11; Oct14 '11; A\$14,000-20,000.

Willett st, 31, see Willett, 29.

Willett st, 64, see Willett, 62. Wooster st, 159-61, see Houston, 65-7 W.

2D st, 124 E, (2:430-44) ns, abt 270 w Av A, —x—, 6-sty bk tnt & strs; re of interest or claims, &c; Fannie Greenberg to Henry C Burnstine, 316 W 97 as GDN, &c, & Hyman Rosen, 71 E 109; May29; Oct18'11; A\$21,000-46,000.

2D st, 124 E; re interest, claims, &c; Jennie Lazarus to Henry C Burnstine, 316 W 97 as GDN, &c, & Hyman Rosen, 71 E 109; May29; Oct18'11. nom 2D st, 124 E; re interest, claims, &c; David Goldstein to same; May29; Oct18'11.

2D st, 124 E; re interest, claims, &c; Yetta Davis to same; May29; Oct18'11.

6TH st, 752 E, (2:375-35) ss, 89 w Av D, runs s76.5xw4xs21xw18xn97.5 to st xe22 to beg, 5-sty bk tnt; Saml Greenwald to Lillian Drucker, 1106 St Johns pl, Bklyn; mtg \$24,000; Oct9; Oct13'11; A\$14,000-21,000.

O C & 100

13TH st, 519 E, (2:4)7-51) ns, 246 e Av A, 25x103.3, 6-sty bk tnt & strs; Geo Schaefer & ano to Julius Tishman, 25 W 90; B&S; Oct9; Oct13'11; A\$16,000-33,000.

14TH st, 231 E, (3:896-15) nes, 235 r 2 av, 26x103.3, 4-sty stn tnt; Select Real Co to Saml Kleimer, 230 E 14; mtg \$2 250 & AL; Oct16; Oct17'11; A\$23,400-2 500. O C & 1

15TH st, 153-9 W, (3:791-9) ns, 150 e 7 av, 80x103.3, 7-sty bk loft & str bldg; Lenray Constn Co to Murray Kanner, 70 W 118; mtg \$185,000; Oct17'11; A\$57,300-nom

W 118, mtg v. 100, nom P\$62,500. nom 22D st, 430 W, (3:719-60) ss, 258.7 w 9 av, 19.1x93.6 with AT to strip 0.4x93.6 adj on e, 3-sty & b bk dwg; Jno F Thompson, heir Eliz T Thompson to Mary, Anna & Margt Thompson, all at 430 W 22; QC; Oct14; Oct16'11; A\$9,000-11,000. nom 22D st, 430 W; Cath V Thompson, heir Eliz T Thompson to same; QC; Oct14; Oct nom 16'11.

23D st, 143-7 E, (3:879-27) ns, 240 w av, 78x98.9, 5-sty bk loft & str bldg; Perc N Hewlett to Mary Hewlett his wife, 43 Sterling pl, Bklyn; 1-6 pt; B&S; Oct19'11 A\$160,000-P\$195,000.

26TH st, 29 W, (3:828); asn rents Henry Lehman to City National Realt Co, 2 Rector; Oct14'11.

26TH st, 2 W, see 5 av, 212-6.

27TH st, 158-64 W, (3:802-75) ss, 100 e
7 av, runs e88xs90xw44xs8.9xw44xn30.8xw
15xn20xe15xn48.1 to beg, 2-5-sty bk loft
& str bldgs; Ella F Burnham to Reliant
Holding Co, 160 Bway; mtgs \$140,000; Sept
29; Oct13'11; A\$155,000-173,000.

27TH st 2324 44 W, (2:75-14,2 10)

7, Octis 11, A\$133,000-173,000. nom 27TH st. 339-41 W, (3:751-18-19) ns, 355 9 av, 42.6x98.9, 2 3-sty bk dwgs; Elsie Hogencamp, individ & EXTRX, &c, Wm Hogencamp to Thos J Maccabe, 150 W 4; Oct16; Oct17'11; A\$20,000-23,000. O C & 100

O C & 100

29TH st, 312-4 E, (3:934-46) ss, 183.4 e
2 av, 41.8x98.9, 6-sty bk tnt & strs; Fischel
Realty Co to Sadie Paskewitz, 1800 7 av;
AL; Oct18; Oct19'11; A\$17,500-52,000. nom

31ST st, 312 W, (3:754-49) ss, 137.6 w 8
av, 18.9x98.9, 3-sty bk dwg; CONTRACT;
Agnes G Hawthorne, of Chicago, Ill, to
Theresa Abelson, 141 W 120; June5; Oct
17'11; A\$15,000-17,000.

200.000

39TH st, 533 W, (3:711-14) ns, 325 e 11 av, 25x98.9, 4-sty bk tnt & 2-sty fr bldg in rear; Sara Bruneman to Saml Elkan, 1402 3 av; mtg \$11,000 & AL; Oct13; Oct16'11; A\$9,000-12,000.

40TH st, 520 W, (3:711-45) ss, 300 w av, 25x98.9, 5-sty bk stable with 1-sty e av, 25x98.9, 5-sty bk stable with 1-sty e Central Park W, & Abr Fox, 124 W 1 undivided int to ½ pt; AL; Oct9; Oct19; A\$7,000-13,500.

A\$7,000-13,500.

41ST st. 122 E. (5:1295-59½) ss, 87 w
Lex av, 19x98.9, 3-sty & b stn dwg; Jno
W Smyth to Richd Croker, Jr, at Portchester, NY; mtg \$10,000; Oct17'11: A\$23,000-27,000.

C & 100

43D st, 421 W, (4:1053-22) ns, 250 w av, 25x103.4x24.9x100.4, 5-sty bk tnt Hugh Dougherty to Dennis McEvoy, 34 W 48; mtg \$23,000; Oct16; Oct17'11; \$13,000-30,000.

47TH st. 431 W, (4:1057-19) ns, 431.3 e 10 av, 18.9x100.5, 4-sty stn dwg; Myron H Oppenheim ref to Mæry A Keogh 264 W 69; FORECLOS, May19'99; Sept7'11; correction & confirmation of deed recorded June2'99; Oct13'11; A\$9,000-11,500. 10,650

47TH st, 314 W, (4:1037-42) ss, 225 w 8 av, 25x100.5, 4-sty bk tnt & strs; John H Wherry to John Conway, 21 Columbia Terrace, Weehawken, NJ; mtg \$7,000; Oct17; Oct18'11; A\$17,000-20,500.

49**TH st, 131-5 W**, (4:1002-15-16) ns, 394 w 6 av, 44x100.4, 3 4-sty stn dwgs; Wm J Griffiths et al to John J Boyle, 109 W 72 mtg \$20,000 & AL; Aug25; Oct18'11; A\$62, 000-68,000.

51ST st, 556 W, (4:1079-61a) ss, 80 e 11 av, 20x75.3, 4-sty bk tnt & str; Harry M Jung to Wm A Mulligan, 728 Chauncey, Bklyn, & Fredk Rapp, 454 W 38, NY; each ½ pt AL; Oct16; Oct17'11; A\$6,500-9,003.

9,009. O C & 100

52D st, 9 E, (5:1288-9) ns, 195 w Mad av,
22.8x100.5, 2 & 3-sty bk stable; Phelan
Beale to Mary R & Ogden Goelet, both at
Newport, RI, & Geo G De Witt, 39 W 51
TRSTES Ogden Goelet, decd, ½ pt, & Robt
Goelet, individ, ½ pt; mtg \$65,000; Oct18
'11; A\$80,000-85,000. 94,371.85

58TH st, 530 W, (4:1086-48) ss, 370 w 10 av, 25x100.5, 5-sty bk tnt & strs; Max Sussman to Hannah Goldberg, 3046 3 av; mtg \$16,000; Oct17; Oct19'11; A\$9,000-17, 100

61ST st W, see Bway, see Bway, plot bounded n by 61, &c.
61ST st W, swe Central Park W, see Bway, plot bounded n by 61, &c.

3way, plot bounded n by 61, &c.

61ST st, 334 E, (5:1435-34) ss, 175 w 1
vy, 15x100.5, 5-sty bk tnt & strs; Julius
d Mayer, ref to Edwin J Keane, 450 E
42; FORECLOS, Oct5; Oct16; Oct17'11; A
11,400 \$5,000-14,000

11, 618T st, 204 W, (4:1152-36½) ss, 80, 80 Ams av, 20x100.5, 5-sty stn tnt & st Max Sussman to Hannah Goldberg, 304 av; mtg \$14,000; Oct17; Oct19'11; A\$5,014,000.

70TH st, 426, on map 430-2 E, (5:146 30), ss, 123 w Av A, 38x100.5, 6-sty bk t & strs; Maurice J Burstein to Ida Bt stein, 548 W 165; AL; Mar8'10; Oct18'11; \$13,000-44,000.

\$13,000-44,000. **70TH st. 50 W**, (4:1122-56) ss, 215 e Col av, 23x100.5, 4-sty & b stn dwg; Rachel Levy to Michl F Loughman at Cedarhurst, NY; B&S; Oct16; Oct18'11; A\$21,000-43,000.

O C & 100

70TH st, 50 W; Gustave F Simon & ano EXRS Ulrich Simon to same; mtg \$25,000; Oct13; Oct18'11.

72D st, 162 W, (4:1143-58) ss, 159 e Ams av, 20x102.2, 4-sty bk office bldg; Geo L Slawson et al to Chas D Hobbs, 805 West End av; ¼ pt; mtg \$75,000; Oct16; Oct17'11; A\$52,000-80,000.

72D st 216 F. (5:1446-46) cs, 150, 2 are

72D st. 316 E, (5:1446-46) ss, 150 e 2 av, 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; ½ pt; B&S; Dec9'10; Oct18'11; A\$6,500-10,000.

72D st, 316 E; Betsy wife Jos Solomon to same; QC; Oct13; Oct18'11. nom
72D st, 316 E; Jesse I & Herbert R Rice individ & EXRS Ignatius Rice, decd, et al to Albt Winternitz, 237 E 72; mtg \$8,-000; Oct16; Oct18'11. 9,000

73D st, 307 E, (5:11448-7) ns, 150 e 2 av, 25x102.2, 4-sty bk tnt; Abr Mayer to Rachel wife Harry Stern, 40 E 60; mtg 88,000; Oct18'11; A\$9,000-15,500.

73D st, 120 E, (5:1407-65) ss, 175 e Park v, 18.9x102.2, 3-sty & b stn dwg; Ida wife br Kassel to Louis Jacoby, 127 E 72; tg \$48,500; Sept30; Oct16'11; A\$28,000-2000 mtg 32,000

32,000. nom

75TH st, 427 E, see 75th, 429-31 E.

75TH st, 429-31 E, (5:1470-16-17-34 & 35) ns, 200 w Av A, 50x204.4 to ss 76th (Nos 428-30), 2 & 3-sty bk bakery & several 1-sty fr bldgs in 76th; A\$32,000-43,000; also 75TH ST, 427 E, (5:1470-15) ns, 250 w Av A, 27xx102.2, 4-sty bk tnt; A\$8,500-14,500; Scranton Trust Co, at Scranton, Pa, EXR Jane W Rockwell to Hugo Fredericks, 64 W 83; AT; correction deed; 0ct11; 0ct16:11.

Oct11; Oct16'11.

14,562.50

77TH st, 307 W, (4:1186-19) ns, 100.6 w
West End av, 18.6x102.2, 4-sty stn dwg
with 2-sty ext; Hy G Trevor to Lionel C
Mackarness, 15 Cromwell av, Dongan
Hill, B of R; C a G; mtg \$20,000; Oct2;
Oct17'11; A\$17,000-28,000.

nom
78TH st E, (5:1392) ss, the east line being 154 e Mad av, —x—, owned by party
1st part; also 78TH ST E, (5:1392) ss, adj
above on e, —x—, owned by party
2d part; boundary line agmt; Maria S Gibbs,
48 E 78 with Mary R Haines, 5 Philipse
pl, Yonkers, NY; Sept30; Oct18'11.

nom
78TH st E, ss, — e Mad av, see 78th, ss,
154 e Mad av.

8STH st, ns, 102.8 e 5 av, see 5 av, 1071.

154 e Mad av.

SSTH st, ns, 102.8 e 5 av, see 5 av, 1071.

90TH st, 423-5 E, (5:1573-15) ns, 344 e 1 av, 50x100.8, 2-sty bk bakery; Louis Wolf to Abr Jacobs, 83 Lenox av; ½ pt; mtg \$23,000 (pt paid) & AL; Oct16; Oct19'11; A\$18,500-27,000.

94TH st, 70 E, (5:1505-43) ss, 130 w Park av, 25.3x100.8, 3-sty stn tnt, A\$18,600-23,-000; also 94TH ST, 72-4 E, (5:1505-41-2) ss, 80 w Park av, 50x100.8, 2 5-sty stn tnts & strs; Helen R wife Saml Kahn to Jno F Calder, — Waldo av, Bayside, LI; mtg \$51,000; Oct13; Oct14'11; A\$36,000-56,000.

nom

94TH st. 72-4 E, see 94th, 70 E.
96TH st. 328 W, (4:1253-90) ss, 308.4 w
West End av, 41.8x100.8, 6-sty bk tnt; Jacob Beerwald, 2513 N 29, Phila, Pa, to
Ray Hirshberg, 547 W 142; mtg \$65,000;
Oct18; Oct19'11; A\$30,000-70,000. nom
96TH st. 328 W, (4:1253); agmt that any
sum in excess of amount of 1st & 2d mtgs
aggregating \$65,000 & int shall be paid
over by party 1st pt upon demand to party
2d pt; Oct18; Oct19'11; Ray Hirshberg, 547
W 142d, with Jacob Beerwald, 2513 N 29,
Phila, Pa; Zelda B Marcus & Miriam B
Conlan, 321 W 94; Oct18; Oct19'11. nom

96TH st, 324 W, (4:1253-88) ss, 266.8 w West End av, 41.8x100.8, 6-sty bk tnt; Ja-cob Beerwald to Zelda B Marcus, 314 W 94, & Miriam B Conlan, 321 W 94; B&S; mtg \$60,000 & AL; Oct18; Oct19'11; A\$30,-000-73,000.

97TH st, 214 E, (6:1646-39) ss, 235 e 3 av, 25x100.11, 4-sty stn tnt & strs; A\$9,-000-16,000; also 97TH st, 216 E, (6:1646-38) ss, 260 e 3 av, 25x100.11, 4-sty & b stn tnt & strs; Gianovario Innella to Prince Realty Co, 226 Lafayette; mtg \$25,000; Oct11; Oct14'11; A\$9,000-16,300. nom

ty Co, 226 Larayette; Intg v25,00, nom Oct14'11; A\$9,000-16,300.

97TH st, 216 E, see 97th, 214 E.

97TH st, 48 W, (7:1832-50) ss, 440 W Central Park W, 20x100, 4-sty & b bk dwg; Carolyn Koechlein to Margt C Delile, at Merrick, LI; mtg \$20,150; Junes; Oct17'11; A\$12,000-20,000. O C & 100

97TH st, 50 E, see Mad av, 1391-7.

98TH st, 107 W, (7:1853-27) ns, 125 w Col av, 25x100.11, 5-sty bk tnt; Harris Jacoby to Margt McGinnis, 372 W 29; mtg \$15,000; Oct16'11; A\$15,000-24,000.

O C & 100

99TH st, 118-20 W, (7:1853-43) ss, 249 W Col av, 42x100.11, 5-sty bk tnt; Jno H Judge, ref, to Wm I Young, 127 Chambers & Willard B Young, 797-801 Bway; mtg \$42,250; FORECLOS, Oct11; Oct16; Oct18 '11; A\$28,000-50,000.

100TH st, 215 E, see 100th, 217 E.

100TH st, 213 E, see toth, 21 December 2011 st, 215 E, (6:1650-11) ns, 250 e av, 25x100.11, 4-sty bk tnt; Hy C Fredericks to H C Fredericks Realty Co, 41 Union sq; mtg \$13,000; Oct12; Oct18'11; A\$9,000-15,000.

000-15,000.

100TH st, 217 E, (6:1650-12) ns, 275 e 3 av, 25x100.11, 4-sty bk tnt; A\$9,000-15,000; also 100TH ST, 215 E, (6:1650-11) ns, 250 e 3 av, 25x100.11, 4-sty bk tnt; A\$9,000-15,000; H C Fredericks Realty Co to Lucy H Van Brakle, 296 S 5, Bklyn; mtg \$26,000 & AL; Oct12; Oct18'11.

100D th 202 F (6:1675.7) ns, 150 a 2

103D st, 307 E, (6:1675-7) ns, 150 e 2 200 25x100.11, 4-sty stn tnt & strs; Robt L Morrell, ref to American Mtg Co, 31 Nassau; FORECLOS, Oct16; Oct17'11; A \$8,000-15,000.

Nassau; FORECLOS, Oct. 13,000
103D st, 303 E, (6:1675-5) ns, 100 e 2 av, 25x100.11, 4-sty bk tnt & strs; Francis W Pollock, ref, to Lillie McC Hartigan, at Leighton-Buzzard, Eng; FORECLOS, Oct 11; Oct14; Oct16'11; A\$8,000-15,000. 13,100
103D st, 305 E, (6:1675-6) ns, 125 e 2 av, 25x100.11, 4-sty bk tnt & strs; Francis W Pollock, ref to Lillie McC Hartigan, at Leighton-Buzzard, Eng; FORECLOS, Oct 11; Oct14; Oct16'11; A\$8,000-15,000. 13,500
103D st, 128 W, (7:1857-48) ss, 370 w Col av, 16.9x100.11, 3-sty & b stn dwg; Ada T Richards, individ & TRSTE Arthur W Lipsett to Sherman K Foote, 126 W 103; mtg \$8,000; Sept28; Oct19'11; A\$11.000-13,000. O C & 11,250

104TH st, 157 E, (6:1632-24) ns, 95 e Lex av, 25x100.11, 4-sty bk tnt & strs; F Leon Shelp to Bern Budd, 214 W 92; B&S; AL; Oct11; Oct13'11; A\$10,000-15,000.

105TH st, 143 W, (7:1860-18½) ns, 415.5 e Ams av, 33.5x134.10, 5-sty bk tnt; Arthur L Fullman, ref to Lilly Lang, 57 2 av; FORECLOS, Aug16; Oct6; Oct17'11; A\$19,000-30,000.

105TH st, 60 E, (6:1610-49) ss, 255 w Park av, 25x100.11, 4-sty stn tnt; Mary McGrath, wid to Harry M Goldberg, 509 W 110; mtg \$11,000; Oct16; Oct17'11; A \$11,000-18,000.

11,000-18,000.

108TH st. 59 E, (6:1614-27) ns, 238 w Park av, 17x100.11, 4-sty stn tnt; Annie Doktor et al to Saml Seiniger at Cedar-hurst, LI; mtg \$9,000 & AL; Sept27; Oct 13'11; A\$7,500-11,000.

110TH st, 202-8 E, (6:1659-43½-45½) ss, 85 e 3 av, 60x100.10, 4 3-sty & b bk dwgs; Paulina Schwartz to Jno J Fleming, 143 W 82; mtg \$25,400; Sept27; Oct17 '11. A\$24,000-26,000. nom 111TH st E, nwc Mad av, see Mad av, 1672.

1672.

113TH st, 113 W, (7:1823-23) ns, 200 w Lenox av, 25x100.11, 5-sty bk tnt; Flora J Oppenheimer to Jno W Stevens, 142 W 57, & Herman H Blomeier, 439 9 av; mtg \$21,-000; Oct16'11; A\$16,000-26,000. O C & 100 115TH st, 215 W, (7:1831-21) ns, 265 w 7 av, 20x100.11, 5-sty stn tnt; Elias J Gordon, 215 W 115, to Benj H Gordon, 215 W 115; correction deed; AL; Oct14; Oct16'11; A\$11,200-17,000. O C & 100 115TH st W. (7:1825-10) ns. 500 w

115TH st, 69 W, (6:1599-11) ns, 225 e Lenox av, 25x100.11, 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.

117TH st, 303 W, (7:1944-28) ns, 100 w 8 av, 25x100.11, 5-sty bk tnt & strs; Flora C Davis to Morris Wolf, 417 Manhattan av; mtg \$23,500; Oct16; Oct17'11; A\$15,000-27,000. O C & 100

118TH st, 17 W, (6:1717-25) ns, 285 w 5 av, 25x105.11, 5-sty bk tnt; Strayer Realty Co to Augusta Samuels, 164 E 115; mtg \$27,175 & AL; Oct16; Oct17'11; A\$15,000-30,000.

118TH st, 335-7 E, (6:1795-18) ns, 212.6 w 1 av, 37.6x130.10, 6-sty bk tnt & strs; Vincenzo Ciuti to Savatore Soraci, 329 E 113; AL; Oct19'11; A\$14,000-43,000.

120TH st, 361 W, (7:1947-8) ns, 166 w Manhattan av, 17x100.11, 3-sty & b stn dwg; Caroline Stern to Philip H Reilly, 361 W 120; Oct16; Oct1711; A\$10,200-12,-

120TH st, 152 W, (7:1904-54) ss, 225 e 7 av, 16.8x79.2 to cl old Harlem or Bensons Creek x—x81.6 with AT to strip on s to cl of blk, 3-sty & b stn dwg; Annie Mc-Reynolds, EXTRX Anthony McReynolds, to Jas M Scofield, at White Plains, NY; AT; Oct17'11; A\$10,000-14,000. O C & 100 120TH st, 118 E, (6:1768-63) ss, 215 e Park av, 25x100.10, 5-sty bk tnt; A\$11,000-23,000; also 120TH ST, 120 E, (6:1768-62) ss, 240 e Park av, 25x100.10, 5-sty bk tnt; A\$11,000-23,000; Saml Birnbaum & Elja his wife to Mary Birnbaum, 415 E 75; AL; July21; Oct18'11.

120TH st, 118-20 E; Mary Birnbaum to Louis Kopp, 332 E 50; AL; Oct9; Oct18'11.

120TH st, 120 E, see 120th, 118 E.

121ST st, 518 E, (6:1817-27) ss, 208 e Pleasant av, 17x80, 3-sty & b bk dwg; Wm S Earle to Ella S West, 169 Howard av, Bklyn; Oct2; Oct18'11; A\$3,500-4,500.

Balyn; Oct2; Oct18'11; A\$3,500-4,500. 100

121ST st, 427-35 E, (6:1809-14-16) ns, 242.11 w Pleasant av, 89.2x100.11, 2-6-sty bk tnts & strs; Josephine Miller to Palher Realty Co, 27 Wm; QC & C a G; Sept20; Oct13'11; A\$26,000-94,000. O C & 100

123D st, 363 W, (7:1950-5) ns, 100 e Morningside av E, 16.8x100.11, 3-sty & b bk dwg; Maurice Deiches, ref, to John Maher, 302 West Iron av, Salina, Kansas; PARTITION; July26; Oct18'11; A\$10,000-11,500. 5,000

124TH st, 73 E, (6:1749-31½) ns, 107.6 w Park av, 17.6x100.11, 3-sty & b stn dwg; Jacob Silverstein to Nathan Cohen, 1657 Bathgate av; mtg \$11,000; Oct17'11; A\$9,-800-11,500.

126TH st, 235 E, (6:1791-16) ns, 218.4 w 2 av, 16.8x99.11, 3-sty stn tnt & str; Jos F A O'Donnell to Robt W Crawford, 880 St Nicholas av; mtg \$5,500; Oct16; Oct17'11; A\$6,000-8,500.

'11; A\$6,000-8,500. O C & 10

126TH st, 320 E, (6:1802-39) ss, 325 e
av, 25x99.11, 5-sty bk tnt; Teresa C Tore
to Sadie Rosenstock, 202 Edgecombe at
mtg \$20,250; Oct16'11; A\$7,000-16,500. no
130TH st, 643-7 W, (7:1997-6) ns, 125
12 av, 75x199.10 to ss 131st (Nos 640-4)
& 2-sty bk garage; Fredk F Sampson
Fifth Ave Coach Co, 815 8 av; mtg \$20
000; Oct7; Oct13'11; A\$53,000-P65,000. 10

131ST st, 640-4 W, see 130th 643-7 W

000; Oct7; Oct13'11; A\$53,000-P65,300. 100
131ST st, 640-4 W, see 130th, 643-7 W.
131ST st, 201-3 W, (7:1937-27-28) ns, 75
W 7 av, runs n50xw25xn50xw25xs99.11 to
stxe50 to beg, 1-sty bk str & 5-sty bk tnt;
Jno H Edelmeyer et al heirs Emily M
Coburn to Alfred P Coburn, 226 W 71;
QC; Sept20; Oct13'11; A\$19,000-36,030. nom
131ST st, 201-3 W; Addison W Edelmeyer heir Emily M Coburn to same; QC;
Sept21; Oct13'11.

136TH st. 135 W. (7:1921-1744) ns. 384 e

136TH st, 135 W, (7:1921-17½) ns, 38 t av, 15.6x99.11, 4-sty bk dwg with 1-ext; Israel Lebowitz to Bernardine Mo 78 E 96; mtg \$10,000 & AL; Sept29; Oc 11; A\$6,800-10,000.

143D st, 241 W, (7:2029-18) ns, 425 e 8 av, 25x99.11, 6-sty bk tnt; Jos Newmark to McKinley Realty & Constn Co, 320 Bway; Oct16'11; A\$10,000-30,000.

143D st W, ns, 375 e S av, see 143d, ns, 350 e 8 av.

143D st, 247 W, (7:2029-15) ns, 350 e 8 av, 25x99.11, 6-sty bk tnt; Chas M Hoblitzell to Anna Dressler, 984 Woodycrest av; mtg \$26,000; Oct14; Oct16'11; A\$10,000-30,000. O C & 100

143D st W,(7:2029) ns, 350 e 8 av, owned by party 1st pt; also 143D ST W, (7:2029) ns, 375 e 8 av, owned by party 2d pt; party wall agmt; Jos Newmark & Harry Jacobs with Danl Stiess; Nov15'04; Oct16 nom

'11.

143D st, 239 W, (7:2029-19) ns, 300 w 7 av, 25x99.11, 5-sty bk tnt & strs; Solomon Stern to Irene M Brobst, 940 New York av, Bklyn; mtg \$23,000; Sept29; Oct19'11; A\$10,000-23,000.

A\$10,003-23,000.

147TH st, 618 W, (7:2093-40) ss, 150.6

Bway, 24x99.11, 3-sty & b bk dwg; E Edwin Rothschild to John J Healy, 618 V
147; mtg \$12,000; Oct18'11; A\$9,200-16,500
O C & 10

O C & 100

151ST st W, (7:2066-13) ns, 300 e Ams av, 25x99.11, vacant; Loretta Stafford to John E Stark, 144 Columbia Heights, Bklyn; A L; Oct17; Oct18'11; A\$8,500-8,500. nom

151ST st W,, (7:2066-13) ns, 300 e Ams av, 25x99.11, vacant; Jennie E Morris to Taxetta Stafford, at Almont, Ontario, Can; AL; Oct14; Oct16'11; A\$8,500-8,500.

O C & 100

O C & 100

156TH st, 422-4 W, see Ams av, 1933-5.

159TH st, 570 W, (8:2117-11) ss, 125 e

Bway, 25x100, 3-sty fr dwg; Jas McAllister, Jr, to Anne I, Margt E & Jennie McAllister, all at 570 W 159; ¼ pt; B&S; Oct
14; Oct16'11; A\$11,000-12,500. 3,500

164TH st, 548-58 W, (8:2122-105) ss, 100

e Bway, 265x99.11, 2 6-sty bk tnts;
Heights Metropole Constn Co to Nathan A
Sachs, 1100 Prospect pl, Bklyn; mtg \$350,000 & AL; Oct14; Oct16'11; A\$106,000-346,000.

165TH st, 548 W, (8:2122-81½) ss, 164.8 e Bway, 16x101.10x16x103.4, 4-sty & b stn dwg; Maurice J Burstein to 1da Burstein, 548 W 165; mtg \$10,000; Oct17'11; A\$7,000-13,000.

16,000.

165TH st, 470-2 W, (8:2111-15) ss, 200.7 e Ams av, runs s56.6xnw0.7xs46.5xe50xn 102.11 to st xw49.4 to beg, 5-sty bk tnt; 3x A Foley, ref, to Lambert Suydam, 2 E 45; mtg \$15,000; FORECLOS, Oct16; Oct 17; Oct19'11; A\$16,000-53,000.

179TH st, W, nec Northern av, see Northern av, nec 179.

184TH st W, (8:2167-26-27) ns, 475 w St Nicholas av, 50x99.11, vacant; Wm T Pur-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 Bway late Kingsbridge rd, old line, 19.6x 59.7x19.6x59.8, 3-sty bk dwg; Lina Voss to Wahlig & Sonsin Co, 1322 So Boulevard; mtg \$8,000; Oct14; Oct16'11; A\$5.7200-12,000.

215TH st W, swc Seaman av, see Seaman av, swc 215.

Av A, 1301-3, (5:1464-25) ws, 50.5 b
70th, 50x85, 5-sty bk tnt & strs; Maurice
J Burstein to Ida Burstein, 548 W 165;
AL; Feb4'10; Oct19'11; A\$14,000-48,000.

Ay B, 287, (3:984-58) es, 42 s 17th, 20x 68, 5-sty bk tnt & strs; Chas G Moller, Sr, 293 Mad av, & ano to Chas A Sherman, 33 W 52; Oct17; Oct19'11; A\$6,800-10,500.

Av B, 246, (3:972-31) ws, 60 s 15th, 20x 60, 4-sty bk tnt & strs; Marcus Rosenthal to Wm L Cahn, 815 West End av; mtg \$10,200; Oct3; Oct13'11; A\$8,300-10,500.

O C & 100

O C & 100

Av B, 293 & 301, (3:985) asn rents; Jno
E Olson Constn Co to Eliz J Webb, 445
Park rd, Wash D C; Oct13'11.

Av C, 56, (2:374-2) es, 25 n 4th, 24x64.3,
5-sty stn tnt & strs; Gussie A Engel to
Fannie B Cohen, 204 W 141; mtg \$20,000;
Oct9; Oct14'11; A\$13,500-20,000. O C \$100

Av C, 215, (2:396-36) ws, 23 n 13th, 22.10
x63, 5-sty bk tnt & strs; Sarah M Bernstein to Max Bernow, 477 Miller av, Bklyn; mtg \$16,000 & AL; Oct17; Oct18'11; A
\$8,000-13,000.

Amsterdam av. 1933-5 (8:2107-33)

Amsterdam av, 1933-5 (8:2107-33) sec 156th (Nos422-4), 50x100, 6-sty bk tnt & strs; Placid Realty Co to Patk H Conron, 175 W 81; mtg \$80,000 & AL; Oct16; Oct17'11; A\$47,000-\$—. O C & 100

Oct1711; A\$47,000-\$
OC & 100

Amsterdam av, 1783, (7:2063-2) es, 24.11
n 148th, 25x100, 2-sty fr dwg & str; Ensign Realty Co to Wm T Purdy, 9 Mt Morris Park; mtg \$15,000; Oct16'11; A\$20,000-21,500.
OC & 100

ris Fark; meg viz, O C & 100
21,500.

Broadway, (4:1113-29) plot bounded n
by 61st, e by Central Park W, s by Circle
or Grand Circle & w by Bway, vacant;
Frances H Park by N Y Trust Co, GDN
to Wm R Hearst, 137 Riverside Dr; ½ pt;
B&S; Oct14; Oct16'11; A\$1,800,000-1,800,000.

700,000

Too,000.

Broadway, (4:1113); same prop; Eliza H wife Jno G McCullough et al to same; 3% pts; B&S; Oct14; Oct16'11. O C & 100

Broadway, 450 (448), (1:232-8) ses, abt 105 s Grand, 25x120; also BROADWAY, (1:-232) es, 104 s Grand, strip 1x120, 5-sty bk loft & str bldg; Alfred R Conkling & ano, EXRS, &c, Geo L Ronalds, Jr; to Walstein S Reade, 434 Clermont av, Bklyn; AL; Oct 16'11; A\$88,000-105,000. O C & 100

Broadway, 450; re dower; Edith H Ronalds wid to Walstein S Reade, 434 Clermont av, Bklyn; QC; Oct16'11.

Broadway, 450; Walstein S Reade to Franklin S Jerome at Stamford, Conn & Jos H Wright, 1977 Bway as joint tenants; mtg \$75,000; Oct16'11. O C & 100

Bway, nec Grand Circle, see Bway, plot bounded n by 61st, etc.

Broadway, 3686, (7:2084-3) es, 51 n 152d, 16x78, 3-sty & b stn dwg; Isham Henderson ref to Minnie Hummel, 3688 Bway; FORECLOS; Sept15; Oct16'11; A \$10,000-14,000.

Broadway, see 61st, see Bway, plot bounded n by 61st, etc.

Broadway, es, 104 s Grand, see Bway, 450.

Broadway, 1134-6, see 5 av, 212-6.
Central Park W, swe 61st, see Bway, plot bounded n by 61st, etc.
Central Park W, nwe Grand Circle, see Bway, plot bounded n by 61st, etc.
Madison av, 1672, (6:1617-15) nwc 111th 21x50, 5-sty bk tnt & str; Jos Kaiser to Saml Williams, 71 W 113 & Saml Grodginsky, 60 E 93d; mtg \$13,500; Sept25; Oct16'11; A\$14,000-19,000.

Madison av, 2093. (6:1756-50) es 25 s

Madison av, 2093, (6:1756-50) es, 25 s 132d, 25x96, 5-sty bk tnt & strs; Morris Manheimer to Rebecca Marrow, 233 W 107; mtg \$25,000 & AL; Oct4; Oct17'11; A \$13,000-25,000.

Madison av, 1391-7, (6:1602-50) sec 97th (No 50), 100x100, 6-sty bk tnt; Milton M Silverman et al EXRS, &c, Clementine M Silverman to C M Silverman & Son, a corp, 3436 Bway; AL; Oct17; Oct18'11; A \$100,000-245,000.

Madison av, 290, (5:1275-17) ws, 76.9 n 40th, 25x95, 4-sty & b bk dwg; Jane wife Chas G Moller, Sr, to Chas A Sherman, 33 W 52; C a G; Oct17; Oct18'11; A\$83,000-98,000.

Northern av, (8:2177-166) nec 179th, 100 x100, 6-sty bk tnt; R H M Realty Co to The 825 West 179th St Holding Co, 825 W 179; mtg \$147,832 & AL; Oct18'11; A\$30,000-P \$52,000.

P \$52,000.

Riverside Dr or av, 41, (4:1185-48) es 32
n 76th, runs e43.1xn11.4xe11.6xn1.3xne4.11
xn13.10xw55.10 to av, xs30.1 to beg, 5-sty
bk dwg; Fredric E Humphreys to Myrtle
L Humphreys his wife, 41 Riverside Dr;
Oct14; Oct16'11; A\$24,000-52,000. nom
Seaman av, (8:2250-23) swc 215th, 50x
130, vacant; Wm C Canning of Bklyn to
Nora O'Connor, 1391 Undercliff av, mtg
\$3,040; Oct14; Oct16'11; A\$3,500-3,500.
O C & 100
Seaman av, (8:2250) same prop; Nora

Seaman av, (8:2250) same prop; Nora O'Connor to Hannah Connell, 211 Congress, Bklyn; mtg \$3,040; Oct16'11.

St Nicholas av, 442 (417), (7:1958-49), e s, 189.11 s 133d, 20.3x131.11x20x135.4, 5-sty bk tnt; Jos M Lesser to Mary Leonard, 440 St Nicholas av; mtg \$18,000 & AL; Oct13; Oct18'11; A\$13,200-19,000.

O C & 100

St Nicholas av, 943, (8:2108-67) ws, abt 45 n 157th, 31.1x82.7x30x90.10, 5-sty bk tnt; Nellie J Hymes to York Investing Co, 424 W 20; mtg \$26,750; Oct19'11; A\$15,000-31,000.

Wadsworth av, nec 185, see 185th, 635

1ST av, 693, (3:945-30) ws, 74 s 40th 24.8x75, 5-sty bk tnt & strs; Paola Parisi wid, to Sebastiana Mule, 693 1 av; ½ pt mtg \$10,500; Oct13; Oct17'11; A\$10,000-14, 500.

500. nom

2D av, 1566, (5:1544-3) es, abt 50 n 81st, 25.4x100, with AT to strip 0.1x— on ns, 4-sty stn tnt & strs; Lorenzo E Tripler to Johanna Kehoe, 167 Greenwich; mtg \$14,-000; Oct17; Oct18'11; A\$14,000-23,000. nom

2D av, 434-6, (3:930-56-57) ses, 24.9 s 25th, 49.4x100, 2-5-sty bk tnts & strs; Dora Sokolski et al to Dorahal Realty Co, 123 2 av; mtg \$56,000; June6; Oct16'11; A\$30,000-54,000. O C & 100

3D av. (6:1646) es. 100.9 n 96th, strip

3D av, (6:1646) es, 100.9 n 96th, strip 0.2x100; Max & Annie Weinstein to Cecilia Kaicher, 178 Jefferson, Bklyn; QC; AL; 0ct11; Oct16'11.

3D av, (6:1646) es, 100.8 s 97th, strip, .3x100; Willard I Pierce et al to Cecilia Kaicher, 178 Jefferson, Bklyn; QC; Oct ; Oct16'11.

4; Oct16'11. nom

3D av, 1814, (6:1628-39) ws, 25.11 s 101st,
25x98, 5-sty bk tnt & strs; Farmers Loan
& Trust Co, TRSTE Alma L Larner, to
Marcus Rosenthal, 61 E 73; 1-5 pt; Oct16;
Oct19'11; A\$15,000-23,500. O C & 100

3D av, 1814; Louise A Denio et al to
same; 4-5 pts; Oct13; Oct19'11. O C & 100

3D av, 2336, (6:1775) ws, 49.11 s 127th,
25x100; re asn of rents; Royal Co of N Y,
93 Nassau to Adolf H Landeker, 411 5th,
Plainfield, NJ; Oct19'11. nom

5TH av, 1082, (5:1501-3) es, 50.2 n 89th,

25x100; re asn of rents; Royal Co of N Y, 93 Nassau to Adolf H Landeker, 411 5th, Plainfield, NJ; Oct19'11.

5TH av, 1082, (5:1501-3) es, 50.2 n 89th, 22.11x102.2, 6-sty & b bk dwg with 4-sty ext; Eleonore Phillips, of Paris, France, to Geo J Gould, at Lakewood, NJ; Oct10; Oct19'11; A\$100,000-175,000.

C & 100

5TH av, 212-6, (3:827-44) swc 26th (No 2), 56.5x134.1 to es Bway (Nos 1134-6) x 60.5 to s s 26th x155.7, 5-sty bk restaurant (Cafe Martin); A\$950,000-\$1,000,000; also MACOMBS ROAD, (11:2876 to 78 & 2880, 2882, 2884 & 2885), ws, at s 1 farm Lewis G Morris, runs w along road 365xsw, still along road 116 to land T Bailey Myers xnw 2,340 to Harlem River xne30 & 515 to said land of Morris xsel,980 to beg, contains 22 579-1,000 acres, including land taken for Croton Aqueduct, the said parcel above described being 470 ft in width, except parts for sts, etc; re dower; Minna F wife Algernon Burnaby to Preston Gibson at Washington, DC; 1-9 pt now owned by said party 2d pt; Apr21; Oct18'11.

5TH av, 1071, (5:1500-2) es, 25.8 n 88th, runs e102.8xs25.8 to ns 88th xe25xn55.8xw 127.8 to es 5 av xs30 to beg, 4 & 5-sty & b bk dwg; Gardner B Penniman et al TRSTES, &c, Geo H Penniman to Philip Livingston at Bar Harbor, Maine; B&S; Oct17; Oct18'11; A\$170,000-275,000. 220,000

10TH av, 508, (3:736-4) es, 98.9 s 39th, 24.8x100, 5-sty bk tnt & strs; Anna Blumenstock to City National Realty Co, 2 Rector; mtg \$28,000; Oct10; Oct13'11; A\$15,000-23,500.

MISCELLANEOUS CONVEYANCES

Borough of Manhattan.

Assignment of all R T & I under will Jno C Tillotson to extent of \$2,000; How-ard Tillotson to Alma C Tillotson, 359 W 57; Oct2; Oct16'11. nom Power of atty; Jno P Jones of Santa Monica, Cal to Roy Jones; Oct11; Oct13'11.

Power of atty; Georgina S Jones of Santa Monica, Cal to Roy Jones; Oct11; Oct13'11.

Power of attorney; Nathalie Jarvis to Saml M Schafer, 55 Wall; Nov14'04; Oct14'11.

Power of atty to extend mtg; Thos Rourke to Jno J Hynes, 42 Bway; Aug 18; Oct16'11.

Power of atty: Edith H Ronalds wid to Russell H Hoadley; Apr25; Oct16'11.

Power of attorney; Pauline E von Nauendorff to Francis M Bacon, Jr; Aug29; Oct19'11.

Power of attorney; Josephine M von Pauer to Francis M Bacon, Jr; Aug29; Oct 19'11.

Power of attorney; Amy S McCunn to Nicholas H Stabb, 7 E 42; Aug21; Oct19'11.

CONVEYANCES

Borough of the Bronx.

Austin pl, (10:2601) sec 147th, 25x100, vacant; Apollonia Pfeuffer to Fredk H. Hecht, 1749 Filmore; mtg \$1,000; Oct14; Oct16'11.

Beck st, 755, (10:2708) ws, 150 n 156th, 25x100, 2-sty bk dwg; Henry Goldwater to Tooby Cisin, 145 Av B; mtg \$8,500; Oct 13; Oct16'11.

Bristow st, see Boston rd, see Boston see Bristow.

Bristow st, nec 170, see Boston rd, sec Bristow.

Bristow st, 1402-12, see Boston rd, sec Bristow.

Exterior st, sec 150, see River av, swc 150.

Freeman st, 996, (11:2993) swc Longfellow av (No 1259) 33.6x90.4, 5-sty bk tnt & strs; re mtg; Cross, Austin & Ireland Lumber Co, 1246 Grand, Bklyn to Jas Dailey, 134 Woodland av at Avon, NJ; AT; May12; Oct13'11. 625.28

Fairmount pl, 739, (11:2951) nes, 68.6 se Clinton av, 21.6x130, 2-sty fr dwg; Jennie V Kennedy to Kathryn J wife Edw A Lynch, at 254th & Hudson River; Oct11; Oct14'11. nom

Oct14'11.

Huguenot st (*) sws at nwc White Plains rd or Blvd, see White Plains rd or Blvd (*) nws at sws Huguenot.

Home st, (10:2752) sec Hoe av, 25.2x82x 25x79.1, vacant; Wm Sinnott to Wm Sinnott Co, a corpn, 967 E 165; Oct16'11.

4,900

Kingsbridge ter, (12:3256) ws, at cl Reed pl (if extended) 289.9x118.1x286.1x 123.8, vacant; Pauline S Rapp et al EXRS etc, Maurice Rapp to Grace J Daggett, 156 W 55; Oct13; Oct17'11. O C & 100

W 55; Oct13; Oct17'11. O C & 10

Kingsbridge ter, (12:3256) ws, 110
230th, runs n79.7xw96xs35xw25xs5xe—x
37.6xw—xs—xe119.9 to beg, vacant; Loning Realty Co to Sigmund Ernst, 28
Edgecombe av; mtg \$7,000; Oct16; Oct1
'11. O C & 10

Lorillard pl, (11:3054) es, 271.7 n 3 av, 50x100, vacant; Jos Reiss to Anna Reiss, 1509 Bryant av; mtg \$4,000; Aug9; Oct 16'11.

Macy pl, 872, (10:2695 & 2688) ss, 75 w Hewitt pl, 25x94.9, 2-sty fr dwg; Nora Stanton to Sadie wife Saml Silberberg, 552 St Pauls pl, & Sophie wife Lazerus Shiren, 587 Prospect av; mtg \$6,000 & AL; Oct16; Oct17'11.

Macy pl, 872; Sadie wife Saml Silberberg et al to Saml Silberberg, 552 St Pauls pl, & Lazerus Shiren, 587 Prospect av; mtg \$8,000 & AL; Oct16; Oct17'11.

Parkside pl, (12:3355) ws, 229.11 n 207th, 100x90, vacant; Josiah A Briggs to Edwin C Dusenbury at Lake Mahopac, NY; mtg \$5,000; Oct13'11.

Reed pl. cl at ws Kingsbridge ter, see Kingsbridge ter, ws, at cl Reed pl.

Seminole st (*) ss, 100 e Eastchester rd, see Eastchester rd (*) sec Seminole.

Seminole st (*) see Eastchester rd, see Eastchester rd (*) see Seminole.

Seminole st (*) see Seminole.

Seminole st, (*) ns, 130 e Eastchester rd, 50x100; Hudson P Rose Co to Fred Feuss, 64 E 125; AL; Oct2; Oct19'11. nom

Tiffany st, 1015, see 165th, 954-6.

William st (*) nwe Dudley av see Lave-

William st (*) nwe Dudley av, see Layton av (*) ns, 50 w Wilcox av.

5TH st. (*) ns, 271.8 e Castle Hill av, 33.4x66; Edw A Schill et al to Jno Gannon, 2223 Houghton av; mtg \$2,500; Oct18; Oct 19'11.

133D st, 552, or So Boulevard, (9:2260) swc St Anns av (No 119), 75x25, 5-sty bk tnt & strs; Robt H Koehler, ref to Henry R C Watson, EXR, &c, Wm Watson, at Brandon, Vt; FORECLOS, Oct5; Oct18; Oct19'11.

Oct19'11.

138TH st, 702, (10:2566) ss, 338 e Cypress av, 40x100, 5-sty bk tnt & strs; Agnes J Crawford to Mary A Thornton, 3429 White Plains av; mtg \$35,000; Oct14; Oct 17'11.

141ST st, 450 (664), (9:2285) ss, 477 e Willis av, 38x100, 5-sty bk tnt; Henry Strubbe to Gross & Herman, Inc, 217 W 125; mtg \$23,000; Oct16; Oct18'11. O C & 100

143D st, 480 (740), (9:2287) ss, 200 Brook av, 25x100, 5-sty bk tnt; Giuse Boitano to Gaetano Croce, 38 New Bow ½ pt; AL; Oct11; Oct16'11.

145TH st, 751, see Concord av, 442. 147TH st, sec Austin pl, see Austin pl, c 147.

sec 147.

148TH st, 317 (533), (9:2330) ns, 350 w
Courtlandt av, 25x106.6, 4-sty bk tnt &
strs; Gaetano Croce to Giuseppe Boitano
1999 Arthur av; ½ pt; AL; Oct14; Oct16
'11.

148TH st, 521, (9:2275) ns, 125 e Brook av, 25x100, 1-sty bk stable; Rachel I Krahmer to Aug D Krahmer, 1381 Boston rd; Oct11; Oct13'11.

150TH st, swc River av, see River av,

150TH st, sec Exterior, see River av,

156TH st, 947, (10:2701) ns, 25 w Kelly 25x100, 2-sty bk dwg; Albt Adler to Valeria Pollack, 523 W 143d; mtg \$8,500; Aug 15; Oct18'11. O C & 100

156 Oct18'11. O C & 100

156TH st, 302-S, (9:2415) ss, 400 w Courtlandt av, 75x100, 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, 407 E

153; AL; Oct17; Oct19'11. 14,000

153; AL; Oct17; Oct19'11.

156TH st, 368-72 E, (9:2402) ss, 175 e
Courtlandt av, 75x99.3x75x99.2, 1 2, 1 3 &
1 1-sty fr dwgs & 2-sty fr rear shop;
Louise Lese to Benj Benenson, 407 E 153;
mtg \$13,200 & AL; Sept29; Oct19'11.

O C & 100

158TH st, (10;2636) ss, 93 e Trinity av, strip, 5.8x100; Max Katz et al to Polat-schek-Spencer Realty Co, 938 St Nicholas av; Sept25; Oct14'11.

159TH st, swc Courtlandt av, see Courtlandt av, 819-21.

159TH st, 391 (Waverly st), (9;2406) nwc Melrose av (Nos 821-3) 49x10), 2-3-sty fr tnts with strs on c & 1-sty fr dwg & 1-sty fr stable; Wm Paulus to Minnie Gawer, 821 Melrose av; AL; Oct16; Oct 17'11.

20,000

164TH st, S59, (10:2699) ns, 95 e Prospect av, 20x74.7, 3-sty bk dwg; Cotoba Realty & Constn Co to Saml Sussman, 793 E 166; mtg \$7,000; Oct16'11.

O C & 100

165TH st. 954-6 (10:2715) swc Tiffany (No 1015) 55.2x72 & 22.3x50x98.11, 5-sty bk tnt & strs; Gross & Herman, Inc to Henry Strubbe, 450 E 141; mtg \$44,000; Oct17; Oct18'11.

165TH st, nec Union av, see Union av,

167TH st, 871, see Intervale av, 1104-8. 168TH st, nec Union av, see Union av, ec 168.

nec 168.

168TH st, 410, (9:2394) ss, 55 w Brook av, 25x71, 4-sty bk tnt: Freda Schmeising to Martin Saffer, 913 Brook av; mtg \$11,-000; Oct16; Oct17'11.

169TH st, (9:2519) ns bet Shakespeare av & Nelson av; re easement to strip bet old line of Orchard & new line of 169th; Jas H Spellman, 160 W 169, et al with Merwin Realty Co, 5 Beekman et al; Apr nom Oct18'11.

170'TH st. nwa Stehbing av see Boston

170TH st, nwe Stebbins av, see Boston rd, see Bristow.

170TH st, 821-7, see Boston rd, sec

170TH st, nec Bristow, see Boston rd, see Bristow.

172D st, (11:2929) ss, 100 w Fulton av, 31.1x100.4x40.11x100, vacant; Geo E Fudji to Marie Fudji, 2350 Valentine av; mtg \$6,500; Oct17; Oct18'11. O C & 100

174TH st, nec Hoe av, see Hoe av, nec

177TH st, (11:2852) ss, 88.7 e Jerome av, 75x125, vacant; Fredk J Winston to Plough & Fox Co, 349 E 149; mtg \$6,750 & AL; Oct16; Oct18'11.

177TH st, 123, (11:2806) ns, 210 e Morris av, 25x100, 2-sty fr dwg; Isabelle Blain to Herbert J Cantrell, 4318 Park av; Oct13; Oct14'11.

178TH st, (11:3061) ns, 113.9 e 3 av, 75 to Monterey av x105, vacant; Mary E Taylor to Henry Raabe, 334 Audubon av; B&S; AL; Aug30; Oct16'11. O C & 100

178TH st, nwc Monterey av, see 178th s, 113.9 e 3 av.

179TH st, 361, (11:3142) ns, 146.9 w Webster av, 16.8x125, 2-sty fr dwg; I Morton Gottheim ref to Amalie M H Kaufmann, 442 E 176; FORECLOS; Sept12; Sept21; Oct13'11.

179TH st, nwc Clinton av, see Clinton v, nwc 179.

180TH st (Samuel), (11:3069) ss, 125 w Hughes av (Jefferson), 25x100, all title to any strip adj above, 1-sty fr bidg; Patk 'OConnell et al to Pasquale D'Auria, 670 E 180; Oct17; Oct18'11. nom 183D st, 701-7, see Beaumont av, 2302. 183D st, 467, (11:3038) ns, 99.7 w Washington av, 35x100, 4-sty bk tnt; Carrie A Torriani & ano to Rachel Rubin, 754 E 180; B&S; AL; Aug29; Oct13'11. O C & 100 183D st, 701-7, see Beaumont av, 2302 185TH st, 681, (11:3090) nec Cambreleng av (No 2434) 50x95, 5-sty bk tnt & strs; Cipriani Realty & Constn Co to Bolognese Investing Co, 2434 Cambreleng av; mtg \$38,030; Oct11; Oct13'11. O C & 100 18STH st, 683, (11:3090) ns, 50 e Cambreleng av; mtg

188TH st, 683, (11:3090) ns, 50 e Cambreleng av, 50x95, 5-sty bk tnt & strs; same to same; mtg \$29,500; Oct11; Oct 13'11.

197TH st, 265, (12:3295) ns, 53.10 e Briggs av, 24x90, 2-sty fr dwg; Fredk Stubenvoll, 2776 Briggs av et al to Mary J wife Alex Rizzuto, 2936 Bainbridge av; mtg \$6,000; Sept28; Oct16'11. O C & 103

193D st, nec Marion av, see Marion av, 2600.

199TH st, swe Bainbridge av, see Briggs 7, sec 199.

199TH st, sec Briggs av, see Briggs av,

199TH st, see Briggs av, see 1993.

199TH st, (12:3320) nes, 104.8 nw Grand Boulevard & Concourse, 50x120, 5-sty bk 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, 25.11x124.9x25x 131, ws, 3-sty fr dwg; Annie D'Ambra to Chas D Rust, 141 Quincy, Bklyn; AL; Oct 13; Oct14'11. nom 213TH st (*) ns, 100 w Maple av, 50x 100; Natale Ficarrotta to Caterina Ficarrotta, 333 E 106; ½ pt; AT; AL; Oct18'11. O C & 100

22STH st, (*) ss, 305 w Bronxwood av, 25x114, Wakefield; Arthur J Mace to Phillip Gropper, 104 Bowery; mtg \$107.70 & AL; Aug15; Oct13'11.

236TH st, 100, (12:3370) sec Oneida av, 25x100, 2-sty fr dwg; also 236TH ST, 104, (12:3370) ss, 50 e Oneida av, 25x100, 2-sty fr dwg; Geraldine J Willetts to Wm R Syme, 48 Greene av, Bklyn; B&S; Oct7; Oct17'11.

236TH st, 104, see 236th, 100.

236TH st, 104, see 236th, 100.

237TH st, nec Oneida av, see Oneida av, ec 237.

240TH st, (*) nwc White Plains rd, see White Plains rd, (*) nwc 240.

Brook av, ws, 175 n 170, see Webster av,

Bathgate av, 1647-51, (11:2914) ws, 150 s 173d, 70x12), except pt for av, 2-5-sty bk tnts; Rosie Levy to Fannie Feinman, 1651 Bathgate av; AL; Jan27'10; Oct13'11.

Bathgate av, 2381, (11:3055) ws, 181.11 m 3 av, 25x105.6x26.5x97, 3-sty bk tnt & 2381 Elise Liess to Therese Tanaskovich, 2381 Bathgate av; mtg \$10,000; Oct11; Oct 13'11. O C & 10'5

13'11. **Beaumont av, 2302,** (11:3103) nec 183d, (Nos 701-7) 75x71, 4-2-sty fr tnts & strs; Nelly Henschel to Emil Ginsburger, 2272 Prospect av; mtg \$18,000; Oct13'11.

O C & 130

Beaumont av, 2302, (11:3103) nec 183d (Nos 701-7), 75x71, 4 2-sty fr thts & strs; Emil Ginsburger to Nelly Henschel, 288 E 161; mtg \$18,500; Oct13; Oct14'11.

O C & 100

Bainbridge av, 3038 on map 3036, (12:-3334) es, 42.8 n Mosholu Pkway N, 25x100, 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 165th, 71.8 or 72x117.9x67.10x116.6, except pt for rd, 6-sty bk tnt; Josephine V Wi-nans to Hudson Mtg Co, 135 Bway; B&S; Dec22'10; Oct16'11.

Bronx av, (*) es, 200 n King, 100x90, Lester Park; Nelson Black Constn Co to Robt Hope, 222 Bowery; mtg \$1,600; Oct 16; Oct1711. O C & 100

16; Oct17'11.

Bathgate av, 1657, (11:2914) ws, 10.2 s
173d, 50x114.5, 2-sty fr dwg; Nathan Cohen to Newport Realty Co, 35 Nassau;
mtg \$5,000; Oct16; Oct17'11.

OC & 100

Briggs av, (12:3296) sec 199th; 96.2x
339.2 to Bainbridge av x73.1x317.10, vacant; Alonzo Fogal, EXR, &c, Emily
Fogal et al, heirs Emily Fogal to Danl
Houlihan, 2867 Bainbridge av; mtg \$22,000; Oct13; Oct17'11.

Bainbridge av, swe 199, see Briggs av,

Brook av, 206-8, (9:2264) es, 40 s 137th, 40x100, 6-sty bk tnt & strs; Cream City Holding Co to Albt Erdman, 54 W 70; mtg \$34,500 & AL; Oct14; Oct18'11. 100 Bryant av, 1516, (11:3001) es, 60 n 172d, 20x100, 3-sty bk dwg; Wm H D North to Marion Liman, 455 E 140; mtg \$8,000; Oct 18; Oct19'11.

18; Oct19'11.

Bassford av, 2248-50, (11:3050) es, 194.1
n 182d, 70x74.11x70x72.9, 2 4-sty bk tnts;
Phelan Bros Constn Co to Jno Drakard,
3044 Woodlawn rd; mtg \$39,000; Oct18;
Oct19'11.

O C & 100

Boston rd, swc Stebbins av, see Boston l, see Bristow.

d, sec Bristow.

Boston rd, (11:2964) sec Bristow (Nos 402-12) 227.4 to Stebbins av, x338.1 to 70th (Nos 821-7) x200 to Bristow x237.8 o beg, 4-5-sty bk tnts & strs in 821; ellwell Realty Co to Hudson Realty Co, 15 Bway; mtg \$35,000; Oct19'11.

OC & 100 1402-1 170th

Cauldwell av, 688-90, (10:2628) es, 496 s 156th, 54.11x109.9x54.2x108.8, 5-sty bk tnt; Fanny Gruen to Jonas Weil, 21 E 82, & Bernhard Mayer, 41 E 72; mtg \$38,000; Oct 18; Oct19'11. O C & 100

Cauldwell av, 708-22, (10:2628) es, 140 s 156th, 160x½ blk, 4 5-sty bk tnts; Benj J Weil to Jonas Weil, 21 E 82, & Bernhard Mayer, 41 E 72; B&S; AL; Oct18: Oct19:10.

Clinton av, 1796, (11:2948) es, 84 s 175th 27x84, 2-sty bk dwg; Sarah Ginzburg to Annie E Connors, Rockaway cor Claremont av, Tottenville, SI; mtg \$6,000; Oct 11; Oct13'11.

Cambreleng av, 2434, see 188th, 681.

Carpenter av, 4568, (*) es, 25x100. Oscar E J Heimstadt to Albert Walker, 820 E 220; mtg \$2,500; Oct13'11. O C & 100

E 220; mtg \$2,500; Oct13'11. O C & 100 Clinton av, (11:3095) nwc 179th, 25x100x 24.8x100, vacant; Christina Kronenberger to Lawrence Kronenberger Constn Co, 1454 Seabury pl; AL; Oct11; Oct14'11. nom Creston av, 2738, (12:3315) es, 332.11 n 196th, 25x91.11x25.1x94, 2-sty fr dwg; re mtg; Geo E Buckbee to Wm Guggolz, 2740 Creston av; Oct10; Oct14'11. O C & 100 Canldwell av, 9022 (10:2621) es, 75.0 e.

Cauldwell av, 922, (10:2631) es, 76.9 s 163d, runs s 23.2xe39.7xn18xw14xn5.2xw25 to beg, 2-sty fr str; Herman D Ropke to Jno H Huneke, 271 E 201; B&S & C a G; Apr18; Oct16'11.

Central av (*) nec Lorillard av, see Lorillard av (*) nec Central av.

Courtlandt av, S19-21, (9:2418) swc 159th, 48.6x98, 6-sty bk tnt & strs; Ricka Kaufman to Edw Herrmann, 207 E 71; July6; Oct17'11. O C & 100

Creston av, 2027, (11:2807 & 2808) ws 240.1 s Burnside av, 28.6x100, 2-sty f dwg; Ernest Wenigmann to Jas McAlliste & Charlotte L his wife tenants by en tirety, 1064 St Nicholas av; mtg \$4,000 Oct17; Oct18'11.

Concord av, 442, (10:2577) nec 145th. (No 751) 23.1x130, vacant; Thos C Mc-Donald ref to Henry W Ruppert, 121 E 89; AL; FORECLOS; Oct9; Oct14; Oct18

Cauldwell av. 688-90, (10:2628) es, 496 s 156th, 54.11x109.9x54.2x108.8, 5-sty bk tnt; Jonas Weil et al to Fanny Gruen, 401 E 52; AL; Oct18'11. O C & 100

Devoe av, (*) es, — s of 177th, which is the nwc of that lot conveyed by party 2d pt to party 1st pt by deed recorded Nov13 '09, runs sel10.3xsw579.10xnw100 to av x ne532.8 to beg, contains 1.2761 acres, being n end of that 100-ft strip conveyed by Astor to party 1st pt, conveyed as above; City & County Contract Co to Wm W Astor, at 8 Carlton House Terrace, London, Eng; B&S; Sept8; Oct19'11. nom

Decatur av, 3091-3 (12:3332) ws, 175 Woodlawn rd 50x110, 2-2-sty fr dwgs; J Johnstone to Susie Johnstone his wife 30 Decatur av; AT; mtg \$11,300; Oct11; Oct

Decatur av, 2654-6, (12:3277) es, 250.5 n 194th, 59.1x100, 5-sty bk tnt; Danl Houli-han to Emily & Alonzo Fogal, Jr, at Chappequa, NY; Florence & Ethel wife Archibald S Van Orden, at Ramsay, NJ, & Jefferson B Fogal, at Asbury Park, NJ; mtg \$35,000; Oct17'11. O C & 100

Dudley av (*) nwc William, see Layton av (*) ns, 50 w Wilcox av.

Eastchester rd (*) sec Seminole, 27.3x 105x24.8x110; also SEMINOLE ST (*) ss, 110 e Eastchester rd, 30.9x100x7.11x102.6; Thos F Storey & Cath his wife to Jno K Lawson, 152 W 91; Oct11; Oct17'11. nom Eastchester rd (*); also SEMINOLE ST; same prop; Jno K Lawson to Cath Storey, 152 Seminole, Westchester; Oct11; Oct17'11.

Terrace pl which pt is 271.3 s Westchester av, runs s50.4x100x50.3x100, 5-sty bk tnt; Abr Fischlowitz to Jermay Realty Co, 860 E 161; mtg \$40,000; Oct11; Oct13'11. 100 Edenwald av, (*) ss, 50 w Baychester av, 25x100; Land Co "A" of Edenwald to Hyman Figarsky; Dec1'08; Oct17'11. nom Fulton av, 1356, (11:2931) es, abt 282.5 s 170th, 25x211, 2-sty fr dwg, except pt for av; Agnes E Rogers to Emily Spooner at Glendale, Ohio; mtg\$5,000; Oct25'05; Oct 13'11. O C & 100 Fulton av, 1199. (10:2609) ws. 153.10 s

13'11. O C & 100

Fulton av, 1199, (10:2609) ws, 153.10 s
168th, runs s49.11xw185.5xn6.6xw9xn44.11x
e194.5 to beg, 2-sty & a fr dwg; Wahlig
& Sonsin Co to Lina Voss, 635 W 185;
mtg \$38,000; Oct14; Oct16'11. O C & 100

Grace av (*) es, 50 n Glebe av, 25x100;
Mary McBride Halliday & ano to Jas McClure, 308 W 13; June29; Oct13'11. nom

Glebe av (*) ss, 26 e Grace av, 26x106.4
x26x106.9, Westchester; Thos Carney to
Katie Carney, 436 E 146; Aug23; Oct16'11.

Grace av. (*) es, 378.5 s Boston rd, 25x 95; Isidore Phillips to Marie Czajka, 536 E 147; mtg \$350 & AL; Aug7; Oct19'11. 100 Grace av. (*) es, 553.5 s Boston rd, 25x 95; Irving Realty Co to Edw G Rieger, 857 E 164; mtg \$375 & AL; Sept25; Oct19'11.

Hull av, (12:3333) nws, 150 e Mosholu Parkway, 27x111, vacant; also HULL AV, (12:3333) nws, 177 e Mosholu Parkway, vacant; also HULL AV, (12:3333) nws, 204 e Mosholu Parkway, 27.11x110.1x24.4x110, vacant; D'Ambra Constn Co to Narcouth Realty Co, 35 Nassau; AL; Oct9; Oct13'11.

Hull av, nws, 204 e Mosholue Parkway, ee Hull av, nws, 150 e Mosholu Parkway.

Hull av, nws, 150 e Mosholu Parkway, Hull av, nws, 177 e Mosholu Parkway, see Hull av, nws, 150 e Mosholu Parkway.

Hughes av, 2488, (11:3078) es, 337.10 s
Pelham av, 25x87.6, 4-sty bk tnt; Martin L
Henry to Rosa Nuovo, 29 St Marks pl; mtg \$13,500; Oct7; Oct13'11. O C & 100

Hoe av, sec Home, see Home, sec Hoe

Houghton av, (*) ns, 205 e Av C, 33.4v 66, Unionport; re mtg; Harriet F Bromi-ley to Edw A Schill, 860 Van Nest av, & Chas Brohmer, 2256 Ludlow av; Oct14 Oct17'11.

Houghton av, (*) ns, 205 e Av C, 66.8x 666, Unionport; Edw A Schill et al to Patk McMahon, 2221 Houghton av; mtg \$2,500; Oct16; Oct17'11. O C & 100

McMahon, 2221 Houghton O C & 100 Oct 16; Oct 17:11.

Heath av, 2890, (12:3256) es, 302.5 s 23 9th, 20.6x100.7, 3-sty bk dwg; re mtg; Emanuel Glauber to Pouch Realty Co, 35 Nassau; Oct 13; Oct 14'11.

Hoe av, (11:2991) nec 174th, 100x50, vacant; Wm Landgrebe, 851 E 169 to Andw J Forman, 48 E 89; Oct 17; Oct 18'11.

O C & 100

Hoe av, 1161, (10:2745) ws, 272.3 s Home 25x100, 5-sty bk tnt & strs; Wilx Realty Co to Broad Realty Co, 784 E 156; mtg \$17,000; Oct17; Oct18'11. O C & 100

Intervale av, 1104-8, (10:2706) nec 167th (No 871), 81.5x78.6x62.6x90, 25-sty bk tnts with strs on c; O'Connor Constn Co to Maria O'Connor, 1270 Boston rd; AL; Oct 19'11.

19'11.

Jackson av, (10:2639) ws, 188.7 n 163d, 25x75, vacant; Sadie Goldman to Louis Lipshitz, 316 E 78; AL; Sept7; Oct19'11.

Kingsbridge rd, 51, (12:3316) nec Morris av (No 2672) 57.11x112.4x54.4x107, except part for rd, 5-sty bk tnt; Wm Guggolz Constn Co to Mary E C Nichols, 238 Mt Hope pl; mtg \$52,000; Oct14; Oct16'11.

Longfellow av, 1259, see Freeman, 996.
Lorillard av (*) nec Central av, 475 to
Pelham River, x593 to Central av, x110,
gore, with all title to lands under waters
of Givans Creek; Esmond Stiles to Walter W Taylor, 1191 Boston rd; QC; Sept
26; Oct14'11.
Lawrence av. (9.2527) ws. 655.7, 2, 1677b.

Lawrence av. (9:2527) ws, 685.7 s 167th, 75x120 to Sedgwick av, vacant; re mtg; Wm V Simpson to Wm Z Partello; Sept5. Oct16'11.

Lawrence av. (9:2527) ws, 685.7 s 167th, 75x120 to Sedgwick av. vacant; re mtg; Jourdan M Israel to Wm Z Partello, 523 Pacific, Bklyn; Sept29; Oct16'11. nom Lawrence av. (9:2527) ws, 685.7 s 167th, 25x120 to Sedgwick av. vacant; Emma M Israel, 597 (?) Fulton, Bklyn; AL; Oct14: Oct16'11.

Oct16'11. 100

Lawrence av, (9:2527) ws, 685.7 s 167th, 75x120 to Sedgwick av, vacant; re mtg; Jourdan M Israel to Wm Z Partello, 523 Pacific, Bklyn; Oct6; Oct17'11. nom

Lawrence av, (9:2527) ws, 685.7 s 167th, 75x120 to Sedgwick av, vacant; re mtg; Jourdan M Israel to Wm Z Partello, 523 Pacific, Bklyn; Oct6; Oct17'11. nom

Lengfellow, av, (10:2761, 2764) ws, 256

Longfellow av. (10:2761-2764) ws. 350 n Lafayette av. 153x101.10x133.10x100, vacant; Saml Cowen to Wilx Realty Co. 814 Bway; mtg \$10,000; Oct16; Oct18'11.

O C & 100

Lyon av, (*) ss, 25 e Parker av, 25x100; Edwin C Jones to Eliz C Fonda, 1419 Parker; mtg \$5,000; Sept18; Oct19'11. O C & 100

Layton av (*) ns, 50 w Wilcox av, 25x 100; Eliz Drakard to Jno Drakard, 3044 Woodlawn rd; Oct18; Oct19'11. O C & 100 Layton av (*) ns, 50 w Wilcox av, 25x 100; also DUDLEY AV (*) nwe William, 75x100; Jno Drakard to Phelan Bros Const Co, 1910 Webster av; mtg \$2,000 & AL; Oct18; Oct19'11. O C & 100

La Salle av (*) ns, 485.11 e Ft Schuyler rd, see Westchester av (*) ss 277 w Olmstead av.

Morris Park av, (*) ns, 195 w White Plains rd, 25x95, with all R, T & I to plot 50 ft wide adj above on e; Hattie A Landgrebe to Wm Landgrebe, 851 E 169; mtg \$8,000; Oct18; Oct19'11. O C & 100

\$8,000; Oct18; Oct19'11. O C & 100

Morris av (2D av), (11:2820) ws, 350 s
Walnut, 25x100, except pt for Morris av,
2-sty fr dwg; Herman Franke to Annine
Franke his wife, 658 Pelham av; mtg \$2,000; ½ pt AT; Oct2; Oct19'11. O C & 100

Mulford av, (*) ws, 100 n Libby, 25x
100; Rienert Jacobsen to Christian Swenson & Martha his wife, tenants by entirety, 1726 Appleton av; Sept2; Oct19'11.

O C & 100

Mohegan av. (11:2958) ws. 115.10 s 176th, runs w23xs246.11xne245.10 to beg, vacant; Adelaide V Black, Bklyn to Louisa H Schultz, 1899 Bathgate av; Oct16'11. O C & 100

Morris av, 2672, see Kingsbridge rd,

Monterey av, nwc 178, see 178th, ns, 113.9 e 3 av.

113.9 e 3 av.

Marion av. 2600, (12:3276) nec 193d, 80.11x34x79.11x34, 5-sty bk tnt; Jno Boyland Co to Josephine Mulholland, 218 W 71; mtg \$24,000; Oct16; Oct17'11.

O C & 100

Maclay av (*) es, 150 n St Peters av, 2 x127.9x25x127.4; Isaac Silverberg to Law rence McCarthy, 403 E 122; mtg \$3,705 Oct18'11. O C & 10

Oct18'11.

Melrose av, 821-3, see 159th, 391.

Macombs rd, ws, at sl farm Lewis G
Morris, see 5 av, 212-6 Manhattan.

Nelson av, (*) ns, 61.6 e Pratt av, 50x
100; Land Co "C" of Edenwald to Jas
Powers, 407 E 69; June8; Oct13'11.

nom

Newton av, (13:3421) es 75 n 254th, 50x 69.1 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 as lies e of line parallel their e line & 25 w therefrom; Geo E Fudji to Marie Fudji, 2350 Valentine av; mtg \$4,500 & AL; Oct 17; Oct18'11.

2350 Valentine av, into 7. O C & 100 17; Oct18'11. O C & 236th, see 236th, 100. Oneida av, sec 236th, see 236th, 100x125, vacant; Clara E Kimber, wid, to Otto P Schroeder, 243 E 236; Oct11; Oct13'11. nom Pier av, (*) es, 365.6 n Middletown ra, runs e 95.11xn25xw88.5xsw10.5 to av xs 16.5 to beg, Tremont Terrace; Harry Timberman to Jerome Bradley, at Dobbs Ferry, NY; B&S & C a G; Sept30'09; Oct13'11. O C & 100 11.

'11.

Prospect av, 2339, (11:3102) ws, 350 n
183d, 50x95, 4-sty bk tnt; D'Angelo Bonagur Constn Co to Eimilio Marzullo, 403 E
114; mtg \$32,500; Oct16; Oct18'11.

O C & 100

Plympton av, 1346-50, es, 50 n 170th, 75x 112.3x99x48,5, 3-2-sty fr dwgs; Plymton Constn Co, 60 W 129 to Inland Holding Co, 507 Tremont av; Oct19'11. O C & 100 River av, (9:2356) swc 150th, 86.11x115.3 to nes Exterior x111.5x170.6, vacant; Howard W Richardson to Inner Circle Realty Corp, 55 Liberty; mtg \$30,000; Sept20; Oct 14'11.

Rosedale av, 1510, (*), —x—; Eliz Sa-atha to Mary Hlavacek, 357 E 72; mtg 2,400; Oct18; Oct19'11. O C & 100

\$2,400; Oct18; Oct19'11.

Road from Westchester to Eastchester, (*) ses, lots 8 & 9 map S L Haight, at Westchester; Wm T Mahon et al heirs Michl Mahon, to Cath Mahon, wid of said Michl Mahon, 416 E 77; QC; Sept23; Oct nom 19'11.

Romboult av (*) ws, 275 s Boston rd, 25x100; Hudson P Rose Co to Andrea La-barrera, 453 E 167; AL; Oct14; Oct17'11.

Stebbins av, swe Boston rd, see Boston see Bristow.

Stebbins av, nwc 170, see Boston rd, sec Bristow.

Spuyten Duyvil road, (13:3410) nes parcel 8 map Spuyten Duyvil filed in West Co at most southerly c of land conveyed by Johnson & Cox by deed dated June25 56, runs ne— to sws Palisade av xe,s&w—to beg, contains 6,700 sq ft; Percy J Ebbott to Richd H Long, 220 Wadsworth av; B&S & C a G; mtg \$3,000 & AL; Apr25; Oct19'11.

So Boulevard, 552, see 133d, 552. St Anns av, 119, see 133d, 552.

St Lawrence av. (*) sec Tremont av. e Tremont av. (*) sec St Lawrence av.

Sedgwick av, es, abt 685.7 s 167, see Lawrence av, ws, 685.7 s 167.

Southern Boulevard, (11:2977) ws, 275 n 172d, 200x103, vacant; Weisman & Herman to Reville-Siesel Co, a corpn, 1082 So Boulevard; mtg \$28,000; Aug31; Sept1 '11; corrects error in issue of Sept9, when location was 275 n 72d. O C & 100

Tinton av, 521, (10:2581) ws, 225 s 149th, owned by party 2 pt; also TINTON AV, (10:2581) ws, adj above on n, owned by party 1st pt; party wall agmt; Jno D Halvoidson with Augusta Gilbert, 521 Tinton av, & Henrietta Gilbert, 2145 Arthur av; Oct4; Oct13'11.

Tinton av, ws, — s 149, see Tinton av, 521.

October 21, 1911.

Topping av, (11:2791) ws, 94.11 s 173d, strip, 0.1x95; re mtg; Wm C Bergen to Wm E O'Grady, 166 E 111; Oct13; Oct14'11.

Tremont av, (*) sec St Lawrence av, 108.8x23.2x130x65.7; Diedrich Gronholz Jr, to Amelia Gronholz his wife, 637 Park pl, Bklyn; Oct7; Oct17'11.

pl, Bklyn; Oct7; Oct17'11. nom

Teller av, 1337, (11:2782 & 2783) nws,
333.10 ne 169th, 25x100, 2-sty & b bk
dwg; Geo Ludwig to Annie Campbell, 333
W 85; mtg \$7,500 & AL; Oct10; Oct17'11.

Tremont av (*) sws, 44 s e 7th, 116x24x
100x—, Unionport, except pt for Tremont
av; Edwin C Jones to Geo Costar, 1922 E
177; mtg \$4,000; Sept18; Oct19'11.

O C & 100

Undercliff av, 1393, (9:2538) ws, — no Sedgwick av, —x—, 2-sty & b fr dwg; Danl Callahan to Mary Callahan, 1393 Undercliff av; mtg \$4,250; Sept7; Oct13'11.

Union av, (10:2682) nee 168th, runs n 166.5xe160xs40xw60xx126.5 to st, xw100 to beg, vacant; Jenny A Carew to Jas Dailey at Avon, NJ; Oct9; Oct16'11. nom Union av, (10:2679) nee 165th, 106.10x 160x107.4x160; re mtg of that part lying n of line 106.10 n 165th; Harry Miller to Eliza C Price, 827 E 165 & Kate A Williams, 1264 Boston rd; Sept2; Oct19'11. nom Vyse av, (11:2995) es, 150 n Jennings, 50x100, vacant; Harry M Turner to Chas H Roe Estate, 271 Bway; mtg \$1,800; Oct 17; Oct18'11.

17; Oct18'11.

Valentine av. 2350, (11:3146) es. 75 s
Clark or abt 185 s 184th, 25x85, 2-sty fr
dwg; Geo E Fudji to Marie Fudji, 2350
Valentine av; mtg \$5,000; Oct17; Oct18'11.

O C & 100

& 100 618.8 s Valentine av. 2013, (11:3144) ws. 618.8 s 180th, 16.8x96.9x16.8x96.6, 2-sty fr dwg; Henriette Fink to Maria Von Erden, 346 E 86; mtg \$4,900; Oct13'11. nom

Webster av, 1414, (11:2896) es, 175 n 170th, 25x180 to ws Brook av, vacant; Chas B Shankland to Henry C Glaser, 2309 Creston av; mtg \$7,500; Oct13'11.

White Plains rd or Blvd, (*) nws, at sws Huguenot, runs nw along st—to pt 100 from Pell pl xsw—xse—to rd xnw—to beg, being lot 177 map Penfield prop, S Mt Vernon, except part for Boulevard; Marie J Hebert HEIR Sophie M Hebert to Maurice Hebert, 359 S 7 av, Mt Vernon, NY, her father; Oct5; Oct13'11. O C & 100

Wickham av (*) ws, 575 s Nereid av, 25x97.6; Geo Pfeuffer to Fredk H Hecht, 1749 Filmore; Oct14; Oct16'11. nom

Washington av, 2151. (11:3037) ws 482

1749 Filmore; Oct14; Oct16'11. nom

Washington av, 2151, (11:3037) ws, 482
s Fletcher, old line, now 182d, runs w110
xn82xw35xs100xe145 to av, xn18 to beg, 3sty fr tnt; Lawrence G McCann to Sarah
M McCann, his wife, 2151 Washington av;
½ pt; Oct16'11. gift & 100

Webster av, (11:2887) ws, 972.6 n 169th
25x90, vacant; Edwin C Dusenbury to
Josiah A Briggs, 2305 Andrews av; mtg
\$1,500; Oct13; Oct14'11. O C & 100

Woodycrest av, 984, (9:2507) es, 876 s.

Woodycrest av. 984, (9:2507) es, 87.6 s 164th, 37.6x100, 2-sty & a fr dwg; Anna wife Eduard Dressler to Chas M Hoblitzell, 478 W 145; mtg \$10,000; Oct14; Oct 16'11.

Wales av, 429, (10:2577) nws, 100 ne 144th, 50x100, 2-sty & b bk dwg, 1-sty fr bldg in rear & vacant; Rudolph Wallach Co to Wm Lustgarten, 113 Forsyth; mtg \$2,500; Oct16; Oct17'11.

White Plains rd, (*) nwe 240th, runs n184.2xw115.2xs34.1xe8.4xs150 to 240th xe 100.2 to beg; Josephine Toepfer to Bendheim Constn Co, 128 Bway; AL; Oct17'11.

O C & 100

White Plains rd (*) ws, 130.1 s West-chester av, 50x163.3x50x161.1; Gussie Lent to Geo Costar, 1922 E 177; mtg \$1,530; Oct9; Oct17'11.

West Farms rd, 1815, (11:3015) ws, 322.7 n 174th, 30x112, except pt for rd, 2-sty frdwg; Walter Wilcox to Annina Scognamiglio, 1267 Stebbins av; mtg \$3,500; Oct17; Oct18'11.

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 E 237; mtg \$600; Oct17; Oct19'11.

Woodlawn rd, 3044, (12:3345) es, 25.1 n Hull av, 26.1x111.1x25x118.9, 2-sty fr dwg; Jno Drakard to Phelan Bros Constn Co, 1910 Webster av; mtg \$7,000; Oct18: Oct 1911. Oct 1911.

19'11. O C & 100

Westchester av, (*) ss, 277 w Olmstead av, 67x311.10 to 14th x67x313.10, Union-port, except pt for Westchester av; also LA SALLE AV, (*) ns, 485.11 e Ft Schuyler rd, runs n119.1xe60xs18.11xe25xs95xw85 to beg; Wm Schmitz to Katharina wife Wm Schmitz on La Salle av, near Ft Schuyler rd; Oct11; Oct19'11. O C & 100

3D av, (11:3044) ws, 186.9 s 179th, 72x 93, vacant; Jefferson M Levy et al to Gertrude Kane, 454 W 151; AL; May22; Oct13 '11. nom

"11.

3D av, 3662, see 3 av, 3664.

3D av, 3664, (11:2925) es, 214 s 170th, 50 x209.9x50x209.6, 3-sty fr dwg; also 3D AV, 3662, (11:2925) es, abt 265 s 170th, 25x 209.5; David E Thomas, ref to Saml Hyman, 955 Park av; FORECLOS, Jan17, 19— (?) omitted; mtg \$15,000; Jan24; Oct 3,000

3D av, 3662-4; same prop; Saml Hyman to Max Hirshkind, 149 S 3 av, Mt Vernon, NY; B&S; mtg \$15,000; Oct16; Oct17'11.

3D av, 3662-4; Max Hirshkind to Brown-Weiss Realties, 63 Park Row; mtg \$15,000; Oct16; Oct17'11.

RECORD AND GUIDE

Lots (*) 235, 329, 338, 343, 516 & 517, map (1106 in West Co) of Arden prop; Westchester, except pt lots 329, 338 & 343 taken for Baychester av; Rachael A wife Wm D Conner to Frank V Taylor, 1191 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 n25xw100xs25xe100 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 \$925 & AL; Sept29; Oct14'11. nom
Plot (*); same prop; Kate Schmitt to

\$925 & AL; Sept29; Oct14'11. nom
Plot (*); same prop; Kate Schmitt to
Hattie A Landgrebe, 671 Morris Park av;
mtg \$925 & AL; Sept29; Oct14'11. nom
Plot, (*) begins 340 e White Plains rd
at point \$95 n along same from Morris
Park av, runs e100xn25xw100xs25 to beg,
with right of way over strip to Morris
Park av; Jos Zeller to Chas F Frey, 1305
Intervale av; mtg \$3,500; Oct13; Oct14'11.
O C & 100

LEASES

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

OCT. 13, 14, 16, 17, 18 and 19.

Borough of Manhattan.

¹Attorney st. 24-6, (2:341), cor flat of 5 rooms on 2d floor; Max Radt to Jos Solot, on premises; 5yf May1'12; Oct18'11. 720 ¹Broome st. 535, (2:477) all; Cath Finn to Antonio Capone, 23 Grand; 5yf Nov1: Oct17'11. 1,620

Cathedral Parkway. see Bway, way, see Cathedral Pkway.

¹Clarkson st, nec West, see West, 354.

¹Clinton st, 177, (1:313) s str. floor & b;
Barnet Lerner to Barnet Block, 177 Clinton; 5yf May1'12; Oct18'11.

Houston st, 283 E, (2:350), asn Ls, &c; Marie Grill to Peter S Rigney, 1575 Union, Bklyn; AT; Sept6; Oct14'11. nom 'Houston st, 283 E, (2:350), asn Ls; Adam A Schopp to same; AT; Oct13; Oct14'11.

John st, 66, (1:67), asn Ls; Nicholas Dezerenis & ano to Christ J Mochali, 78 Chrystie; Oct10; Oct13'11.

¹John st, 66, (1:67), asn Ls; same to same; Oct10; Oct13'11.

¹Kenmare st, nwc Bowery, see Bowery, wc Kenmare.

¹Monroe st. 153-5, (1:269) ns. 93.4 e Clinton, 46.9x100, all; City of NY to Peter P Cappel, 132 Nassau; 10yf Dec1'09 (10yren); Oct19'11.

1,200

Pearl st, 31, (1:10); also BRIDGE ST, 20, (1:10) str &c;; Marx & Moses Ottinger to Chas Teckenburg, 31 Pearl; 5yf May1; Oct17'11.

Rector st, e Trinity pl, see Trinity pl,

¹Trinity pl, 50, (1:19) c Rector, str fl & b: U S Express Co to Michl D Kaydouh, 17 Battery pl; 5yf May1'10 (2y ren at \$6,000); Oct19'11.

West st, 354. (2:601) nec Clarkson, sal & b; Peter McBreen, individ & EXR, &c, Patk McErcen to Werdelin Orth, 354 West; 10yf Nov1; Oct19'11. 3,300 & 3,600

13D st. 131 W. (2:543) ns. 180.9 w Macdougal, 23x100x30x100.3, the land; Jos & Andw De Lorenzo to Nathan M Finkelstein, 469-71 E 136, from Junel'11 to Apr 30'16; Oct16'11.

30'16; Oct16'11.

13D st, 129 E, (2:431), ns, 225 w Av A. 25x96.2, the land; Wm W Astor to Geo W & Jno May, 648 E 5; 20yf May1'10; Oct13'11.

13D st, 129 E. (2:431) ns, 225 w Av A. asn Ls; Geo W May & ano to Fredk Brunn, 131 E 3; Oct11; Oct13'11.

16TH st, 601-601½ E, see Av B, 93.

112TH st, 531 E. (2:496) all: Jacob Wot-

112TH st, 531 E, (2:406) all; Jacob Wolper & ano to Barnet Pollack, 636 E 5; 3yf Oct20; Oct19'11. 2,250

114TH st, 215 W, (3:764), all; Mary de Bournowville Macauley to Rita A Williams, 215 W 14; 2 7-12yf Oct14; Oct14'11.

2,000 & 2,100

2,000 & 2,100

2,000 & 2,100

Weil to Enrico & Federica Stanganelli, 520 E 14; 3yf Oct1; Oct18'11.

6,000

122D sf. 548-54 W, (3:693) ss, 100 e 11 av, 100x98.9; power of atty to lease & for erection of new bldgs; Kath E Moore to Jas N Wells Sons, 191 9 av; Sept23; Oct 16'11.

¹22D st. 136-8 W, (3:797), str & b; Jacob S Carvalho to Edw J Vogt & Morris Naf-tolowitz, both at 134 W 20; 12 1-12yf Jan1; Oct13'11.

Cot13'11.

2,500 & 2,700

123D st. S E, (3:851), all; Lydia S Cutting & ano, TRSTES Heyward Cutting & ano by GDN to Timothy F Paddell, 371 E 23; 20 9-12 yf Aug1; Oct13'11.

8,250 to 10.000

123D st, 30 E. (3:851), str & pt b: 30 E 23d St Co to Chas Knickrihm, 301 W 117; 15yf Dec1; Oct13'11.

10,500

124TH st. 630 W. (3:669) asn Ls; Fredk H Hecht to Geo Pfeiffer, 430 E 169; mtg \$5,000; Oct14; Oct16'11.

126TH st, 355 W, (3:750) all; Stanley Golliek Co to Barker Painting Co, 355 W 26; 3yf Oct1; Oct17'11.

1,900 & 2,000

127TH st. 122-30 W, (3:802) ss, 281.3 W 6 av, 98.9x98.9; agmt correcting description in Ls recorded Feb8'11; Rockton Constn Co, 122 W 27, with Inter-City Holding Co, 1133 Bway; Oct10; Oct14'11.

nom

¹34TH st, 306 W, (3:757), asn Ls & bill f sale of chattels, &c; Annie Vieter to adie E Horrigan, 100 Lawrence; Oct11; 1000 of sale Sadie E Oct13'11.

Oct13'11. 1,000

146TH st, 10 E, (5:1281) ss, 200.8 e 5 av, 24.4x100.5, all; Jas A Farley to Manhattan Center Co, 542 5 av; from Oct1'11 to Aug 31'28; Oct18'11. taxes, &c, & net 8,500

151ST st, 215 W, see Bway, 1651-65.

152D st, 224 W, see Bway, 1651-65.

153D st, 449-51 W, (4:1063), asn Ls; Needham Piano Co to Oscar L Kindler, 8 W 102, & Wm P Collins, 430 W 122; Oct9; Oct 13'11.

153D st, 449-51 W, (4:1063), 3-sty bldg:

153D st, 449-51 W, (4:1063), 3-sty bldg; Ruth A Wallace to Needham Piano Co; 5yf Feb1'09; Oct13'11. 2,400 190TH st, 2 W, (4:1203), agmt cancelling Ls; Mary A Heydecker, 2 W 90, with Julian F Baramy & Richd B Darre; Aug31; Oct19'11. nom

1106TH st, 401 E, (6:1700) ns, 100 e 1 av, all; Sarah M Stiassney & ano to Carmine Liberti, 356 E 114; 5yf Sept7'11; Oct18'11.

1,020 & 1,040

1116TH st, 201 E, see 3 av, 2125.

1117TH st. 351 E, all; also 117TH ST, 349½, (6:1689), extension store & b; Chas Polifeme to John Stroumbos & ano, 351 E 117; 3 7-12yf Oct1; Oct18'11. 1,500

1117TH st, 349½ E, see 117th st, 351 E.

1117TH st, 320-2 E, (6:1688) all; Mattie Salinger to Luigi Bello, 318 E 113; 3yf Nov1; Oct19'11. 3,300 to 3,400

Nov1; Oct19'11.

1122D st, 230 E, (6:1786) ss, 325 e 3 av, 25x100.10, all; Christian Armbruster to Henry Straub, 218 E 119; 10yf Sept1; Oct taxes, &c, & 840

13'11. taxes, &c, & 840

125TH st, (7:1951) swc St Nicholas av, cor str, 23x70, & part b, 23x30; also s part of b, 60x104; J Allen Townsend & ano to Harris Gordon at Elmsford, NY; 5yf Oct 3 (3y ren at \$7,500); Oct18'11. 6,000

1125TH st, 350 W, (7:1951) swc St Nicholas av; asn ls; Harris Gordon to Thos S Degan, 718 W 178 & John J O'Keefe, 558 W 51; B&S; Oct13; Oct18'11. nom 1136TH st, 601 W, (7:2002) nwc Bway, 7th str; Jas Madden to Christian L A Gerken, 453 Stratford rd, Bklyn; 5yf May1'12; Oct 13'11. 7,500

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

1150TH st, 415 W, (7:2065) agmt caelling Ls; Morris Sillken & ano to Geoherman; Sept26; Oct19'11.

Sherman; Sept26; Oct19'11. nom

1518T st, 449-53 W. (7:2066) ns, 200 e
Ams av, 100x99.11, the land; City of NY
to Dorman L Ormsby; 6½yf Nov1'09; 10
y ren; Oct16'11. 1,250

1Av A, 1588, (5:1580), str, b & 4 rs above
str; Emma Wedde to Geo Bender, on premises; 5yf May1; Oct13'11. 1,380

1Av B, S3, (2:338) office in rear pt of str,
10x10; Nathan Tennenbaum to T & M Co,
83 AV B; 2 7-12yf Oct1; Oct14'11. 240

1Av B, 93, & 6TH st, 601 & 60114 E. (2:2)

83 AV B; 2 7-12yl Oct1; Oct1; 11.

1 Av B, 93, & 6TH st, 601 & 601½ E, (2:-389), moving picture theatre, &c; Saml Spachner to Fanny Davis, 185 Wilson, Bklyn, et al; 5yf Nov1; Oct19'11.

4,800 to 5,000

Amsterdam av, 1297, (7:1964) str & b; Wm J Hampton for Francis J Arends to Fredk C Morrill, 504 W 122; 5yf Oct1; Oct 19'11.

19'11.

1-Amsterdam av. 1946, (8:2115) n str & b;
Audubon Impt Co to Philip Salero, 1970
Ams av; 5yf May1; Oct19'11. 1,000 & 1,200°

1-Amsterdam av. 2109, (8:2111) str & b;
Louis Ritterbusch to Chas Brandstetter,
2109 Ams av; 2yf Oct1'10 (3y ren at \$1,320 to \$1,440); Oct19'11.

1,260

to \$1,440); Oct19'11. 1,260

¹Amsterdam av, 2109, (8:211) asn Ls; Chas Brandstetter to Franz Grimm & Louis Welcker, both at 2109 Ams av; AT; July13; Oct19'11.

¹Bowery, (2:478) nwc Kenmare, 2d ff; Hopkins Security Co, 44 Court, Bklyn, to Sol Pudlin, 1789 Fulton av; 3 11-12yf Nov1; Oct13'11. 1,000

¹Broadway, nwe 136, see 136th, 601 W Broadway, 1651-65 & 518T st. 215 W & 52D st, 224 W, (4:1023) "The Albany"; asn Ls; Jno L Murray to Waldemar Co, 228 W 42; Aug7; Oct16'11.

¹Broadway, 1651-65 & 518T st, 215 W & 52D st, 224 W, (4:1023) "The Albany"; asn Ls; Waldemar Co, 228 W 42 to Louis Leavitt, 454 Driggs av, Bklyn; Sept20; Oct16'11.

Broadway, 1841, (4:1113), lunch counter, &c, at Columbus Cafe; Columbus Cafe to Henry Gossler, 100 W 104, & ano, firm Eagle Oyster Co; 3½yf Nov1; Oct19'11.

¹Broadway, 558, (2:497) asn Ls; Albt R Souhami to Bloch Brothers, 575 9 av; Oct17'11.

¹Broadway, (7:1881) sec Cathedral Parkway, 100x125x irreg x—; sobrn of mtgs on Ls to mtg for \$305,000; Lion Brewery, swc 108th & Col av with Josephine del Drago at Tarrytown, NY; Oct17'11. nom

¹Columbus av, 989, (7:1844) n str & pt b; Max Schwarz to Genesee Lunch Co; Chas F Hogan, proprietor, 56 Manhattan av; 1yf Aug1'11; 3y ren; Oct16'11. 720

¹Edgecombe av, 132, (7:2043) str fl & s ½ of b; Conrad Von Eiff to Frank Von Eiff, 132 Edgecombe av; 5yf Sept1'11; Oct 16'11.

¹Madison av. 1804-8, (6:1623), re asn ls; Wm Zoll to Louis Rosenfeld, 40 E 98; AT; Oct16; Oct18'11.

¹St Nicholas av, swc 125th, see 125th, sw c St Nicholas av.

1St Nicholas av, swc 125th, see 125th, 350 W.

at cl Church la, runs ne along said cl 3823 to pier head line of Harlem River xn300.6 to ss land taken for said bridge approach xw110.11xsw354.1 to beg, the land, with wharfage right, &c; Mary A P Draper to Pennsylvania R R Co, Broad st Station, Phila, Pa; 10yf Jan1 (3 rens of 10y each); Oct19'11.

(5:1451) asp Ls: Kiljan

taxes, &c, & 10,100

11ST av, 1475, (5:1451), asn Ls; Kilian
Klauer to Jno Basco, 1547 1 av; Octl1;
Octl3'11.

Oct13'11.

13D av, 1791, (6:1649) s str fl & pt c;
Martin C Wright to Jas Gabriel, 1791 3
av; 4 7-12yf Oct1'10; Oct19'11.

13D av, 2125, (6:1666) nec 116th (No 201),
all; Frida Ochl to Geo A Sipp, 56 W 130;
13'½yf Nov1'11; Oct18'11.

15TH av, 144, (3:821) n str & b; United
Merchants Realty & Impt Co to Sami
Sherman, 283 Wyona, Bklyn, from Sept1
to Apr29'21; Oct17'11.

15TH av, 144, (3:821) asn Ls; Stars Fifth

Sherman, 283 Wyona, BRIYII, 3,500 & 4,000 to Apr29'21; Oct17'11.

15TH av, 144, (3:821) asn Ls; Stars Fifth Avenue Lunch, a corpn to Saml Sherman AT; Oct11; Oct17'11.

16TH av, 683, (3:815), 3d fl; Geo Martin to Antonios B & Demetrios Terzakis, 43 James; 5yf Nov1; Oct13'11.

yearly rent 1,800 for 1st 2 yrs & 3,000 for last 3 yrs (?) payable in monthly payments of \$75 & \$83.33 (probable error)

18TH av, 2137, (7:1848) ws, 60 n 115th, str; Manhattan Leasing Co to Sigmund Peyser, 161 W 80; 3yf Nov1; Oct13'11.

1,800 18TH av, 2670; also 142D ST, 295 W (7:-2028); re asn ls; Davies J Marshall to Agnes Ostermann, 295 W 142; mtg \$9,290; Oct17; Oct18'11. nom 19TH av, 642, (4:1036) front str & b; Octavus J Norris to Jas Weir, 935 9 av; 5yf Mayl'11; Oct16'11. 2,100

LEASES

Borough of the Bronx.

¹Brown pl, nwe So Boulevard, see So Boulevard, nwe Brown pl.

166TH st, swc Union av, see Union av,

1085.

1201ST st, 392, (12:3280) str &c; Saml Joseloff et al to Lena Bass, 2977 Webster av; 5yf May1; Oct16'11.

1223D st, 922 E, (*) asn Ls; Jno J O'Brien to Jennie Maguire, 922 E 233; Oct 11; Oct18'11.

1205 St. 111' (11:2002) cos 102.0

11; Oct18'11. nom

1Boston rd, 1416, (11:2962) ses, 192.9 e
from an angle in rd opposite Jefferson,
runs e along rd 25xs100xw75.9 to a lane xn
81.10 to beg, all; Abr Mendelsohn to Julius
Knopf, 302 E 34, & Abr H Krystall, 215 E
113; 3yf Nov1; Oct19'11. 800

1Boston rd, 1321, (11:2934), —x— to ws
Clinton av, McKinley Square Theatre; McKinley Square Co, 2 Wall, to Boston Road
Amusement Co, 299 Bway; 3yf Sept21; Oct
13'11.

1/2 of net profits of tenant & 44,200

½ of net profits of tenant & 4,200 ¹Cortlandt av, 786-S, (9:2404), auditorium & lobby of Time Theatre; Alfred Koscherak to Maurice Alper et al, all on premerses, f Oct15 to — (omitted); Oct13'11. 2,280

¹Clinton av. ws. — n McKinley Sq. see Boston rd, 1321.

oston rd, 1321.

¹Jerome av, 1872, (11:2851) c str & front; Henry Boschen to Henry Timmerman, 839 Briggs av; 5yf Oct1; Oct14'11.

720 & 780

¹Livingston av, (13:3415) ws, being plot 3, blk 12, map 1470 Fieldston, all; Dela-eld Estate, a corpn, 25 Broad to Chas Burch, 1 W 74; 5yf Febl'12; Oct17'11.

Prospect av, S84, (10:2690) str & front pt b; Ludwig A Beck to Arthur S Wilson, 886 Prospect av; 3yf Sept15; (2y ren at \$1,200); Oct17'11. 900 to 1,200

\$1,200); Octivii.

'Prospect av, (11:2:62) ws, 275 n Jennings, 40x irreg, asn Ls; David Bidencope & ano to Julius Knopf, 302 E 34, & Abr H Krystall, 215 E 113; Oct18; Oct19:11.

O C & 100

Prospect av, S36, (10:2677) cancellation of Ls; Jas Reda to Chas F Beck & Louis McCarty; Sept£0; Oct19'11. 600

Prospect av, S36, (10:2677) cancellation of Ls; Chas F Beck & ano to Jas Reda, 839 Prospect av; Gct4; Oct19'11. nom

So Boulevard, (9:2278) nwc Brown pl, 195x100, all; new factory bldg to be erected on portion of plot; Doll Realty Co to Wasle & Co, 463 So Boulevard; 10 yf Decl (5y ren); Oct13'11. excess taxes over yr 1905 & 6% on cost of bldg & 8,700

Union av, 1085, (10:2670) swc 166th, str & b & floor above str; Henry Beckmann to Jno P Skelly, 1085 Union av; 5yf Nov1; Oct18'11.

MORTGAGES

NOTE.—The arrangement of this list is as follows: The first is the description of the property, then follows the date when the mortgage was drawn and the following date is when the mortgage was recorded; when both dates are the same only one is given; then the term of the mortgage follows. The first name is the mortgager, the next that of the mortgage, and last the amount. The general dates used as headlines are the dates when the mortgage was handed into the Register's office to be recorded. into the corded.

Whenever the letters "P.M." occur, preceded by the name of a street, in these lists of mortgages, they mean

that it is a Purchase Money Mort-gage, and for fuller particulars see the list of transfers under the corre-sponding date.

Mortgages against Brony property

gages against Bronx property found altogether at the foot of

Borough of Manhattan.

OCT. 13, 14, 16, 17, 18 and 19.

mBleecker st, 132, (2:534) ss, 75 e West Bway, 25x100; PM; pr mtg \$19,000; Oct10; Oct13'11, 196%; Nathan Harrison Realties to Hugo E Distelhurst, 336 Church, Rich-mond Hill, NY.

mBleecker st, 132; certf as to above mtg; Oct10; Oct13'11; same to same.

Oct10; Oct13'11; same to same.

****mBleecker st, 132, (2:524) ss, 75 e West
Bway, 25x100; FM; Oct7; Oct13'11, due Oct
10'13, 5%; Nathan Harrison Realties, 63
Park Row, to Helen C Butler, 550 Park av.

mBleecker st, 132; pr mtg \$22,300; Oct10; Oct13'11, 1y6%; same to Hugo E Distelhurst, 336 Church, Richmond Hill, LL

mBroome st, 246, (2:409) nwc Ludlow (Nos 81-3), 26.8x87.6; ext of \$51,000 mtg to Oct17'16 at 5%; Oct17'11; Isaac Marx with Saville Levin, 48 W 114.

mColumbia st, 122, (2:335) es, 89.11 n Stanton, 20x100; pr mtg \$15,000; Oct2; Oct 13'11, due, &c, as per bond; Minnie San-ders, 197 Stanton to Bertha Sanders, 292 E Bway.

mCathedral Parkway, 220, (7:1881) ss, 375 e Bway, 100x70.11; ext of \$250,300 mtg to Oct13'16 at 5%; Oct13'11; Lawyers Mtg Co with Paterno Constn Co.

mCathedral Parkway, 220; agmt as to hare ownership in mtg; Oct13'11; Chas V aterno with Lawyers Mtg Co, 59 Liberty.

mChristopher st, 113, (2:619) ns, 269.7 e Hudson, 25.5x91; Oct16'11, 5y5%; Jos De Lucia to Citizens Savings Bank, 56 Bway. 17,000

"Carmine st, 78, (2:528) ss, 98.7 e Varick, 25x60; Oct16'11, due as per bond; Lillian Kellar to Title Guarantee & Trust Co, 176 Bway.

"Cannon st, 73-7, see Rivington, 283.

mClarion st, 73-7, see Kivington, 283.

mCleveland pl, 27-31, see Spring, 60-2.

mChristopher st, 23, (2:610) ns, 80 e Waverly pl, 20x90; also CHRISTOPER ST, 25, (2:610) ns, 60 e Waverly pl, 20x70; Oct18

'11, due, &c, as per bond; Herman C Gissel, of Freeport, LI to Greenwich Savings Bank, 246 6 av.

MChristopher et 25, see Christopher 22

Bank, 246 6 av. 3,000

mChristopher st, 25, see Christopher, 23.

mCleveland pl, 27-31, sec Spring (Nos 60-2), —x—; ½ pt; sobrn agmt; Oct16; Oct 18'11; Frank McCoy & Jos J Day with German Savings Bank, 157 4 av. nom

mCedar st, 111, see Liberty, 106-8.

mChristopher st, 25, (2:610); ext of \$4,000

mtg to June16'14 at 4½%; Oct18; Oct19'11;
Greenwich Savgs Bank with Herman C
Gissel, Freeport, LI.

mEdgar st, see Greenwich. see Green-

"Edgar st, sec Greenwich, see Green-ich, 59.

"Grand st, 155, (1:234) sec Lafayette (Nos 159-63), runs e5.9xs55.2xw6.11 to Lafayette xn55.3 to beg; also 120TH ST, 108-10 E, (6:1768) ss, 110.10 e Park av, 41.8x103.10; pr mtg \$22,000; Oct11; Oct13'11, demand, 6%; Chas W Bauschat, 110 E 120, to Jacob Boss, 49 Lenox av.

^mGrand Circle, nec Bway, see Bway, plot bounded n by 61st, etc.

bounded n by 61st, etc.

"Grand Circle, nwe Central Park W, see
Bway, plot bounded n by 61st, etc.

"Greenwich st, 59, (1:19) see Edgar, runs
s27.11xe46.2 to ws Trinity pl (Nos 18-20)
xn27.10 to Edgar xw53.2 to beg; Oct19'11,
5y5%; Ellen Murphy to Lawyers Title Ins
& Trust Co, 160 Bway.

"Houston st, 503 E, (2:223); ext of \$8,000
mtg to Aug13'14 at % as per bond; Oct4;
Oct19'11; Aaron Gottehrer with Sarah A
De Lacy.

"Houston st, 19 W. (2:513) Swa Marson

mHouston st, 19 W, (2:513) swc Mercer (No 177), 25x63; Oct13'11, due Apr13'12, 5%; Thornton Woodbury to Corn Exchange Bank, 13 William. 25,000 mHouston st, 283 E, (2:350) ss, 75 w Clinton, 25x100; Oct13; Oct14'11, 5y5%; Peter S Rigney, 1575 Union, Bklyn, to Harmon W Hendricks, 10 E 44. 30,000 WHengton st, 282 E, pr, mtg, \$30,000; Oct

^mHouston st. 283 E; pr mtg \$30,000; Oc 13; Oct14'11, 5y6%; same to Mary A O'Neil 113 E 12. 5,000

"Lafayette st, 159-63, see Grand 155.

"Lafayette st, 159-63, see Grand 155.

"Ludlow st, 108, (2:410) es, 75 n Delancey, 25x87.6; ext of \$20,000 mtg to Decl1
'16 at 5%; Oct10; Oct14'11; Anna M Goebel
with Sarah Cohen, widow, 418 E 84. nom

"Liberty st, 106-S; also CEDAR ST, 111,
(1:52); ext of \$125,000 mtg to Decl'12, at
5%; Oct16; Oct18'11; Bankers Trust Co
with Havemeyer Real Estate Co, 26 Courtlandt.

mLudlow st, 69, (2:408) ws, abt 115 n Grand, 25x87.6; pr mtg \$____; Oct17; Oct19 '11, 1y6%; David Greenfelt to Harry M Goldberg, 509 W 110.

"Ludlow st, S1-3, see Broome 246.

"Minetta lane, 10, see Macdougal, 115.

Macombs pl, 32, see 151st, ss, 512.6 w 7

av.

**Macdougal st, 115; also MINETTA LA, 10, (2:543); ext of \$24,000 mtg to Oct1'16 at 4½%; Oct10; Oct19'11; Rocco M Marasco with Society for the Relief of Poor Widows with Small Children, 121 E 24.

nom

"Mercer st, 177, see Houston, 19 W.

mMulberry st, 141, (1:236); ext of \$25,000 mtg to Aug18'16 at 5%; Sept29; Oct16'11; Antonio Cagliostro with Union Trust Co, 80 Bway.

mManhattan st, sws, 285.10 e Riverside Dr, see 129th, ss, 225 e Riverside Dr.
mOrchard st, 119, (2:415) ws, 54.6 n Delancey, 20.10x87.6; Oct13; Oct14'11, 5y5%; Congregation Sheveth Achim Anshei Slonim, a corpn, to Lawyers Mtg Co, 59 Liberty.

"Orchard st, 119; sobrn agmt; Oct10; Oct 14'11; same & Morris Leff with same. nom "Orchard st, 174, (2:412) es, 25 n Stanton, 25x98; PM; pr mtg \$29,000; Oct15; Oct17'11, due Oct15'17, 6%; Bernard Gordon to Max Jokinsky, 61 Jefferson. 7,000

mRivington st. 283, (2:333) swc Cannon (Nos 75-7), 100x50; also CANNON ST, 73, (2:333) ws, 50 s Rivington, 25x100; PM; Sept26; Oct16'11, due, &c, as per bond; Edw S Clark at Cooperstown, NY, to Robt S Clark, Cooperstown, NY, et al. 87,000 Rector st. c Trinity pl, see Trinity

50.

"Stanton st, 67, (2:416) sws, 65.6 nw Allen, 23x50; PM; Oct13'11, 1y—%; Ray Gross to Max Gross, 67 Stanton. 2,500

"Spring st, 60-2, (2:481) sec Cleveland pl or st (Nos 27-31), 50.6x102.9x49.9x114.4; Oct14; Oct17'11, 2y4½%; Frank & Edw McCoy to German Savgs Bank, 157 4 av.

"South at 266

**MSouth st, 269, (1:247) ns, 37.2 w Jefferson, 31.10x65.4x31.10x64.4; Oct17; Oct18'11, 5y4'2'%; Edw H Kelly, Goshen, NY, to Walter S Gurnee, Bar Harbor, Me, et al trste for Mary E Scott will Walter S Gurnee.

"Spruce st, 39, (1:103), ext of \$20,000 mtg to July1'17, at 4½%; Oct18'11; Equitable Life Assur Soc of U S with Berthold Hahm.

mSuffolk st, 21, (1:312); leasehold; Aug30; Oct18'11, demand, 6%; Bessie Schnur to Bernard Reich, 248 W 113. 1,000

mSpring st, 60-2, see Cleveland pl, 27-31.
mTrinity pl, 18-20, see Greenwich, 59.
mTrinity pl, 50, (1:19) c Rector; str Ls;
May5'10; Oct19'11, due Apr21'12, 6%; Michl D Kaydouh, of Bklyn, to Melville H Bearns, of Bklyn.
mVandewater st. 36, (1:112) ss. 107-2 w

mVandewater st, 36, (1:113) ss, 107.3 w
Pearl, runs w17.1xs50.2xe14.1xn21.10xe2.9x
n28.2 to beg; pr mtg &—; Sept28; Oct17
'11, 2y6%; Francis J Mahony, 478 W 22,
to Theophilus D Olena, 402 Hancock,
Bklyn. 2,000

mWest st, 354, (2:601), sal Ls; Oct19'11, demand, 6%; Wendelin Orth to Geo Ehret, 1197 Park av.

"1ST st, 41 E, (2:442) ss, 194.4 e 2 av, 25.3x77.2x25.1x79.10; ext of mtg for \$22,-000 to Oct13'16; 5%; Oct13; Oct19'11; Lawyers Title Ins & Trust Co with Lena Sauerstrom, 41 E 1st.

m2D st, 124 E, (2:430) ns, 316.11 e 1 av, 24.8x121.11; Oct13; Oct14'11, due Jan6'16, 5%; Rosen Realty Co to Jacob Frankenthal, 2 W 86, et al, trstes Adelheid Brill for Ettie B De Young. 35,000

for Ettie B De Young. 35,000

***m2D st, 124 E; certf as to above mtg; Oct13; Oct14'11; same to same.

***m2D st, 124 E; sobrn agmt; Oct13; Oct14'11; Rebecca Rabinowitz with same. nom

**m3D st, 129 E, (2:431) ns, 225 w Av A, 25x 96.2, leasehold; AT; Oct11; Oct13'11, 3y6%; Fredk Brunn to Geo W May, 897 St Marks av, Bklyn, & ano. 3,000

**m3D st, 5 E, (2:459) ns, 104.5 e Bowery, 25x96.4; pr mtg \$\frac{8}{2}\$—; Oct13; Oct18'11, 1y 6%; Wyoming Realty Co, 68 Wm to Jennie Stein, 6802 10 av, Bklyn. 4,500

**m4TH st. 96 E, (2:445) sws, abt 180 e 2 av, 25x95.3; Oct13; Oct14'11, 3y6%; Saml Klausner, 389 E 10, to Adolf Prince, 38 E 126. 625

m6TH st, 601 & 6011/2 E, see Av B, 93.

mioth st, 601 & 601 ½ E, see A, E, c.
mioth st, E, (2:452) ns, 150 e 2 av, 25x
94.10; Sept29; Oct16'11, due Jan15'19, 6%;
Robt Gerson to Jacob, Max & Benj Gerson,
314 E 79 & Rachel Blum, 811 Eagle av.
2,400

m10th st, 33 W, (2:574); ext of \$22,000 mtg to Apr4'14 at 5%; Apr5; Oct19'11; Cathedral Church of St John the Divine in City & Diocese of NY with Augusta wife Jas C Duff.

15,000

***I2TH st, 66 W; certf as to above mtg;
Oct18'11; same to same.

***I3TH st, 524 E, (2:406) sal Ls; Oct11;
Oct19'11, demand, 6%; Eilia Rampolla to
Jos Doelger, 228 E 54, et al, firm Jos Doelger's Sons, 235 E 55.

**I4TH st, 231 E, (3:896) nes, 235 nw 2
av, 26x103.3; PM; pr mtg \$— ; Oct16;
Oct17'11, due June1'12, 6%; Saml Kleimer
to Select Realty Co, 140 Nassau. 2,750

***P22D st, 144-8 E, (3:877) ss, 170 w 3 av,
60x98.9; pr mtg \$80,000; Oct13; Oct16'11,
due Apr13'12, 6%; Ras Realty Co, 58 East
Bway to August Ruff, 52 W 120.

***P22D st, 121-3 W, (3:798) ns, 225 w 6 av,

m22D st, 121-3 W, (3:798) ns, 225 w 6 av, 41.6x98.9; Oct11; Oct13'11, due Oct13'12, 4½%; Ann L Goldsmith to Seamen's Bank for Savings, 76 Wall. 55,000

m25TH st, 330 W, (3:748) ss, 425 e 9 av, 25x98.9; sobrn agmt; Oct11; Oct13'11; Jno C Welwood, 320 Central Park W, with Bond, Mtg & Securities Co, 22 Exchange

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

m27TH st, 339-41 W, (3:751) ns, 355 e 9 av, 42.6x98.9; PM; Oct16; Oct17'11; 5y 4½%;; Thos J Maccabe, 150 W 84, to Elsie D Hogencamp, 124 W 131. 15,500

HAND POWER ELEVATORS e suitable for STORES, WAREHOUSES STABLES AND SMALL FACTORIES, INSTALLED AT SMALL COST

OTIS ELEVATOR COMPANY

m27TH st, 339-41 W; PM; Oct16; Oct17'11, 5y4½%; same to same as extrx, &c, Wm M Hogencamp. 7,750

7,750

m27TH st, 158-64 W, (3:802) ss, 100 e 7
av, runs e88xs90xw44xx88.9xw44xx30.8xw15
xn20xe15xn48.1; PM; pr mtg \$60,000; Sept
29; Oct13'11, due Oct1'14, 6%; Reliant
Holding Co to Ella F Burnham, of Saugatuck, Conn.

m33D st 26 E (2:869) cc. 100.0

"33D st, 36 E. (3:862) ss, 166.8 e Mad av, 17.2x98.9; Oct16; Oct17'11, 3y4½%; Geo AWheelock to Lincoln Trust Co, 208 5 av. 25,000

25,000

"37TH st, 1-3 W, (3:837) ns, 145 w 5 av, 50x98.9; Oct18'11, 5y % as per bond: Emma L Wesson & Enfrasia Leland to Farmers Loan & Trust Co, 22 Wm. 250,000

"37TH st, 435 W, see 38th, 434 W.

"37TH st, 4 W, (3:838) ss, 141.6 w 5 av, 21.6x98.9; pr mtg \$105,000; Oct11; Oct14'11, 2y6%; Midville Realty Co, 434 5 av, to Howard H Mosher, 445 W 124.

"37TH st, 4 W: Same Propil Cort 6 28 126.

m37TH st, 4 W; same prop; certf as to above mtg; Oct13; Oct14'11; same to same

m37TH st, 4 & 6 W, (3:838) ss, 141.6 w 5 av, 43x98.9; bldg loan; pr mtg \$210,000; Oct11; Oct14'11, 1y6%; Midville Realty Co to Abby S Marshall, at Milbrook, NY. 45,000

m37TH st, 4 & 6 W; certf as to above mtg; Oct11; Oct14'11; same to same.

m37TH st, 337 E, (3:943); ext of \$9,003 mtg to Sept7'14 at 5%; Aug24; Oct19'11; Nannie S Vanderpoel with Mary J Ryan.

nom

m3STH st, 434 W, (3:735) ss, 325 e 10 av, 23.8x98.9; also 37TH ST, 435 W, (3:735) n s, 450 w 9 av, 25x98.9; also INTERIOR PLOT, (3:735) begins 348.8 e 10 av & 98.9 s 38th, runs e23.6xn18.9xw23.6xs18.9 to beg; Oct18'11, 175%; Michael Leonard to Emigrant Industrial Savgs Bank, 51 Chambers.

Savgs Bank, 157 4 av. 15,000

"41ST st. 122 E. (5:1295) ss. 87 w Lex av. 19x98.9; pr mtg \$10,000; Oct17'11, 3y 5%; Richd Croker, Jr, at Portchester, NY, to Magdalena Smyth, 372 Lex av. 10,000

"43D st. 421 W. (4:1053) ns. 250 w 9 av. 25x100.4x24.9x100.4; PM; Oct16; Oct17'11; 2y6%; Dennis McEvoy to Hugh Dougherty 35 w 88. 4,500

2y6%; Dennis McLycy
35 W 88.

**M45TH st, 102-4 W, see 6 av, 783-5.

**M47TH st, 429-31 W, (4:1057) ns, 431.3 e
10 av, 37.6x100.5; pr mtg \$14,000; Oct13'11,
due, &c, as per bond; Mary A Keogh to
Cayuga Assn, 111 Bway.

**M47TH st, 431 W, (4:1057) ns, 431.3 e 10
av, 18.9x100.5; Oct13'11, 3y4½%; Mary A
Keogh to German Savings Bank, 157 4 av.
7,030

m47TH st. 314 W, (4:1037) ss, 225 w 8 av, 25x100.5; PM; Oct17; Oct18'11, 5y5%; John Conway of Weehawken, NJ, to Union Trust Co, 80 Bway.

Conway of ...

Trust Co, 80 Bway.

16,000;

10c117; Oct18'11, 1y6%; same to John H
Wherry, 314 W 47.

13,500

149TH st, 131-5 W, (4:1002) ns, 394 W 6
av, 44x100.4; PM; pr mtg \$20,000; Oct 16;
Oct18'11, due Aug1'12, 4%4%; John J Boyle,
109 W 72 to Wm J Griffiths, 135 W 49 et al.

al. 40,000

**m51ST st, 251 W, (4:1023) ns, 100.6 e 8
av, 22x100.5; Oct17; Oct18'11, due, &c, as
per bond; John J Boyle to Title Guarantee
& Trust Co, 176 Bway. 22,000

**m55TH st W, nec 12 av, see 12 av, 780.

**m55TH st, 123 E, (5:1310) ns, 146.3 w Lex
av, 18.9x100.5; ext of mtg for \$22,000 to
Oct3'16, 4½% Oct3; Oct17'11; Bowery
Savgs Bank with Stuyvesant Wainwright.
nom

m58TH st, 227-9 E, (5:1332) ns, 230 w 2 av, 25x100.5; pr mtg \$15,000; Oct5; Oct13 '11. 1y6%; Richd M Montgomery & Co, Inc, to Margt T Savage, at Rahway, NJ. 5,000

m59TH st, 222-6 W, (4:1030); leasehold; pr mtg \$5,000; Apr12; Oct14'11, 1y6%; Chas W Buckham, 307 5 av, to Judd E Wells, 1 W 64. 7,500

W 64. 7,500

m61ST st W, swe Central Park West, see Bway, plot bounded by 61st, etc.

m61ST st W, see Bway, see Bway plot bounded n by 61st, etc.

m64TH st, 175 E, (5:1399) ns, 176 w 3 av, 16x100.5; Oct18'11, 5y4½%; Arthur Smith to Title Ins Co N Y, 135 Bway. 18,000

m66TH st, 335-7 E, (5:1441) ns, 112.6 w 1 av, 37.6x100.5; pr mtg \$37,000; Oct13; Oct 17'11, due, &c, as per bond; Saml Loewy to Saml Siegler, 141 W 82 & ano. 8,000

m6STH st, 307 W, (4:1180) ns, 150 w West End av, 25x100.5; Oct18'11, 3y5%; Anna A Senior to Title Ins Co N Y, 135 Bway. 8,000

m70TH st, 50 W, (4:1122) ss, 215 e Col av, 23x100.5; PM; pr mtg \$—; Oct16'; Oct18'11, 2y5%; Michl F Loughman, Cedarhurst, Li, to Gustav F Simon, 35 W 70 & ano exrs Ulrich Simon.

m74TH st, 218 E. (5:1428) ss, 210 e 3 av.

m74TH st, 218 E. (5:1428) ss, 210 e 3 av. 25x102.2; pr mtg \$18,000; Oct16; Oct18'11, 1 y6%; John J Keegan & Cath McGarry to Edw S Murphy, 1205 Park av. 1,000

m74TH st, 33 W, (4:1127); ext of \$30,000 mtg to Oct25'13 at 4½%; Oct13; Oct19'11; Theresa A Ellinger with Howard A Scholle, 11 E 76.

75TH st, 427 E, (5:1470) ns, 250 w Av A, 27x102.2; Oct14; Oct16'11, due, &c, as per bond; Hugo Fredericks, 64 W 83 to Gladys A Mackay-Smith, 251 S 22, Phila, Pa.

m79TH st, 415-7 E, (5:1559) ns, 225 e 1 av, 2 lots, No 415, 27x102.2 & No 417, 26x102.2; 2 mtgs, each \$10,000; Oct17; Oct18'11, due, &c, as per bond; Rosie Vogel of Mt Vernon, NY, to Title Guar & Trust Co. 20,000 m79TH st E, nwc East End av, see East End av, 2-8.

m80TH st, 209 W, (4:1228), ext of mtg for \$22,000 to Nov3'14, 5%; Oct9; Oct16'11; Huldah McCrory with Seymour Schlussel exr Alex Schlussel, 37 W 74. nom m81ST st, 427 E, (5:1561, ns, 406.6 e 1 av, 25x102.2; Oct11; Oct13'11, due Sept1'14, 5½%; Regina Horn to Aug Nieberlein, 518 E 86. 1,000

m84TH st, 114-6 W, (4:1214) ss, 275 w Col av, 50x102.2; ext of mtg for \$40,000 to Oct 16'16, 4½%: Oct16; Oct17'11; Lawyers Title Ins & Trust Co with Jos Shardlow.

mSSTH st E, ns, 102 e 5 av, see 5 av, 1071. ms9TH st E, ns, 102 e 5 av, see 5 av, 1071.
ms9TH st, 207 E, (5:1535) ns, 160 e 3 av,
25x100.8; Oct17; Oct18'11, due, as per bond;
Annie Fennel individ and as extrx John
Fennel to Title Guar & Trust Co. 15,000
m90TH st, 423-5 E, (5:1570) ns, 344 e 1 av,
50x109.8; also LENOX AV, 83, (7:1824) ws,
25.11 n 114th, 25x100; pr mtg \$39,000; Oct
16; Oct19'11, 3y6%; Abr Jacobs to David
Feifer, 109 E 81. 3,000

""90TH st, 423-5 E. (5:1570) ns, 344 e 1 av, 50x100.8; pr mtg \$23,500; Oct16; Oct19'11, installs, 6%; Abr Jacobs, 83 Lenox av, to Louis Wolf, 351 E 87. 4,410.67

installs, 6%; Abr Jacobs, 83 Lenox av, to Louis Wolf, 351 E 87. 4,410.67

"95TH st, 307-19 E, (5:1558) ns, 137.6 e
2 av, 187.6x130.8; sobrn agmt; Apr12'11;
Oct17'11; Jacob Cohen, 212 E 117 & Jacob Fischel at New Rochelle, N Y, with M & L
Jarmulowsky, 27 E 95. nom

"96TH st, 104 W, (4:1226) ss, 100 w Col
av, 50x100.8; ext of \$51,000 mtg to Oct3'16
at 4½%; Oct3; Oct17'11; Bowery Savgs
Bank with Edmund A Hurry. nom

"98TH st, 54 E, (6:1603); ext of \$17,030
mtg to Jan1'12 at 5%; Oct10; Oct13'11;
Max Hahn with Henry Bohmfalk, exr
Philip Bolender. nom

"98TH st, 107 W, (7:1853) ns, 125 w Col
av, 25x100.11; PM; pr mtg \$—; Oct16'11,
3y6%; Margt McGinnis to Harris Jacoby,
422 W 77. 2,000

"99TH st, 152 W, (7:1853) ss, 248.1 e Ams
av, 15.4x79.11x15.4x79.2; Oct18'11, 5y5½%;
Walter S Brigham to Title Ins Co N Y.
7,000

"102D st, 103 W, (7:1857) ns, 75 w Col av

m102D st, 103 W, (7:1857) ns, 75 w Col av 25x100.11; Oct17'11; 5y5%; Louis Cohen to Lawyers Mtg Co, 59 Liberty. 20,000 m102D st, 330 W, see Riverside Dr, 295 m102D st, 224 E, (6:1651); sobrn agmt; Oct9; Oct13'11; Max A Siegel with Abr Levenstein & Max Tarshes, 24 Bayard. nom

m103D st, 150 E, (6:1630) ss, 29.6 e Lex av, 20x106.10; also LAND in Bklyn; pr mtg \$__; Oct7; Oct13'11, installs, 6\%; Jacob Vogelfanger, Bklyn, NY, to Ada M Hicks, 493 16th, Bklyn. 1,200 m105TH st, 143 W, (7:1860) ns, 415.5 e Ams av, 33.5x134.10; PM; Oct6; Oct17'11; 5y5\%; Lilly Lang to American Mtg Co, 21 Nassau. 22,000 m105TH st, 60 E, (6:1610) ss, 255 W, Pouli

mile Maguire, 184 E 111. 2,500
m108TH st, 323 W, (7:1893) ns, 155 w
Bway, 20x103.11; Oct13; Oct14'11, due, &c,
as per bond; Jacob Scheer to Charlotte A
Haig, at London, Eng. 30,000
m111TH st E, nwc Mad av, see Mad av,
1672.
m112TH st 112 W (7:1892)

m117TH st E, nwc Mau av, 167.1672.
m113TH st. 113 W, (7:1823) ns, 200 w Lenox av, 25x100.11; PM; Oct16'11, 5y5%; John W Stevens & Herman H Blomeier to Lawyers Mtg Co, 59 Liberty. 20,000 m115TH st. 215 W, (7:1831) ns, 265 w 7 av, 20x100.11; pr mtg \$—; Oct14; Oct16'11, due, &c, as per bond; Benj H Gordon, 215 W 115 to Morris R Stang, 130 Broome.

m115TH st W,(7:1825) ns, 500 w Lenox av, 40x100.11; sub to bldg loan; Oct10; Oct13 '11, demand, 6%; Lenox Baths, a corpn, to David Shapiro, 952 E 156, & Mayr Aronson, 1395 Eastern Parkway, Bklyn. 50,000 m115TH st W, (7:1825); same prop; certf as to above mtg; Oct10; Oct13'11; same to same.

same.

"116TH st, 228 W, (7:1831) ss, 425 e 8
av, 25x100.11x irreg x103.7; ext of mtg
for \$4,000 to Sept16'12; 6%; Sept14; Oct
16'11; Louis Seligsberg, Adele Bierig &
Ella W Seeligman with Milton Berlinger.

m117TH st,11-3 on map 11 W,(6:1601) sobra agmt; Oct13; Oct18'11; Emma Hein with Henrietta Rode at Baden Baden, Germany.

m117TH st, 11 W, (6:1601) ns, 219.4 w 5 av, 46.3x100.11; pr mtg \$44,000; Oct13; Oct 18'11; 3y5%; Hyman Hein to Henrietta Rode at Baden, Baden, Germany. 3,000

m118TH st. 335-7 E, (6:1795) ns, 212.6 w 1 av, 37.6x100.13; 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. 276 W. (7:1924) ext of \$17,000 mtg to Nov1'12 at 5%; Oct13; Oct18'11; Hannah Greenebaum, 911 Park av with Ida Schalkenstein, 182 St Nich av.

m120TH st, 361 W, (7:1947) ns, 166 w Manhattan av, 17x100.11; PM; Oct16; Oct 17'11; 3y5%; Philip H Reilly to Caroline Stern, 251 W 92.

Stern, 251 W 92. 10,000 m120TH st, 152 W, (7:1904) ss, 225 e 7 av, 16.8x79.2 to cl Harlem Creek, x—x81.6; PM; Oct17'11; 3y5%; Jas M Scofield, White Plains, NY to Title Ins Co N Y, 135 Bway. 10,000

m120TH st, 152 W; pr mtg \$10,000; Oct17 11; 2y6%; same to Mary A Kaufman, 257 Arlington av, Bklyn; 2,000 m120TH st, 108-10 E, see Grand, 155.

m120TH st, 10S-10 E, see Grand, 105.
m121ST st, 501 W, see Ams av, 1240-52.
m121ST st, 321-3 E, (6:1798); ext of \$45,000 mtg to June30'16 at 5%; Aug28; Oct19
'11; Fanny A Park with Placid Realty Co.
nom

m126TH st, 235 E, (6:1791) ns, 218.4 w 2 av, 16.8x99.11; pr mtg \$5,500; Oct16; Oct 17'11, due &c as per bond; Robt W Crawford to Jos F A O'Donnell, 500 W 143.

1,750
m129TH st W, (7:1995) ss, 225 e Riverside
Dr, runs e 30.10 to sws Manhattan, xse35
xsw150xnw23.1xne139.8 to beg; PM; Oct16;
Oct19'11, due &c, as per bond; Sophie
Meyer, 275 W 145 to Jacob S Carvalho at
Lawrence, LI.
37,500

Lawrence, LI. 37,500

**m130TH st, 505-11 W, (7:1985) ns, 100 w
Ams av, 123x irreg x76.7x99.11; ext of \$20,000 mtg to Apr2'12 at 5%; Mar31; Oct17
'11; Mutual Life Insurance Co of NY with
Louis Manheim, 76 Morningside av W.

mom 137TH st, 288 W, (7:1942) ss, 150.6 e 8 av, 15.6x99.11; Oct14; Oct16'11, 3y5%; Edith A Jackson to Russell Benedict, 104 Buckingham rd, Bklyn. 8,000 m142D st, 558 W, see Bway, 3478.

m142D st, 558 W, see Eway, 5418.
m143D st W, swe Bradhurst av, see Edgecombe av, es, at cl 143d, etc.
m143D st, 247 W, (7:2029) ns, 350 e 8 av, 25x99.11; pr mtg \$___; Oct14; Oct16'11, due Jan1'14, 6%; Anna Dressler, 984 Woodycrest av to Chas M Hoblitzell, 478 W 145.

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31.6x99.11; pr mtg \$30,000; Oct19; Oct13'11, 3y6%; Hattie Saper to Carrie Rosenzweig, 2 St Nicholas Terrace. 6,000

**145TH st, 404 W, (7:2050) ss, 131.6 w St Nicholas av, 15.6x99.11; pr mtg \$11,250; Oct13; Oct14'11, due Sept1'13, 6%; Robt H Rose to Julia R Roth, 103 E 105. 1,250

***147TH st, 417 W, (7:2062) ns, 640.3 e Ams av, 14.9x99.11; Oct16; Oct17'11; 5y5%; Isaac C Hotaling Jr to Lawyers Mtg Co, 59 Liberty. 9,000

***147TH st, 417 W; sobrn agmt; June30; Oct17'11; same & I Wyckoff Backus & F Eugene Backus with same. nom ***148TH st, 618 W, (7:2094) ss, 170 w Bway, 15x99.11; pr mtg \$9,850; Aug19; Sept27'11, 2y6%; Cornelia B Smith, of Litchfield, Conn, to Margt A Smith, 618 W 148. Corrects error in issue of Sept30 when prop was 145th st, 618 W. 1,936

***151ST st W, (7:2036) ss, 512.6 w 7 av, 52.2 to Macombs pl (No 32) x69.2x85.1x60; Oct17; Oct19'11, 3y4½%; Amelia C Schaefer, Sea Cliff, LI, to Adelaide C Housman, at Babylon, LI. 10,000

***156TH st, 422-4 W, see Ams av, 1933-5.**

***156TH st, 422-6; Oct16'11; Harry W Wood, 70 Beechwood Ter, Yonkers, NY with Met Life Ins Co, 1 Mad av. nom

***163D st, 444 W, 8:2110) ss, 162.6 e Ams av, 37.6x112.6; Oct16'11; de, &c, as p

m163D st, 444 W; sobrn agmt; Oct13'11; same & Maurice Cohen with same. nom m177TH st W, nwc Pinehurst av, see Pinehurst av, nwc '177.

m177TH st, 601 W, see St Nicholas av, 1341.

m186TH st W, ns 95 e Audubon av, see Audubon av, 421 m186TH st, nec Audubon av, see Audubon

m186TH st, (8:2156) ns, 95 e Audubon av, 25x107.5; Oct17'11; 3y5%; Hogenauer & Wesslau Co to Emigrant Ind Savgs Bank, 51 Chambers.

"186T'H st W, (8:2156) ns, 100 w Ams av, 75x107.5; pr mtg \$60,000; Oct16'11, 3y6%; Kuhn-Lawson Co to Eliz Kuhn, 508 W 142.

18,000

***m186TH st, W, (8:2156), ns, 175 w Ams av, 75x107.5; pr mtg \$---; Oct14; Oct16'11, due Jani'14, 6%; Kuhn-Lawson Co to Wm M Moore, nec Aqueduct av & 190th. 15,000 **m186TH st, (8:2156), same prop; certf as to above mtg; Oct14; Oct16'11; same to same.

m215TH st W, swe Seaman av, see Seaman av, swe 215.

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THE GEORGE A. JUST CO. 239 VERNON AVENUE

NEW YORK

IRON WORK FOR BUILDINGS

mAv B, 93, & 6TH st, 601 & 601½, (2:389); Oct17; Oct19'11, due Nov1'16, 4%; agmt & given as deposit for last 6 mos of Ls & to secure performence thereof; Fanny Davis, 185 Wilson, Bklyn; Isaac Becker, 1263 38th, Bklyn, & Bernard Feinstein, 1603 41st, Bklyn, with Saml Spachner & Harry Berger, both at 12 Av B. 2,500

LONG ISLAND CITY

mAmsterdam av. 1240-52, (7:1976) nwe 121st (No 501) 100.11x100; ext of \$193,000 mtg to Nov1'16 at 5%; Oct17'11; Hyman D & Wm Baker with Met Life Ins Co, 1 Mad

mAmsterdam av, 1933-5, (8:2107) sec 156th (Nos 422-4), 50x100; PM; pr mtg \$80,000; Oct16; Oct17'11; 2y6%; Patk H Conron, 175 W 81 to Placid Realty Co, 35 Nassau.

mAudubon av, 421. (8:2156) nec 186th, 50 x95; mtg on this \$55,000; also AUDUBON AV, (8:2156) es, 50 n 186th, 89.10x95; mtg on this \$60,000; also 186TH ST, (8:2156) ns, 95 e Audubon av, 25x107.5; mtg on this \$18,000; certf as to three mtgs as above; Oct17'11; Hogenauer & Wesslau Co to Emigrant Ind Savgs Bank, 51 Chambers.

Audubon av, es, 50 n 186, see Audubon

"Audubon av, (8:2156) es, 50 n 186th, 89.10x95; Oct17'11; 3y5%; Hogenauer & Wesslau Co to Emigrant Ind Savgs Bank, 51 Chambers.

51 Chambers.

**Maddubon av, 421, (8:2156) nec 186th, 50 x95; Oct17'11; 3y5%; same to same. 55,000

**Mamsterdam av, 1933-5, (8:2107) sec 156th (Nos 422-4), 50x100; Oct16'11, due Nov1'14, 5%; Placid Realty Co to Kate Blank, 997 Union av. 80,000

mAmsterdam av, 1933-5; certf as to above mtg; Oct16'11; same to same.

mAmsterdam av, 1933-5; sobrn agmt; 16'11; same & Alex Pfeiffer with sam

mBroadway, 3478, (7:2073) sec 1420 (No 558), 20x70; Oct11; Oct13'11, 3y6%; Lena W Hoefler, 552 W 142, to Harvey W Smith, 501 W 143.

mBroadway, sec 61st, see Bway, plot bounded n by 61st, etc.

^mBowery, nec Grand Circle, see Bway, plot bounded n by 61st.

^mBroadway, es, 105 s Grand, see Bway, 450.

"Broadway, 450, (1:232) ses, abt 105 s Grand, 25x120; also BROADWAY, (1:232), es, 105 s Grand, runs n1xe120xs1xw120 to beg; PM; Oct16'11, 5y4%; Walstein S Reade, 434 Cleremont av, Bklyn, to Wm H Sage, Hartsdale, NY, & ano. 75,000

H Sage, Hartsdale, NY, & ano. 75,000

"Broadway, (4:1113), plot bounded n by 61st, e by Central Park W, s by Circle or Grand Circle & w by Bway; PM; Oct14; Oct16'11, due, &c, as per bond; Wm R Hearst to Eliza H McCullough at Bennington, Vt, et al.

mBroadway, 1134-6, see 5 av, 212-6.

mBradhurst av, swe 143d, see Edgecombe iv, es at cl 143d, etc.
mBradhurst av, 1, see Edgecombe av, es, it cl 143d, etc.

at cl 143d, etc.

"Central Park W, nwe Grand Circle, see Bway, plot bounded n by 61st, etc.

"Central Park W, swe 61st, see Bway, plot bounded n by 61st, etc.

"Columbus av, 866, (7:1857) ws, 75.11 n 102d, 25x75; ext of \$17,000 mtg to Oct26 '16 at 4½%; Oct16'11; Mira A Bowie with Bella Fisher wid & devisee Phillip Fisher. nom

"East End av, 2-8 or Av B, (5:1576) nwc 79th, 102.2x148; asn rents as collateral security two mtgs; Oct5; Oct17'11; Stevenson Constn Co to Moritz Falkenau, 36 W 73.

"East End av, 170, (5:1584) ws, 50.8 s 88th, 25x96; pr mtg \$12,000; Oct16; Oct17 '11; 3y6%; Susanna W Bornhoeft, 87 Ver-non av, Mt Vernon to Anna M Rubino, 187 East End av. 2,500

mEdgecombe av. sec 143d, see Edgecombe av. es, at cl 143d, etc.
mEdgecombe av. (7:2051) es at cl 143d, runs e 72.2 to ws Bradhurst av (No 1) xs 188.10 xw20 to Edgecombe av. xn190.3 to beg; Oct17; Oct18'11; 5y5%; Gerleit Meyer Constn Co to Title Ins Co N Y. 135,000
mEdgecombe av. (7:2051), same prop; certf as to above mtg; Oct17; Oct18'11; same to same.
mHaven av. (8:2139) ws. 150 x 170th 25

to same.

"Haven av, (8:2139) ws, 150 n 170th, 25x
103.3; pr mtg \$8,000; Oct18; Oct19'11, due, &c, as per bond; Wm C Reeber to Edgar J Lauer, 701 Mad av. 5,000

"Lenox av, 518-20, (6:1733); ext of \$80,000 mtg to Oct13'16 at 5%; Oct11; Oct13'11; N Y Protestant Episcopal Public School with Jacob Israelson, 611 Cathedral Parkay.

way.

mLexington av, 878, (5:1400) ws, 80.5 s 66th, 20x70; Oct13'11, due as per bond; Simon M & Mary A McCabe to Title Guarantee & Trust Co, 176 Bway.

"Lenox av, 83, see 90th, 423-5 E.

mMadison av, 1672, (6:1617) nwc 111th, 21 x50; ext of 2 intgs aggregating \$13.500 to June15'14 at 5%; May3; Oct17'11; Mutual Life Insurance Co of NY with Jos Kaiser. nom

"Pinchurst av, (8:2177) nwc 177th, 125x 925x125.1x98; ext of three mtgs aggregat-ing \$110,000 to Oct16'16 at 5%; Oct16'11; Title Ins Co of N Y with Helene Realty & Constn Co, 277 Bway.

mRiverside Drive, 295, (7:1889) sec 102d (No 330) runs e118xs100.11xw22.10xn25xw 107.7 to Drive xn76.11 to beg; pr mtg \$___; Oct14; Oct16'11, 3y6%; Rockledge Constn Co to Gibraltar Mtg Co, 52 Wm. 40,000

mRiverside Drive, 295; certf as to above mtg; Oct14; Oct16'11; same to same.

mSeaman av, (8:2250) swc 215th, 50x100; Oct16'11, 3y5%; Nora O'Connor to Margt P Halsey (Hotel St George), 51 Clark, Bk-lyn.

"St Nicholas av, 1341, (8:2144) nwc 1,77th (No 601) 94.11x100; Bldg Loan; Oct17; Oct 18 '11; 1y6%; Melvin Realty Co to Lawyers Realty Co, 16) Bway. 170,000 m St Nicholas av. 1341; certf as to above mtg; Oct17; Oct18'11.

mtg; Oct17; Oct18'11.

m2D av, 1566 (5:1544) es, abt 50 n 81st, 25.4x100; all title to any strip adj above, PM; pr mtg \$14,000; Oct17; Oct18'11, &c, as per bond; Joanna Kehoe to Mary L Kehoe, 167 Greenwich. 2,000

m3D av, 1814, (6:1628) ws, 25.11 s 101st, 25x98; Oct16; Oct19'11, 5y5%; Marcus Rosenthal, 81 E 73, to Jos L R Wood, 17 Rue Vernet, Paris, France. 19,000

m5TH av. 1071, (5:1500) es, 25.8 n 88th, runs e102.8xs25.8 to 88thxe25xn55.8xw 127.8 to av, xs30 to beg; PM; Oct17; Oct 18'11; 3y4½%; Philip Livingston of Bar Harbor, Me to Gardner B Penniman at Quogue, LI et al trus Geo H Penniman.

Quogue, LI et al trus Geo H Penniman.

145,000

***m5TH av, 212-6, (3:827) swc 26th (No 2)
56.5x134.1 to Bway (Nos 1134-6) x60.5x
155.7; also MACOMBS DAM RD, (11:2877,
2878, 2882, 2884, 2880 & 2885) ws, at ss line
farm formerly Lewis G Morris runs w
65xsw116xnw2340 to Harlem River xne30
xne515xse1980 to beg, contains 22 579-1,000
acres; 1-9 pt; AT; Oct13; Oct17'11, due
as per bond; 6%; Preston J Gibson at
Wash D C to Herman W Van Senden,
1813 Columbia rd, Wash, DC.

10,848

***m5TH av, 992, (5:1492) es, 77.2 n 80th,
runs s25xe110xn20xw10xn5xw100 to beg;
Oct17'11; 2y4%; Philip Livingston to Title
Ins Co N Y, 135 Bway.

100,000

***m6TH av, 783-5; also 45TH ST, 102-4 W,
(4:997); agmt changing interest days; Aug
25; Oct13'11; Susie E Fitchett, Annie E
De Camp & Emily E Burns with Title
Guarantee & Trust Co, 135 Bway.

**m7TH av, 281, (3:801); ext of \$30,000 mtg
to Feb19'12 at 5%; Aug15; Oct13'11; Wm S
Mason et al, trste for Geo P Smith will
Jas H Smith with Madison Sq Mtg Co, 265
7 av.

**m7TH av, 422, (3:783) ws, 22 n 33d, runs
n19 2xw61 2xx7 4xe11.2xs1.10xe50 to beg:

7 av. Tav. 422, (3:783) ws, 22 n 33d, runs n19.2xw61.2xs7.4xe11.2xs11.10xe50 to beg; pr mtg \$50,000; Oct14; Oct16'11, due, &c, as per bond; Louis Voelker by Josephine Voelker et al his committee to Harriet S James, 357 W 34.

James, 357 W 34. 10,000

***m9TH av, 642, (4:1036), sal ls; Oct 13; Oct 16:11, demand, 6%; Jas Weir to Lion Brewery, 104 W 108. 7,113.06

**m9TH av, 114, (3:741), sal ls; Oct11; Oct 16:11, demand, 6%; Adolf Reschofsky, 110 E 119 to V Loewers Gambrinus Brewery Co, 528 W 42. 285

to Anna E W, Bklyn.

m10TH av, 508, (3:736) e s, 74.1 n 38th, 24.8 x100; ext of \$25,000 mtg to Octl'14 at 5%; Sept18; Octl3'11; Anna Young with Anna Blumenstock, 135 Prospect Park W, Bklyn.

m10TH av, 478-80, (3:734); ext of \$40,-000 mtg to July11'14 at 5%; Aug9; Oct 17'11; Nassau Mtg Co, 31 Nassau with nom

m12TH av, 780, (4:1103) nec 55th; sal Ls; Sept25; Sept28'11, demand, 6%; Delia Rowan to Lion Brewery, 104 W 108. Cor-rects error in issue of Sept30, when loca-tion was 12th av, 780, swc 55. 4,000

mInterior plot, see 38th, 434 W.

MISCELLANEOUS MORTGAGES.

Borough of Manhattan.

mCertf as to mtg or deed of trust dated Mayl'11; Sept25; Oct16'11; Western New York Farms Co to Trust Co of America as

"Certf as to mtg for \$5,700 on land in Kings Co; Oct9; Oct16'11; Corbin-Clapham Co to Flatbush Trust Co, 839 Flatbush av, Bklyn.

mCertf as to chattel mtg for \$1,000 covering chattels in 209 W 33; Oct18'11; Jno Herren Co to Jos Prince.
mMamaroneck, NY: certf as to mtg for \$1,200; Oct13; Oct19'11; Isaac Cohen to Martha A Gilbert.

MORTGAGES

Borough of the Bronx.

mBristow st, (11:2964) sec 170th, 28x100; ext of \$24,000 mtg to Oct13'16 at 5%; Oct 13; Oct19'11; Lawyers Title Ins & Trust Co with Bellewood Constn Co.

mCottage pl, 5, (11:2932); ext of \$1,150 mtg to Septl'13 at 6%; Oct13; Oct14'11; Lillie Harden with Celia Mautner.

mHoffman st, (11:3056) ws, 104.7 s 188th, 50x96.11; pr mtg \$——; Oct13'11, due, &c, as per bond; Auletta & Co to Manhattan Mtg Co, 200 Bway. 31,000

^mHoffman st, (11:3056); same prop; certf is to above mtg; Oct13'11; same to same.

mHoffman st, (11:3056); same prop; sobrn agmt; Oct13'11; Martin L Henry with

"Home st, sec Hoe av, see Hoe av, sec

"Home st, (10:2694) ns, at ss 169th, runs w65.7xn28xne28 to 169th, xse65.7 to beg; Bldg loan; Oct17; Oct18'11; 1y6%; Chas H Roe Estate, 271 Bway to Chas F Deshler, 207 W 56.

mHome st, (10:2694) same prop; certf as to above mtg; Oct14; Oct18'11; same to same.

mIrvine st, 894, (10:2761); ext of \$6,000 mtg to Oct1'14 at 5½%; Oct13; Oct18'11; Christine G Openhym with Goldie Cowen, 778 Beck.

^mKing st (*) nec Barker av, see Barker v (*) nec King.

"Kingsbridge ter, (12:3256) ws, 39.9 n cl Reed pl (if extended, runs w122.8xn250xe 118.1 to Terrace xs250 to beg; Oct16; Oct 17'11; 3y6%; Grace J Daggett to Park Mtg Co, 41 Park Row.

mKelly st, nwc Westchester av, see Westchester av, nwc Kelly.

mLyman pl. (11:2979) nws, 31.11 w Freeman, 54.1x47.6x34x38.7; Oct18'11; 5y5%; Simon Krielsheimer to Lawyers Mtg Co, 6,000

"Macy pl, (10:2688 & 2695) ss, 75 w Hewitt pl, 25x94.9; Oct13; Oct16'11; 5y 5%; Nora Stanton, 878 Macy pl to Gus-tavus Robitzek, Franklin av & 169th & ano. 6,000

mMacy pl, (10:2688 & 2695) ss, 75 w Hewitt pl, 25x94.9, pr mtg \$6,000; Oct16 '11; 3y6%; Sadie wife Saml Silberberg, 552 St Pauls pl & Sophie wife Lazerus Shiren, 587 Prospect av to Nora Stanton, 878 Macy pl. 2,000

878 Macy pl. 2,000

**Rockwood st, (11:2836) ss, 175.11 e Walton av, 28.10x irreg x64.11 to beg; ext of \$4.000 mtg to Sept17'16 at 5%; Oct13; Oct 16'11; Thos Rourke by Jno J Hynes, with Philip Woolley, 116 Rockwood. nom

***mRockwood st, (11:2836) same prop; power of atty to extend mtg of \$4,000 to Sept17'16 at 5%; Aug18; Oct16'11; Thos Rourke to Jno J Hynes, 42 Bway.

***Simpson st, (10:2724) ws, 228.8 n 163d, 42x110x42x110.5; Oct13; Oct14'11, 5y5%; Podgur Realty Co, \$19 So Boulevard, to Francis K Thayer, at Port Washington, LI.

***Minpson st, (10:2724): same prop; certification of the state of

msimpson st, (10:2724); same prop; certf as to above mtg; Oct13; Oct14'II; same to

mSimpson st, (10:2724) ws, 270.8 n 163d, 42x109.7x42x110; Oct13; Oct14'11, 5y5%; same to Geo A Thayer, Port Washington, LI. 35,000

mSimpson st, (10:2724); same prop; certf as to above mtg; Oct15; Oct14'11; same to

"Simpson st, (10:2724) ws, 270.8 n 163d, 42x109.7x42x110; sobrn agmt; Oct13; Oct14'11; American Real Estate Co with Geo A Thayer, at Port Washington, LI. nom

msimpson st. (10:2724) ws, 228.8 n 1
42x110x42x110.5; sobrn agmt; Oct13;
14'11; same with Francis K Thayer,
Port Washington, LI.

St Pauls pl, see Brook av, see Brook av, ec St Pauls pl.

mSimpson st, 1110, (10:2727); ext of \$32,000 mtg to Aprl'16 at 5%; May4; Oct19'11; Guaranteed Mtg Co with Keese Bldg Co, 1794 Prospect av.

mSimpson st, 1106, (10:2727); ext of \$32,-000 mtg to Aprl'16 at 5%; May4; Oct19'11 Manhattan Mtg Co with Keese Bldg Co, 1794 Prospect av.

mTiffany st, (10:2718) nes, at sws 169th, runs se107.2xsw33xnw51.9xsw15.4 to Tiffany xnw62.8 to beg; Oct13; Oct18'11, due as per bond; Adam Happel to Title Guar & Trust Co.

"Van Buren st, (*) es, 375 n Col av, 25 x100; Oct17; Oct18'11, due &c, as per bond; Frank Huber to Trsts of The Widows & Orphans Fund of Trinity Lodge, 12 Free & Accepted Masons, 220 E 15. 3,000

"William st (*) nwc Dudley av, see Dud-ey av (*) nwc Wm.

m5TH st, (*) ns, 271.8 e Castle Hill av, 33.4x66, Unionport; PM; Oct18; Oct19'11, due July1'14, 6%; Jno Gannon, 2243 Houghton av, to Edw A Schill, 860 Van Nest av, & ano.

m12TH st, (*) ss, 305 e Castle Hill av, 50x108; Oct16; Oct19'11, 1y6%; Matthias Schlegel, 2230 Gleason av, to Frank Gass, 2248 Powell av.

m13TH st (*) ss, 438.4 e Av B, 33.4x108, Unionport; Oct13; Oct16'11; 3y5½%; Andrew J Fitzgerald, 2344 Ellis av to Louisa B Weber, 2066 Newbold av. 3,000 136TH st, 509 E, see Brook av, 198-202-

^m137TH st, 510 E, see Brook av, 198-202-206.

HECLA IRON WORKS

North 10th, 11th, 12th and 13th Streets **NEW YORK** BROOKLYN,

Architectural Bronze IRON WORK

m141ST st, 461 E, (9:2286) ns, 606.3 e Willis, av, 18.9x100; pr mtg \$4,000; Oct18; Oct 19'11, due, &c, as per bond; Mary C Mahony, 413 E 139, to Mary A Brush, 366 Herkimer, Bklyn. 1,000

Herkimer, Bklyn. 1,000 m141ST st, 459, (9:2286) ns, 587.6 w Willis av, 18.9x100; pr mtg \$4,000; Oct18; Oct19 '11, due, &c, as per bond; Mary C Mahony, 413 E 139, to Annie M Jones, 2783 Webster av. 1,000

m142D st, 375, (9:2365) ns, 507 e Alex an-18x50; Oct16'11; 3y5%; Mary E H Gaven-esch, Jersey City to Lawyers Mtg Co, 59 Liberty.

3,000

m142D st, (9:2322) ns, 200.6 e College av, 25.4x101; pr mtg \$5,200; Oct17; Oct18'11; 1y6%; Katie Donnelly to Jno Kennedy, foot W 254th at Riverdale-on-Hudson, Bronx.

m145TH st, 328 E, (9:2325) ss, 200 w 3 av, 25x100; pr mtg \$____; Oct17'11; 3y5%; Theresa Tompkins, 328 E 145th to Wm Dohrmann, 81 Palisade av, Jersey City.

Theresa Tompkins, 328 E 145th to Wm Dohrmann, 81 Palisade av, Jersey City. 4,000

**M14STH st, 317 (533). (9:233)) ns, 350 w Courtlandt av, 25x106.6; pr mtg \$10,000; 0ct14; 0ct16'11, due Febl0'13; 5%; Giuseppo Boitano, 1999 Arthur av to Maria Groce, 38 New Bowery. 1,000

Groce, 38 New Bowery. 1,000

m149TH st, (10:2563) nec Tinton av, 105x
25.11; except pt for st; Oct16; Oct17'11;
3y5%; McManus Constn Co to Edgar S
Appelby, Glen Cove, NY. 25,000

m149TH st, (10:2563) same prop; certf as
to above mtg; Oct16; Oct17'11; same to
same.

m155TH st, (9:2401) ss, 225.6 e Courtlandt av, 50.3x100x50x100; Oct18'11, due Dec1'14; 5%; Pier Realty Co to Dollar Savgs Bank, 2808 3d av. 32,000

m155TH st, (9:2401) same prop; certf as o above mtg; Oct18'11; same to same.

m155TH st (9:2401) same prop; sobrn agmt; Oct17; Oct18'11; same & Ada V Levy with same.

Levy with same. nom "156TH st, (9:2402) ss, 175 e Courtlandt av, 75x99.3x75x99.2; PM; pr mtg \$13,200; Sept29; Oct19'11, due Apr1'13, 6%; Benj Benenson, 407 E 153, to Fredk Lese, 133 E 80. 5,800

ano. 1,000

"159TH st, 391 (Waverly), (9:2406) nwc
Melrose av (Nos 821-3), 49x100; PM; Oct
16; Oct17'11; 5y5%; Minnie Gawer to Wm
Paulus, 823 Melrose av. 15,000

"163D st, 487-93, (9:2368) ns, 80.1 e
Washington av, runs n 167.10xe100xs100
xw25xs67.10 to st, xw25xn67.10xw25xs67.10
to st, xw25 to beg; Oct17'11, due &c as
per bond; McDermott Dairy Co to Title
Guar & Trust Co, 176 Bway. 15,000

"163D st, 487-93, (9:2368) certf as to
above mtg; Oct13; Oct17'11; same to same.

m165TH st, S23-7, (10:2679) ns, 107.6 e Union av, 3 lots, each 17.6x107.2; 3 mtgs, each \$3,200; Oct6: Oct13'11, 5v5%; Kate A Williams, 1264 Boston rd, & Eliza C Price, 827 E 165, to Florence C Speranza, trste Frances E Colgate, at Irvington, NY.

m166TH st, swe Union av, see Union av, 1085.

"169TH st, nwc Teller av, see Teller av,

nwc 169.

***m169TH st, 633 E, (11:2933) ns, 125 e
Franklin av, 16.8x69; pr mtg \$5,000; Oct7;
Oct13'11, 2y6%; Josephine Runde to Geo A
Steinmuller, 1957 Grand Blvd & Concourse.
2,000

2,000

"169TH st, (10:2718) ss, 107.2 e Tiffany,
runs e39xs79.7xw6.6xw34.5xn84.6; Oct13'11,
5y5%; Adam Happel to Emigrant Indust
Savgs Bank, 51 Chambers. 18,000

m169TH st, sws at nes Tiffany, see Tiffany, nes at sws 169.
m169TH st, ss at ns Home, see Home, ns, at ss 169th.

at ss 169th.

"170TH, 591 E, (11:2932) nes, — w Franklin av, 50x169; pr mtg \$——; Sept20; Oct
14'11, 1y5%; Mary A w fe of & Michl Nolan
to Mary Ryan, 104 W 70. 2,000

m170TH st. swc Stebbins av, see Stebbins v, swc 170.

m170TH st, sec Bristow, see Bristow, sec 170.

m173D st, (11:2905) swc Washington av, 100x50, except part for av; pr mtg \$10,-500; Oct18'11; 3y6%; Jacob L Rubenstein to Rudolph J Sosna, 3528 N Broad, Phila, Pa.

m173D st, swe Topping av, see Topping av, SW

m177TH st, (11:2852) ss, 88.7 e Jerome av, 75x125; PM; pr mtg; \$4,500; Oct16; Oct18'11; 3y6%; Plough & Fox Co to Fredk J Winston at Short Hills, NJ.

m177TH st, (11:2852) ss, 88.7 e Jerome av, 75x125; ext of mtg for \$4,500 to Oct17'14, 6%; Sept29; Oct18'11; Title Guarantee & Trust Co with Fredk J Winston, at Short Hills, NJ.

m178TH st (*) ss, 68.10 w Morris Park av, 25x100; sobrn agmt; Oct4; Oct13'11; Jno R Stolzenberger, 810 Courtlandt av with Chas H Herche, 541 W 163. nor m175TH st (11:2061) ps 11220 2 2 cm 75

m178TH st, (11:3061) ns, 113.9 e 3 av, 75 to Monterey av x105; PM; Oct16'11, due &c as per bond; Henry Raabe to Niels Hansen, 326 Audubon av. 26,500

**178TH st, nwc Monterey av, see 178th, as 113.9 e 3 av.

"180TH st. swc Prospect av, see Prospect

m180TH st. 576-S4 E, (11:3069) sec Lafontaine av, 36.4x100x21x101.9; Oct19'11, due as per bond; Tommaso Giordano to Title Guarantee & Trust Co. 15,000

m180TH st, nec Crotona av, see Crotona av, nec 180.

av, nec 180.

"ISIST st, ns, 61.10 e Mohegan av, see 181st, ns, 30.11 e Mohegan av.

"ISIST st, (11:3124) ns, 30.11 e Mohegan av, 30.11x81.3x42.11x86.7; also 181ST ST, (11:3124) ns, 61.10 e Mohegan av, 50.6x60.2 x50x67.4; pr mtg \$38,000; Oct11; Oct13'11, 1y6%; Wirth Realty & Constn Co, 862 West, Bronx, to Fritz Hartz, 519 Timpson pl, & ano.

4,500

m1S1ST st, (11:3124); same prop; certf as to above mtg; Oct11; Oct13'11; same to same.

m183D st, 467, (11:3038) ns, 99.7 w Washington av. 35x100; PM; Aug29; Oct13'11, due Jan4'14, 5%; Rachel Rubin to Carrie A Torriani & Ella L Barr, 438 W 116.

20,000

"183D st, 467; pr mtg \$20,000; Oct11; Oct
13'11, due Oct1'13, 6%; same to Chas H
Friedrich, 769 Beck. 4,000

"183D st, 701-7, see Beaumont av, 2302.

"187TH st, 537 E, (11:3056) ns, 65.10 e
Bathgate av, 22x72.7; Oct17; Oct18'11, due
as per bond; Cath Cavanagh to Title
Guar & Trust Co.

"194TH st (12:3282) ns 27.6 w December

Guar & Trust Co.

"194TH st (12:3282) ns, 27.6 w Decatur av, 25x64; Oct17; Oct18'11: 3y6%; Jno & Aimee F Noonan by Joan F Noonan gdn & Joan F Noonan wid, 369 E 194 to Jno Twiname, 2933 Bathgate av.

"194TH st, 265, (12:3295) ns, 53.10 e Briggs av, 24x99; PM; pr mtg \$6,000; Sept 28; Oct16'11; installs; 6%; Mary J Rizzuto, 2936 Bainbridge av to Fredk Stubenvoll, 2776 Briggs av & ano.

"203D st, (12:3308) ss, 348.6 w Wmsbridge rd or Briggs av, 25x100; pr mtg \$—; Oct17'11, due Dec29'14; 5½%; Eleanor R King, 256 E 203 to Henrietta Lewi, 87 Hamilton pl.

"213TH st, (*) ns, — w White Plains rd,

m213TH st, (*) ns, — w White Plains rd, being lot 80 (*) map Olinville, 25x100; Oct16; Oct17'11, 1y6%; Lena Barbetta to Wm Taylor, at Bronxwood Park.

wm faylor, at Bronxwood Fark. 200

**m215TH st, (*) nec White Plains rd, see

White Plains rd (*) nec 215.

**m228TH st, (*) ss, 305 w Bronxwood av,
25x114, Wakefield; PM; Aug15; Oct13'11,
1y6%; Philip Gropper to Arthur J Mace,
111 E Houston.

m233D st. 920-2, (*) sal ls; Oct11; Oct18
'11, demand, 6%; Jennie Maguire to A
Hupfel's Sons, a corp, 840 St Ann's av

m236TH st, 139, (12:3371) ns, 125 w Keppler av, 25x100; pr mtg \$3,500; Oct14; Oct 16'11; 3y6%; Therese Krupholder to Georgine Oatman, 311 w 51.

m23GTH st, 164, (12:337J) ss, 50 e Oneida av, 25x100; PM; Oct7; Oct17'11, due Nov 1'14; 5%; Wm R Syme, 48 Greene av, Bklyn to Geraldine J Willetts, Gedney Farm, White Plains, NY.

m236TH st, sec Oneida av, see Oneida av,

m237TH st, nec Oneida av, see Oneida av,

nec 237.

***m240TH st (*) nwc White Plains rd, runs n184.2xw115.2xs34.1xe8.4 x s 150 to 240th, xe100.2 to beg; PM; Oct7; Oct17'11; 5y5%; Bendheim Constn Co to Corn Exchange Bank, 13 Wm.

**Marthur av. 2108, (10:3070) es, abt 70 n 180th, 25x103, except part for av; Oct16'11, due as per bond; Jas J & Mary Cannon to Title Guar & Trust Co, 176 Bway. 2,000

mAqueduct av, (11:3217) ws, 237.8 s 183d, 50x100; ext of mtg for \$4,000 to Oct21'14, 5%; Oct17; Oct18'11; Peter J Kelly, 1900 Marmion av, with Louise D Dowdall, 2225 Aqueduct av.

Aqueduct av. nom

"Bryant av, (11:3001) es, 60 n 172d, 20x
100; PM; pr mtg \$8,000; Oct18; Oct19'11,
2y6%; Marion Liman to Wm H D North,
539 Timpson pl.

"Brook av, (11:2895) sec St Pauls pl, 77.8
x100.9x77.5x100.8; pr mtg \$—; Oct19'11,
due Jan19'12, 6%; Kitchen Impt Co to Solomon C Powell, 103 W 130, & ano. 2,000

"Brook av, (11:2895); same prop; certf as
to above mtg; Oct19'11; same to same.

mBarker av (*) nec King, 50x100; Oct14; Oct16'11; 3y6%; Irving S Balcom to Susan A Berrian, 126 Fordham rd E. 1,000

"Brook av, 198, 202 & 206 & 136TH st, 509 E, & 137TH st, 510 E, (9:2264); re-asn rents; Oct9; Oct13'11; Saml Gotthelf, 204 W 110 to Cream City Holding Co, 63 Liberty.

^mBeaumont av, 2302, (11:3103) nec 183d, (Nos 701-7) 75x71; Oct13'11, due, &c, as per bond; Emil Ginsburger to Margt J Becker, Stamford, NY. 16,000

mBeaumont av. 2302; sobrn agmt; Oct11; Oct13'11; Jos Henschel with same. nom mBryant av. (10:2761) es. 270 s Garrison av. 20x100; pr mtg \$—; Jan 3; Oct14'11, due July1'11, 6%; Martin Pletscher Constn Co, Inc. 908 Bryant av. to Frank Baumann, 2208 Glebe av. 1,000

mBryant av, (10:2761), same prop; certf as o above mtg; Jan3; Oct14'11; same to

same.

**mBathgate av, 1657, (11:2914) ws, 100.2 s
173d, 50x114.5; pr mtg; \$\ _; Oct16; Oct
17'11; 1y6%; Newport Realty Co, 35 Nassau to Nathan Cohen, 1657 Bathgate av.
3,800

**Moston rd, (10:2663) ses, 260 sw 169th, 69.11x138.6x8.6x124.1; Oct18'11, 3y5%; Taxpayers Realty Co to N Y Trust Co, 26 Hroad.

"Boston rd, (10:2663), same prop; certf as to above mtg; Oct18'11; same to same.

mCedar av, (11:2882) ws, 386.4 s 177th, 18.9 82.4; sobrn agmt; Oct6; Oct13'11; Geo E Buckbee, 1941 Grand Blvd & Concourse, with Geo E Buckbee, 1941 Grand Blvd & Concourse.

^mCedar av, (11:2882) ws, 405.1 s 177th, 56.3x82.4; sobrn agmt; Sept29; Oct13'11; same with same.

"Creston av, (11:3171) ws, 113 s 183d, 2 lots, each 20x—, 2 sobrn agmts; Oct11; Oct 13'11; Prospect Investing Co with Kate L Nugent, 93 St James pl, Bklyn. nom

Nugent, 93 St James pl, Bklyn. nom

"Carpenter av (Catharine st), (*) es, 100
s 240th, 25x100, Washingtonville; pr mtg
\$2,500; Oct13; Oct14'11, due, &c, as per
bond; Albert Walker, 820 E 220, to Oscar
E J Heimstadt, 4568 Carpenter av. 800

"Creston av, 2738, (12:3315) es, 332.11 n
196th, 25x91.11x25.1x94; Oct10; Oct14'11, 3y
6%; Wm Guggolz, 2740 Creston av, to Wilhelm Nippold, 201 E 82

"Creston av, 2738; pr. mtg. \$5,000; Oct12'

mCreston av, 2738; pr mtg \$6,000; Oct13; Oct14'11, due, &c, as per bond; same to Geo E Buckbee, 1941 Grand Blvd & Concourse.

mCrotona av, (11:3105) ws, 75 n 187th, 25x80; Bldg Loan; Oct11; Oct17'11; 3y6%; D'Auria Constn Co to Jane & Mary A McSorley, 303 E 120.

mCrotona av, (11:3105) same prop; certf s to above mtg; Oct11; Oct17'11; same to

same.

mCauldwell av. 688-90, (10:2628) es. 496 s
156th, 54.11x109.9x54.2x108.8; Oct18'11, 5y
5%; Fanny Gruen to Central Trust Co, 54
38,000

"Castle Hill av, (*) ws, abt 575 s Green av, 25x105.2; Oct17; Oct18'11, 3y6%; En-gelbert Tauschek to Julia Platz, 223 St Ann's av.

mClay av. 1307, (11:2782) ws, 151 n 169th, 18.10x86.10x18.10x87.2; Oct18; Oct19'11, 3y, 5%; Karolina S Lotsch to Geo Schwegler, 1342 Franklin av. 5,000

1342 Franklin av.

***Clay av, 1309, (11:2782) ws, 169.10 n.
169th, 19.3x86.6x19.3x86.10; Oct19'11, 3v5%;
Mary Pape to German Savgs Bank, 157 4
5,000

mClay av, 1307, (11:2782) ws, 151 n 169th, sobrn agmt; Oct18; Oct19'11; Emilie Mehlich, 1248 Clay av, with Geo Schwegler, 1342 Franklin av.

Clay av, es, 121.10 s 171, see Webster av,

1463.

mCedar av, (*) ws, 326 n Elm, 50x100; Oct9; Oct19'11, 1y6%; Louis G Borst to Ludwig Nitzsche, 1206 Brook av.

300

mCrotona av, (:12:3304) nec 180th, 35x102, also lots 17 & 22 map (903) of Met R E Assn at Fordhamridge, except pt for Concourse & E 197th; certf as to amt due on mtg; Oct11; Oct18'11; Victor Gerhards, 1363 Stebbins av, to Concourse Bldg Co, 391 E 149.

**Dudley av (*) nwc Wm, 75x100; Oct16 11; 3y6%; Jno Drakard to Franz Stolz, 525 E 157. 2,000

"Dudley av (*), 11.1 3y 6%; Jno Drakard to Franz Stolz, 525 E 157. 2,000

"Decatur av, (12:3282) nwc 194th (No 373) 64x27.6; except pt for st; Oct17'11, due, &c, as per bond; Giacomo Nasi to Title Guarantee & Trust Co, 176 Bway. 4,500

mDecatur av, (12:3332) ws. 125 s 204th, 25 x110; Oct16; Oct18'11, 3y5½%; Chas H Marshall to Margt E Amabile, 268 E 201.

mFairfax av, (*), ws, 250 s Baisley av, 50 x100; pr mtg \$—; June19; Oct18'11, 3y 6%; John F McGowan, 1737 Barnes av to Jos McGowan, 1737 Barnes av. 378 mFairmount av (*) ss, 25 w Fairfax av, 25x100; Oct13'11; 3y5½%; Frank Glanz to Frank L Landsiedel, 1468 St Lawrence av. 300

Lawrence av. 300

***MFulton av, 1199, (10:2609) ws, 153.10 s
168th, runs s49.11xw185.5xn6.6xw9xn44.11
xe194.5 to beg; PM; pr mtg \$38,000; Oct
14; Oct16'11; 5y6%; Lina Voss, 635 W 185
to Edw G Eckert, 918 8 av. 10,000

***MFulton av, 1199; pr mtg \$48,000; Oct14;
Oct16'11, due Apr14'12; 6%; same to Wahlig & Sonsin Co, 1322 So Blvd. 80)

***MFordham rd, nec Jerome av, see Jerome
av, nec Fordham rd.

INTERIOR MARBLE CORK & ZICHA MARBLE CO.,

Material and work the standard for 14 years. Our reputation the best positive evidence as to our superiority. 325-327 East 94th St., New York

"Gleason av or 12th st (*) ss, 305 e Castle Hill av, 50x108, Unionport; pr mtg \$4,000; Oct16; Oct17'11; 3y6'; Matthias Schlegel, 2230 Gleason av to Eliz Malone, 807 Cauldwell av. 1,500

807 Cauldwell av. 1,500 ****Meath av, 2890,** (12:3256) es, 302.5 s 230th, 20.6x100.7; Oct13; Oct14'11; 3y5½%; Pouch Realty Co to Annie E King, 133 E 7,000

7,000

"Heath av, 2890; certf as to above mtg;
Oct13; Oct14'11; same to same.

"Hoe av, (10:2752) sec Home 79.1x25x82
x25.2; pr mtg \$\to \text{Cot16'11}\$, due, &c as
per bond; Wm Sinnott Co to Manhattan
Mtg Co, 200 Bway.

"Hoe av, (10:2752) same prop; certf as
to above mtg; Oct16'11; same to same.

mHughes av, (11:3078) es, 337.10 s Pelham av, 25x87.6; pr mtg \$13,000; Oct13; Oct14 '11, demand, 6%; Rosa Nuovo, 29 St Marks pl, to Martin L Henry, 1948 Bathgate av. 2,600

mHughes av, (11:3078) es, 337.10 s Pelham av, 25x87.6; ext of mtg for \$10,000 to Oct13'16, 5½%; Oct13'11; Mildred Kaltenbach, at Park Hill, Yonkers, NY, with Rosa Nuovo, 29 St Marks pl. nom mJerome av, (11:3189) nec Fordham rd, 91x126.11x89.5x126.11, except pt for rd; Oct19'11, due, &c, as per bond; Nettie wife of & Thos M Lynch to Title Guarantee & Trust Co.

"Kingsbridge rd 51, (12:3316) nec Morris

Trust Co. 10,000

**Mingsbridge rd 51, (12:3316) nec Morris
av (No 2672) 57.11x112.4x54.4x107, except
part for rd; PM; Oct14; Oct16'11, due Oct
14'14; 6%; Mary E C Nichols to Wm Guggolz Constn Co, 2740 Creston av. 24,000

**Mafontaine av, (11:3061) ws, 112.6 n
178th, 37.6x100; sobrn agmt; Oct13; Oct14
'11; Abr Saffir with Prospect Investing Co,
Purchase, NY. (0:2527) ws. 685.7 s.167th

"Lawrence av, (9:2527) ws, 685.7 s 167th, 75x120 to Sedgwick av; pr mtg \$---; Sept 14; Oct16'11, due Mar14'12; 6%; Wm Z Partello, 523 Pacific, Bklyn to Sarah T Umpleby, 2307 Glenwood rd, Bklyn, 5,000

Umpleby, 2307 Glenwood rd, Ekryn, 5,000 mLongfellow av, (10:2761 & 2764) ws, 350 m Lafayette av, 153x101.10x133.10x100; pr mtg \$——; Oct17; Oct18'11, 1yr6%; Wilx Realty Co to Goldie Cowen, 778 Beck & 600

mLongfellow av, (10.2761 & 2764), same prop; certf as to above mtg; Oct17; Oct18 '11; same to same.

"Lafontaine av, sec 180, see 180th, 576-84.

"Lafontaine av, sec 180, see 180th, 576-84.

"Layton av (*) nec Wilcox av, see Wilcox av (*) ws 100 n Layton av.

"Layton av (*) ns, 50 e Wilcox av, 50x 100; pr mtg \$---; Oct19'11; 3y5½%; Wm Sohmer, 46 St Marks pr & Philip J Schmidt 364 E 158 to Aug Jakel, 1408 2 av. 900

"Morris Park av, (*) ns, 195 w White Plains rd, 25x95, with all R, T & I to plot 50 ft wide adj above on e; Oct18'11, due, &c, as per bond; Hattie A Landgrebe to Title Guarantee & Trust Co.

"Morris Park av. (*) ns, 220 w White

to Title Guarantee & Trust Co. 8,300

mMorris Park av. (*) ns, 220 w White
Plains rd, 25x95; Oct18; Oct19'11, due, &c,
as per bond; same to same. 4,000

mMorris Park av. (*) ns, 245 w White
Plains rd, 25x95; Oct18; Oct19'11, due, &c,
as per bond; Anton Landgrebe & Harriet
or Hattie A his wife to Title Guarantee &
Trust Co.

mMorris Park av. (*) ns, 195 w White

Trust Co.

"Morris Park av, (*) ns, 195 w White Plains rd, 25x95, with all R, T & I to plot 50 ft wide adj above on e; PM; pr mtg \$8,-000; Oct18; Oct19'11, due, &c, as per bond; Wm Landgrebe to Hattie A Landgrebe, 671 Morris Park av.

"Mayflower av (*) ws, 150 n Alice, 25x 100; Oct14; Oct16'11; 3y5½%; Jno D Hallock to Jennie Y Hallock, 2092 Honeywell av.

"Mourterey av. nwc 178, see 178th. ns.

^mMonterey av, nwe 178, see 178th, ns, 113.9 e 3 av.

mMorris av, 2672, see Kingsbridge rd, 51.

mMatilda av, 4758, (*) es, 33.4x100; Oct11; Oct17'11, due &c as per bond; Wm T Bates to Title Guar & Trust Co, 176 Bway.

"Macombs Dam rd, ws, at ss line, etc, see 5 av, 212-6 Manhattan.

mMelrose av, 821-3, see 159th, 391.

mOneida av, (12:3372) nec 237th, 100x125; PM; Oct11; Oct13'11, due Dec1'11, 5½%; Otto P Schroeder to Smith Williamson, at White Plains, NY.

"Oneida av, (12:3372); same prop; PM; pr mtg \$4,000; Oct11; Oct13'11, due Dec1'11, 5½%; same to same.

500

mOlinville av, (*) ws, 113.5 n Adee av, 18.11x115.8x18.11x115.2; Oct11; Oct14'11, 3y 6%; North Bronx Realty Co to Helene Gecks, gdn Jno P Gecks, 820 Eagle av. 2,500

mOlinville av (*); same prop; certf as to above mtg; Sept22; Oct14'11; same to

mOlinville av. (*) ws. 94.11 n Adee av. (8.6x115.2x18.6x114.8; Oct11; Oct14'11, 3y 6%; same to same. 2,500

mOlinville av (*); same prop; certf as to above mtg; Sept22; Oct14'11; same to

moneida av, (12:3373) sec 236th (No 100) 100x25; PM; Oct7; Oct17'11, due Nov1'14, 5%; Wm R Syme, 48 Greene av, Bklyn, N Y, to Geraldine J Willetts, Gedney Farm, White Plains, NY.

mProspect av, 2339, (11:3102), ext of mtg for \$4,000 to Mar27'13, 6%; Oct17; Oct18' '11; Eugene J Busher with D'Angelo Bonagur Constn Co, 439 E 116. nom mPugsley av, (*) es, 100 n Benedict av, 75x103.6x75x106.1; Oct13; Oct17'11, 5y5%; Louise Handibode to John H Heilman, 2795 av.

mProspect av, (11:3094) swc 180th, 60x100; Oct11; Oct13'11, due, &c, as per bond; Freehold Constn Co & Bellewood Constn Co to Title Guarantee & Trust Co, 176

"Prospect av, (11:3094); same prop; certifas to above mtg; Oct11; Oct13'11; Freehold Constn Co to same.

"Prospect av, (11:3094); same prop; cert: as to above mtg; Oct11; Oct13'11; Bellewood Constn Co to same.

"Prospect av (11:3093) ws, 105 s 179th, 25x100; Oct13; Oct17'11; 1y5%; Marcelina Morris, 2509 Prospect av to Jas W A Morris, 671 Oakland pl. 436

ris, 671 Oakland pl.

***mProspect av, 2339, (11:3102) ws, 350 n
183d, 50x95; PM; pr mtg \$28,500; Oct16;
Oct19'11, installs, 6%; Emilio Marzullo to
D'Angelo Bonagur Constn Co, 429 E 116.
3,500

"Romboult av (*) ws, abt 275 s Boston Post rd, 25x100; PM; Oct14; Oct17'11; 3y 5½%; Andrea Labarbera, 453 E 167 to Hudson P Rose Co, 32 W 45. 325 "Seneca av, (10:2761) ns, 75 w Longfel-low av, 50x100; pr mtg \$1,600; Sept13; Oct 13'11, due, &c, as per bond; Jno F Walsh to Lewis M Borden, Shippan Point, Conn.

mStebbins av. (11:2965) es, 108.9 n Free-man, runs e164.7xs0.10xe39.11xn1.7xe21.10x n67.8xw5xn150xw68.4xsw13xsw25x sw50 x sw25xw126.11 to av xs25 to beg; pr mtg \$\infty\$: Oct13'11\frac{1}{2}\$ 296\%; Tremont Iron Works, a corp, to Edw Ehlers, at Rock-away, NJ. 5,000

"Stebbins av, (11:2965); same prop; certf as to above mtg; Oct11; Oct13'11; same to

same.

***Stebbins av, (10:2692) es, 363 n 167th, runs e147.11xn49.5xw18.9xn0.6xw29.10x s25 xw100 to av xs25 to beg; Aug7; Oct19'11, due, &c, as per bond; Winifred Halligan to Title Guarantee & Trust Co.

***So Boulevard, (10:2733) es, 150 n Tiffany, 33.4x160; ext of \$16,000 mtg to Nov 5'14 at % as per bond; Oct11; Oct19'11; Jacob C & Margt V Stirn with Conrad Heberer, 2169 Hughes av.

msebbins av, (11:2964) swc 170th, 28x 100; ext of \$24,000 mtg to Oct13'16 at 5%; Oct13; Oct19'11; Lawyers Title Ins & Trust Co with Bellewood Constn Co. nom **msedgwick av. es. 6857 s. 167. see Law

"Sedgwick av, es, 685.7 s 167, see Lawrence av, ws, abt 685.7 s 167.

"So Boulevard, 2427, (11:3115) ws, 262.6 n 187th, 18.9x89.8x18.6x92.6; Oct16'11, due &c as per bond; David J Hoskins to Eliz Oehlhoff. — Springfield av, New Providence, NJ.

3,800

"Shakespeare av, (9:2506) es, abt 200 s 170th, 25x114; pr mtg \$___; Oct13'11; ly 6%; Wm H Carr to Margt S Hull of Owego, NY. 800

wego, NY. 800

"Tinton av, 517-9, (10:2581) ws, 200 n

17th, 3 lots, each 16.8x100; 3 mtgs, each
3,000; Oct6; Oct13'11, due, &c, as per

17th Augusta & Henrietta Gilbert to

17th Guarantee & Trust Co, 176 Bway.

18th State State

mTinton av, 517-21, (10:2581); sobrn agmt; Oct11; Oct13'11; Edw J Monroe, Henrietta & Augusta Gilbert with Title Guarantee & Trust Co, 176 Bway. nom mTopping av, (11:2791) swc 173d, 45x95; Oct13; Oct14'11, due as per bond; Wm C Bergen to Title Guarantee & Trust Co, 176 Bway. 35,000

"Tinton av, nec 149, see 149th, nec Tin-

mTeller av. (11:2782) nwc 169th, 90x20; pr mtg \$12,850; Oct18; Oct19'11, due Jan17'12, 6%; Louisa M Esche, 399 Willis av. to Lina Goetz, 382 Willis av. 400 mUnion av. (10:2682) nec 168th, runs n 166.5xe160xs40xw60xs126.5 to 168th, xw 100 to beg; PM; Oct9; Oct16'11; 2y5%; Jas Dailey of Avon, NJ to Jenny A Carew, 145 Washington, Norwich, Conn. 39,500

"Union av, 1085, (10:2670) swc 166th; sal ls; Oct13; Oct18'11, demand, 6%; John P Skelly to A Hupfel's Sons, a corpn, 840 St Ann's av. 3,160.36

"Vyse av, (11:2995) es, 150 n Jennings, 50 x100; PM; Oct17; Oct18'11, 1y6%; Chas H Roe Estate, 271 Bway to Chas F Deshler, 207 W 56.

mVyse av, (11:2995), same prop; certf as to above mtg; Oct14; Oct18'11; same to

"Vyse av, (11:2987) ws, 225 s Jennings, 50x100; Oct4; Oct14'11, 3y6%; Blue Ridge Constn Co, 1463 Hoe av to Kochkeller Co, 236 W 126.

mValentine av. (11:3144) es. 350.3 n 180th, 25.4x107.7x25x104.5; Oct12; Oct14'11, in-stalls, 6%; Mary E Taylor to Atlantic Savgs & Loan Assn, 321 Court, Bklyn. 600

**Wilkins av, (11:2976) es, 75 s Jennings, 25x95x25.2x94; Oct13'11, due, &c, as per cond; Bingle Realty Co to Title Guarantee & Trust Co, 176 Bway. 8,000

mWilkins av, (11:2976); same prop; certf as to above mtg; Oct9; Oct13'11; same to same.

"White Plains rd, (*) ws, 350.8 s Julianna, 50x103.3; pr mtg \$3,000; Oct11; Oct13; '11, due Oct—'12, 6%; Jno Skehan to J & M Haffen Bwg Co, 398 E 152. 1,000

"Washington av, 2151, (11:3037) ws, 482 s Fletcher, old 1 now 182d, runs w110xn82x w35xs100xe145 to av, xn18 to beg; Oct16 '11, due, &c as per bond; Lawrence & McCann to Title Guar & Trust Co, 176 Bway.

Bway. 5,000

**Mwales av, (10:2581) es, 33.6 n 147th, 16.6x100; Oct11; Oct16'11; 3y5%; Gilda wife of & Giuseppe Ratti to Giuseppe Latanzi, 1991 Lex av & ano. 900

**Mwhite Plains rd (*) nec 215th, 52.3x54.1 x50x56.9; pr mtg \$13,000; Oct14; Oct16'11, due &c as per bond; Adelaide Burlando to Julius Wolf, 40 Edgecombe av. 1,000

**Mwhite Plains rd (*) nwc 240, see 240th (*) nwc White Plains rd.

**Mwext Farms rd. (11:3015) ws 55 s land

"West Farms rd, (11:3015) ws, 55 s land now or late Andrew Nostrand, 30x112, except part for West Farms rd; PM; pr mtg \$—; Oct17; Oct18'11, due Apr7'12, 6%; Annina Scognamiglio to Dimock & Fink Co, 220 E 125.

Co, 220 E 125.

mWashington av, swc, 173d, see 173d, swc
Washington av.

1463. (11:2887) ws, 121.10 s

Washington av.

"Webster av, 1463, (11:2887) ws, 121.10 s
171st, 50x58.7 to Clay av x50x54.8; Oct19
'11, 3y5%; Morris Graham Constn Co to
Wm N Cromwell, 12 W 49 & ano, trstes
Saml B Sexton.

26,000

mWebster av. 1463; certf as to above mtg; Oct19'11; same to same.

"Webster av. 1463; sobrn agmt; Oct19'11; same & Thos Morris with same. nom

"Westchester av. (10:2704) nwc Kelly, 68x36.11; ext of \$15,000 mtg to Nov13'16 at 5%; Oct18'; Oct19'11; Hy Morgenthau Co with Ira H Brainerd, trste Jas White, 39 Claremont. nom

"Wilcox av (*) ws, 100 n Layton av, 25x 100; also Layton av (*) nec Wilcox av, 25x100; pr mtg \$_-; Oct19'11; 3y5\%c: Wm Sohmer, 46 St Marks pl & Philip J Schmidt, 364 E 158 to Aug Jakel, 1408 2

av. 1,100

"Wilcox av (*) nec Layton av, see Wilcox av (*) ws, 130 n Layton av.

"3D av. 3006, (9:2363) es, abt 280 n 153d, 35x169x24x178, ss; Oct11; Oct14'11, 3y5%; Geo Fiencke, of North Branford, Conn, to Mollie Ottenberg, 112 W 72. 17,000

"3D av, (9:2319) ws, 92.9 n 134th, 23.9x 100; pr mtg \$7,500; Oct13'11, due Apr13'12, 6%; Alex J Scott, of Bklyn, to Walter R Lord, 1156 Forest av. 2,500

mLots 17 & 22 map Met R E Assn, &c, see Corotona av, nec 180. mLot 85 (*) revised map Seneca Park; certf as to mtg for \$3,000; Oct11; Oct19'11; M Kempf Realty Co to Sarah J Shrader.

mPlots (*) 50, 61, 72, 83 & 94 map Arden prop, Eastchester & Westchester, each plot 10)x100; Oct2; Oct13'11, due, &c, as per bond; Geo E Conle); to Jacob Michaels, 275 Central Park W. 11,000 mPlot (*) begins at White stone monument at common high water mark on es of the bay at mouth of Bronx River, runs ne588xne539xnw314xnw117.6 xnw 431 xne 799xse333xse1,448xse190xse616xs w 846 to common high water mark xnw350xnw467 to beg, contains 41 15-100 acres, except to the following the following

JUDGMENTS IN FORECLOSURE SUITS.

OCT. 13.

No Judgments in Foreclosure filed this day.

day.

OCT. 14.

42D st, ns, 100 e 11 av, 25x100.5; Mendel Singer agt Peter J Ryan; Wilson M Powell (A); Patk J O'Beirne (R); due, \$3,-079.50.

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; Chas Putzel (A); Milton Dammann (R); due, \$39,471.44.

Tiebout av, ws, 262 n 180th, 27.5x100; Willie L Brown agt Carrie Heitlinger et al Clark B Augustine (A); Geo H Englehard (R); due, \$2,655.42.

91ST st, ss, 248 w 8 av, 18x100.8; Lewis S Davis agt Jno L Davis et al; Moss, Laimbeer, Marcus & Wels (A); Phoenix Ingraham (R); due, \$16,739.99.

OCT. 18.

OCT. 18.

122D st, ss, 284 w 4 av, 21x100.11; Jno H
Ives agt Dennis Cunahan; Edw R Vollmer (A); Jas Kearney (R); due, \$18,707.50.

2D av, 1269; Emanuel Menline agt Tillie Lange et al; Saul Bernstein (A); Henry J Goldsmith (R); due, \$11,226.50.

LIS PENDENS.

OCT. 14.

17TH st, ss, lots 199 & 200, block 5; Chas M Scheuermann agt Geo A Scheuermann et al; partition; I F Greene, atty.

Hughes av, es, 100 s William, 50x65.6; Carmine Vatrano et al; action to foreclose mechanics lien; A J Romagna, atty.

India, Java and Huron Sts., and East River JOHN C. ORR CO., India, Java and Huron Sts., and East River City of New York, Borough of Brooklyn

SASH, DOORS, BLINDS LUMBER OF ALL KINDS FOR BUILDERS OF STREET OF ALL KINDS FOR BUILDERS OF STREET OF STREET OF BUILDERS OF STREET OF STREET OF BUILDERS OF STREET OF ST

Belmont av, ws, 100 n 188th, 33.4x87.6; Vincenzo Luongo agt Geo Brown et al; specific performance; A J Romagna, atty.

Hughes av, es, 100 s William, 50x65.6; Carmine Vetrano et al agt European Construction Co; action to foreclose mechanics lien; A. J. Romagna, atty.

chanics lien; A. J. Romagna, atty.

OCT. 16.

30TH st. ss, 172.8 e 9 av, 18.4x98.9; also
48TH ST, 321-23 W; also 48TH ST, 311 W;
also 48TH ST, ns, 278 w 8 av, 18x100.5;
also 48TH ST, ns, 296 w 8 av, 18x100.5;
also 52D ST, 307 W; also 47TH ST, ss, 80 w
9 av, 20x50; also 47TH ST, 402 W; Margaret E Baker agt Wm W Myers et al;
partition; Rollins & Rollins, attys.

Concord st, ws, 77.5 s 145th, 75x100;
Nathan Himowich agt Henry Kraentzer
et al; foreclosure of transfer of tax lien;
H M Himowich, atty.

175TH st, nes, lot 21, map of Fairmount,
Upper Morrisania; also CROTONA AV, ns,
150 e Marion pl, 50x93.8; Washington
Trust Co of the City of N Y agt Jno L
Golden et al; action to set aside deed;
Russell & Percy, attys.

111TH st, 162 E; Morris B Herman agt

Russell & Percy, attys.

111TH st, 162 E; Morris B Herman agt
Annie Kessler et al; action to foreclose
mechanics lien; S Berzick, atty.

5TH av, ws, 50.5 n 56th, 25x100; Hudson Marble Slate & Tile Co agt Jessie Farquharson et al; action to foreclose mechanics lien; Weschler & Rothschild, attys.

chanics lien; Weschler & Rothschild, attys.

Lenox av, 362-6S; Annie D Heuer agt
Geo Schaefer et al; action to set aside
transfers; J P Lamerdin, atty.

West st, sec Horatio, 109.7x125xirreg;
Harry J B Young agt Mary A King et al;
notice of levy; F Thorn, atty.

Bowery, 305-7; also 39TH ST, ns, 172.3
w 3 av, 17.8x—; also 39TH ST, ns, 308.3 w
2 av, 19x98.9; also 1ST ST, 3-5; Carrie T
Winegard agt Anah E S Tillson et al;
action to forfeit interests, &c; C B Plante,
atty.

OCT 17.

OCT 17.

Gouverneur pl., swe Washington av, 141.2x—; Belle T Sewell agt Barnett Schapiro et al; foreclosure of transfer of tax lien; M Frank, atty.

Johnson av, sws, 20.10 se Lot 260 Block 3410, 462.6x—; Same agt Sarah E Berrien et al; foreclosure of transfer of tax lien; M Frank, atty.

246TH st. ps. 156.2 c. Malackward (65.2)

246TH st, ns, 156.3 e Malcolm pl, 40.7x 462.9xirreg; Same agt Teachers College et al; foreclosure of transfer of tax lien; M Frank, atty.

West Farms rd, ses, intersec — s Main, 252x40xirreg; Same agt Bronx Co et al; foreclosure of transfer of tax lien; M Frank, atty.

Independence av, nws, 739.9 sw 231st, 31.6x215; Same agt Edwin C Colwell et al; foreclosure of transfer of tax lien; M Frank, atty.

Church st, 315-17; also LISPENARD ST, 38; August H Hillers agt Essoff Realty Co; action to foreclose mechanics lien; Elfers & Abberley, attys.

Westchester av.—s lots 136 & 137, map of property of N Y Catholic Protectory; Filippo Coltilletti agt N Y Catholic Protectory; specific performance; H Rittenberg, atty.

Mosholu av, ns, 42.9 e Huxley av, —x Belle T Sewell agt Nellie A Shea et foreclosure of transfer of tax lien; Frank, atty.

OCT. 18.

61ST st, 206 W; Sofia Elkin agt Isaac H Elkin et al; partition; M G Leikin, atty. 122D st, ss, 105 e 3 av, 25x100.11; David H Hyman agt Leopold Goldstein et al; action to set aside deed; M H Stern, atty.

Bradhurst av, ws, opposite cl 143d, 178.9 x20.2xirreg; Jos Toch agt August Gerleit et al; specific performance; Shapiro & Levy, attys.

Centre st, 133-49; also WHITE ST, 114; also WALKER ST, 105-9; Olman Rothschild, Inc, agt Abingdon Constition Co et al; action to foreclose chanics lien; Levy & Pfeiffer, attys.

165TH st, Teller av. Findlay av, 166TH st, block, &c; Chas Buchalter et al agt Manhattan Island Realty Co et al; action to foreclose mechanics liens; Davis & Mansfield, attys.

River Drive, ws, 20 s land of Along the Hudson Co, runs s70.7xs68.7xsw128.1xne 108.11x—x56.4xne93.5x— to beg, containing 17,500 square feet; Nora B De Forest agt Lee De Forest; action to debar claim; B Rembaugh, atty.

22D st, 166 W; Emma Kempner agt Leopold Barrenechea et al; partition; B J Douras, atty.

OCT. 19.

OCT. 19.

4TH st, ns, 114 w Bowery, 24x79.8xirreg; also 2D AV, nec 11th, 25.9x100; also GRAND ST, 258-60; also 19TH ST, sws, 490 nw 2 av, 20x92; also 12TH ST, ns, 80 w 3 av, 20x51.6; also 12TH ST, ns, 60 w 3 av. 20x51.6; Jacob Weiss et al agt Morris Weinstein et al; action to establish lien; H S J Flynn, atty.

Perry st, 161-5; Arthur S Gaynor agt McSweeney Realty Co et al; action to fore-close mechanics lien; G V Grainger, atty.

Pleasant av, 337; Isaac Mass et al agt Luigi Capobianco; action to foreclose me-chanics lien; Lewkowitz & Schaap, attys.

127TH st, ns, 192.8 w Bway, 100x150; also 118TH ST, ss, 75 w Lenox av, 17x100.11; Julius Jaecho agt Israel Lippman; notice of levy; atty not given.

Northern av, nwc 181st, 78x138.11xirreg; also 3D AV, sec 175th, 138.2x113.10; Benjamin Griffen agt Codae Realty Co; notice of levy; atty not given.

127th st, ns, 192.8 w Bway, 100x150; also 118TH ST, ss, 75 w Lenox av, 17x 100.11; Empire Door & Finn Co agt Israel Lippmann; notice of levy; atty not given.

Same prop; Dimock & Fink Co agt same; notice of levy; atty not given.

157TH st, ss, 200 e Bway, 75x99.11; also Edgecombe av, ws, 100 s 159th, —x111.6x irreg; also ST NICHOLAS AV, nec 158th, 40.5x113.9x39.10x106.4, except parts released; John Simmons Co agt Sun Construction Co; notice of levy; atty not given.

given.

Same prop; Morris Horowitz agt same; notice of levy; atty not given.

Northern av, nwc 181st, 78x138.11xirreg; also 3D AV, sec 175th, 138.2x113.10xirreg; G P Sherwood Co agt Codae Realty Co; notice of levy; atty not given.

Madison st, ss, 240.2 e Scammel, 23x 94.10; Nathan Kohn agt Saml Birnbaum et al; foreclosure of mortgage; Fischer & Rosenbaum, attys.

157TH st, ss, 200 e Bway. 75x99.11: also

157TH st, ss, 200 e Bway, 75x99.11; also EDGECOMBE AV, ws, 100 s 159th, 111.6x 89.10xirreg; also ST NICHOLAS AV, nec 158th, 40.5x106.4, except parts released; Colwell Lead Co agt Sun Construction Co; notice of levy; atty not given.

notice of levy; atty not given.

127TH st, ns, 192.8 w Bway, 100x150; also 118TH ST, ss, 75 w Lerox av, 17x 100.11; Empire City Gerard Co agt Israel Lippmann; notice of levy; atty not given.

Creston av, nec 184th, 124x172.9 to Grand Boulevard & Concourse x irreg; also GRAND BOULEVARD & CONCOURSE, nec 184th, 136.10x67.5 to Ryer av xirreg; also CRESTON AV, sec 184th, 96x95xirreg; also 184TH ST, ss, 95 e Av B, 25x96; Jas T P Ryan agt Francis J Ryan et al; partition; B J Isecke, atty.

103D st, 156 E; Dora Baumeister agt Bernard M Roche et al; action to set aside conveyance; W S Fraser, atty.

FORECLOSURE SUITS.

OCT. 14.

11STH st, ss, 275 e 7 av, 32x100.11; two actions; Jos L R Wood agt Jas C Crawford et al; Fixman, Lewis & Seligsberg, attys.

Brook av, ws, 150 n 170th, 25x90; Arnold C Weil agt Peter Criscuolo et al; W S Newhouse, atty.

20TH st, 220 W; Katharine Elias agt
Owen Treanor et al; W L Osterweis, atty.
Lot 398, map of Sec A, Vyse Estate,
Bronx; Eleanor A Storm agt Amelia M
White et al; Carrington & Pierce, attys.
Commerce st, 33; Albt Berry agt Emma
M S Mestaniz; C S Taber, atty.

OCT. 16.

Jackson st, 51; Chas Schran agt Wm Abrahams et al; Guggenheimer, Unter-myer & Marshall, attys.

9TH st, swc 1 av, 100x23.6; Jefferson County Savings Bank agt Bridget Hare et al; Cary & Carroll, attys.

Arthur av, ws, lot Xo, map of Cedar Hill Plot of the Powell Farm, Bronx; Fredericka Adler at Concetta Cimillo et al; W Klingenstein, atty.

Arthur av. es, 254 n Bayard, 21x87.6; Magdalena M Klingenstein agt Antonio M Cimillo; W Klingenstein, atty.

Logan st, ss. 25 w Maple av, 25x100; Magdalena M Klingenstein agt Angelo Marino et al; W Klingenstein, atty.

5TH av, 2148; Jno H White agt Jennie Kind et al; amended; C F Kelley, atty.

4STH st, ns, 300 w 2 av 12.6x100.5; Hanchen Strauss agt Clara Jacobson et al; W Brunner, atty.

Washington av, ses, lot 113, map of Bassford Estate, Bronx; Manhattan Mortgage Co agt Michael Murtha et al; Carrington & Pierce, attys.

3D av, 1710-12; also 96TH ST, 179 E; Maria A Koch et al agt Jno H Bodine et al; Kramer & Bourke, attys.

OCT 17.

101ST st, ns, 154.9 e Bway, 100x154.9; Clara Bloomingdale et al agt Jno Schnoering et al; E E Spiegelberg, atty.

Dawson st, es, 256 n Longwood av, 200x 100; Dry Dock Savings Institution agt Esther A Weaton et al; F M Tichenor, atty.

148TH st, ns, 375 w Morris av, 25x106.6; Isabella Hart agt Eric Borkstrom et al; amended; S Wechsler, atty.

Stanton st, ss, 48.1 e Forsyth, 18.6x66.8 xirreg; Moses P Prout et al agt Fanny or Fannie Cohen; Crawford, Harris & Goodwin, attys.

215TH st, ns, 325 e 10 av, 75x99.11; Chas B Hill agt Jas G Tyler et al; Hunt, Hill & Batts, attys

Betts, attys.

140TH st, 65-67 W; State Bank agt Louvre Realty Co et al; W T Kohn, atty.

Grant av, ns, 350 e Garfield, 25x100; Ella S Claasson agt Guiseppe Amondolari et al; McGuire, Horner & Smith, attys.

150TH st, ns, 225 e 10 av, 50x98; two actions; Wm F Gorham agt Geo Chartress et al; W H Ostrander, atty.

Longfellow av, sec 172d, 100x50; two actions; Jas H Brewster, trustee, agt Benj Viau et al; E H Miller, atty.

109TH st, 127 E; Metropolis Securities Co agt Christopher E Campbell et al; L B Hasbrouck, atty.

OCT. 18.

Bedford Park Boulevard, 243-7; Katie Keller agt Bedford Boulevard Construc-tion Co et al; J C Stein, atty.

115TH st, 426-30 E; Jos Edelstein agt Jno Focarile et al; J Sapinsky, atty.

Lafayette av, ns, 230 e Whittier, 451.2x 305.3xirreg; also LAFAYETTE AV, sec Whittier, 451.2x99.4xirreg; Emma H S Merrill agt Nonpariel Realty Co et al; Merrill & Rogers, attys.

rill & Rogers, attys.

Lot 55, map of Hunt Estate, Bronx; Elvey K Johnston agt Chas Ringelstein et al; McGuire, Horner & Smith, atty.

River Drive, es. 120.8 e Evergreen Drive, runs ne108.7xne29.9xnw125.3xsw116.7 x — 120.8 to beg; Along the Hudson Co agt Huntington W Merchant et al; Douglas & Armitage, attys.

& Armitage, attys.

Tiffany st, es, 167.2 nw 167th, 30x113.2;
Ada M Beers agt Bristow Constn Co et al;
W E Sammis, atty.

114TH st, ns, 455 w 5 av, 19.11x100.11x
irreg; Eleonora E Hurlimann agt M
Greenberg Realty Co et al; E Whitlock,
atty.

Forest av, es. 100 n Cedar pl, 25x Henry Alexander et al agt Emma Mestaniz et al; R K Brown, atty.

OCT. 19.

Bathgate av, sec 178th, 60.6x91.3; Oscar reenbaum agt Reliable Construction Co; ouse, Grossman & Vorhaus, attys. House

SOTH st, ss, 225 e 3 av, 25x102.2; Thos A Murray agt Louis Golden et al; Quackenbush & Adams, attys.

Crosby st, 101-3; Jacob M Kram agt Rose H Susskind et al; M Monfried, atty.

OCT. 20. Barnes av, ws, 101.11 s 215th, 25.6x94.3; anj F Elgar agt Geo Zuelch et al; Cook Elgar, attys.

Benj F L & Elgar, 12STH st, ns, 75 e Lenox av, 30x99.11; ophie M Bach agt Jos Lesowitz et al; Sophie M Ba F Keck, atty

Av A, ws, 54.4 n 71st, 25x100; Excelsio vings Bank of the City of N Y agt Ja b Goldflam et al; J C Gulick, atty.

137TH st, ss, 104 e 8 av, 15.6x99.11; Robt H Oakley agt Fredk Levy et al; P E Con-nell, atty.

134TH st, 31 W; Wm Rankin agt Herman Heilberg et al; Quackenbush & Adams, attys.

JUDGMENTS.

In these lists of Judgments the names alphabetically arranged and which are first on each line are those of the judgment debtor. The letter (D) means judgment for deficiency. (*) means not summoned. (†) Signifies that the first name is fictitious, real name being unknown. Judgments entered during the week and satisfied before day of publication do not appear in this column, but in list of Satisfied Judgments.

The Judgments filed against corporations, etc., will be found at the end of the list.

Oct. 16 Allison, Cilla—N Y Telephone Co.30.04 16 Alesker, Maria—Wachusett Shirt Co. 18.04

16 Adelman, Isidore—Alex Roberts &

20 Andersen, Hjalmar—Fullerton Ele tric Co

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THIS BRAND of Portland Cement is too favorably known in EVERY COUNTRY where cement is used to need further descrip-tion.

HAMBURG - GERMANY ALSEN ON HUDSON RIVER, N.Y.	
20 Allen, Jno R—Atlantic Mutual Ins Co	16 Carroll, Jas E—E Lehman169.23 16 Calabrese, Vincent et al—S Trusso.
Sons Sullivan W W Smith	16 Cole, Fred B—T J Ryan365.25 16 Carrington, Herbert J—Equitable
14 Brady, Jno J—T Mulligan584.13 14 the same—B F Hamilton578.03 14 Bauer, Bruno—D E Sicher158.91	16 Carrington, Herbert J—Equitable Trust Co of N Y
14 Bauer, Bruno—D E Sicher	16 Campbell, Chas H—A Kennedy
Sons The Boll Co	bie
16 Bernhart, Wm T et al—310 Bell Co. 2 16 Briggs, Marsenus H—American Air Cleaning Co	17 Cohen, Louis et al—D Lifshitz. 239.15
Cleaning Co	17 Cleary, Jno—Gorham Co24.60
16 Belinsky, Mas—W H Meserole93.02	18 Cutler, Jas—N Y Tel Co
16 Blair, Katherine—T J Brennan 69.32	18 Connors, Wm J—American Exchange Cigar Co
Co Combrinus	18 Creiger, Herman—United Dressed Beef Co of N Y
Blanke, Fritz—V Loewers Gambridger Brewery Co	18 Cohn, Jos—V Wuchman
17 Beloff, Fannie—A H Joline . costs, 32.65 17 Babst, Jos—H Lavers	18 Conway, Wm E—J Kind
17 Bier, Mary—T Hollmancos, 13.00 17 Berman, Julius—F Schalberg1,613.00	19 Claman, Max et al—G R Sutherland.
17 Baker, Hyman D—Terry & Tench Co. 16.91 17 Brigiotti, Giustino et al—E G Lyons & Raas Co	19 Corradi, Jno W—L Barth et al17.54 19 Clark, Howard F—Meyer & Bredehoft
& Raas Co	19 Coleman, Agnes—Manhattan Storage & Warehouse Co95.40 19 Conner, Fredk W—Lestershire Lum-
18 Benjamin, Alfred N-N Y Telephone	19 Cogswell, Beni F—I L Ernst et al
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18 Byrnes, Stephen A—A Schor74.40	19 Cotter, Anna C-McConnell Coal Co.
18 Bickart, Fannie—I v Blokawi Lager- 18 Bourne, Sidney H et al—J E Lager- 164.18	19 Cohen, Isaac—S Berman
18 Balkin, Wm—J H Buscallcosts, 66.66	19 Cohen, Max—M Malawista 123.59 20 Concistra, Michael—F W Teitjen70.03 20 Coutant, Chas A—J P Davis79.79
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19 the same—the same712.50	20 Collins, Richd H—Mercantile Finance Co93.06 20 Chigiani, Emilo & Carlo Maggioli—
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19 Baumann, Louis et al—People, &c	20 Cabey, Jno R—A H Joline et al71.00
18 Barrett, Francis F—I L Ernst et al. 292.12 19 Baumann, Louis et al—People, &c. 5,000.00 19 Barbara, Frank et al—the same. 5,000.00 19*Burden, Fredk J et al—Royal Typewriter Co. 77.68 19 Boget, Harry et al—S Kiviat. 68.02 19 Barton, Mary L—H Clark Jr. 110.31 19 Brand, Claude Z—A Lewinthan. 27.12 19 Behrman, Jno W—Mutual Life Ins	14 Dockerty, Augustus—C C Gibson. 65.67 16 Dinoto, Natalina et al—J B Owens.
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19 Buffington, Harry B—Curtis Blaisdell Co33.01 19 Buffington, Harry B et al—Curtis Blaisdell Co30.96	17 D'Ambra, Annie—S Busath 231.50 17 Densmore, Alice V—G W Ogilvie 1,452.76
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19 Borgia, Tomasso—Thos B Bowne & 1946 20	& Partridgecosts, 109.85 18 D'Ambra, Annie—N Y Tel Co38.85 18 De Alesandro, Jos—Mutual Box Board
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20 Beckman, Otto H et al—W W Farley 1,820,97 20 Baker, Hyman D, Wm S Baker et al	Co
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14 Callaghan, Catherine—A F Hurman	al 93.83 20 Davidoff, Abraham—C Smith et al.84.41 20 Dienstag, Lee—P Mandelker 62.07 20 Dooley, Jno J—H Deutsch 60.47
14 Cohen, Edw I—S Rouse	20 Dooley, Jno J—H Deutsch
16 Coleman, Jno M—J H Kirby1,050.97 16 Carr, Michael—Park & Tilford102.03 16 Cipolla, Carmine et al—Jno Bell Co.	16*Elfin, Berney et al—Woodstone Flooring Co28.00
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17 Cooke, Geo J—I Stern et al802.66	14
17 Cohen Louis et al-D Lifshitz. 239.15	10
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18 Cutler, Jas—N Y Tel Co	16
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18 Cohn, Jos—V Wuchman	1'
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19 Clark, Howard F—Meyer & Brede- hoft	1:
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19 Claman, Max et al—G R Sutherland	1 1
19*Conkright, Harry K et al—Royal Typewriter Co	1
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19 Conway Jas J—Julius Kessler & Co.	2
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20 Collins, Richd H—Mercantile Finance Co 93.06 20 Chigiani, Emilo & Carlo Maggioli— Francis H Leggett & Co 19.35 20 Clair, Matthew—L Klein 53.69 20 Curtis, Chas L—Smith & Loughlin, (Inc) 34.45	1
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16 Dreyer, Nathan et al—C Voit	1
16 Davis, Wm D et al—Park Co644.32 17 D'Ambra, Annie, Pasquale et al—S Busath	1 1
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20 Do Mar, Jos E—P Clemens	
16 Emanuel, Salvator—A Berger115.49 16*Elfin, Berney et al—Woodstone Floor- ing Co	
20 Decker, Wm—S Cohn	
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4 Gick, Fred C—Oneida Community Lt
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14 Hasbrouck, Jno C—J B Martin ... 92.31

14 Harvard, Luke—"Jacks" ... 119.86

16 Haimowitz, Max et al—Woodstone
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ATLAS PORTLAND CEMENT

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16	the same—the same223.52 Hunter, Wilson R—A S Bacon costs, 171.13
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17 17	Herman, Morris—G Lipskin165.00 Hildebrandt, Wm—American Taxi-
17	meter 'Co
17	Herman, Morris—G Lipskin165.00 Hildebrandt, Wm—American Taximeter Co
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16	Co
16	Jacobs Eugene W—Wm Alshers et
16	al
17 17	Jacobs, Bernard—M Salzman Co. 317.49 Jacobson Saml—Nathan V Woolf &
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17	Joseph, Morris et al—H Jacobs. 459.65 Jaffe Abraham B—N V Tel Co. 45.49
18 19	Jursch, Paul—S M Hard525.18 Jullien Cyrus S—S I Henry 2025.05
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17	et al
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17 18	Krieg, Albt A & Mary—P Krauss. 49.51 Kohn Alfred J—L P Cartier.costs. 70.10
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18 19	Kiely, Michl J—the same17.35 Kinsella Clinton W—Lyth Tile Co.
19	Kessler Herman et al—L Benjamin
19	King Fred C—Thos L Mason & Co
19	Kenney Jas C et al—Royal Type-
19	writer Co
19 19	Kraft, Abr—I Holland et al70.15 Kelly, Abr—L Ehrman
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16 16	Leve & 1	he s oli, J Paint	ame os— Co	Geo	B G Fie	riffin ncke	w w	all F	.558 Pape .249	3.61 r
16 16	Litti & C	man, Co	Sa Hug	ml— ch J-	-Fin -Au	kels rora	tein Pai	Na nt &	.311 Va	0 .67 r-
16 17	nis Lubi	h Co itz, V	ricto	or et	al—	Peo	ple,	&c.	.141 $2,000$ 75	1.87 0.00 3.91
17 17	Land	dt, G s, Na	eo- tha	-A V	Wall Estl	in . ner	et al	_c	.169 Sha	.41
17 17	Litti	man,	Sar	ml— Lip	S Na schi	icht tz,	igal. Nat	han-	36 -I	5.70 J
17	Leso	uesn ist (ie, V	/ince	nt F	et	al—	Cari	negi 7,423	e 3.05
18 18	Leve (In	oli, C	arm	nea e	t al	—Ol	in J	Ste	phe 200	ns 3.07
18	Loud	ia, E	ran	iela ik—I	et al	-0	y .	Ste	.107 2,735	ns 7.90 5.64
18 18	Lind	is, E	an, dw	Loui S—V	s J Vm	et a Kle	l—J ema	Dol n &	obin 28 Co.	s 8.85
18 18	Lova Lipp	is, E aglio man Foucl lau, grand incis	Gu Is	isep rael-	 ре— —Ра	N Y	Ter-Ri	l Co	. 979 45 Co. 64	0.49 5.49 1.09
18 18 18	La Land Leos	Foucl dau, rrand	he, : Ma: le.	Mari x—— Giov	on— the anni	san Pa	Te le . asau	l Co ale*	63 120 &	3.89 0.71
18	Fra Co Lube	ncis	co—	Wes	tche M 2	ster	Ha	rd V	V 000	d 1.02
18	Levi	covit	z, A	brah	am	et a	l—I	Pu	rsar 39	.41
19	cha	ofsky covit witz, mge man, h &	Cia	gar rael-	Co.	ion	Fir	epro	.115 of	.33 .
19 19	Lind Law —P Lyor Levy Co Lipp Lord Lich ber; Low Lutk ley Lyng Ludy May Merg	nan,	Abi	rahai	m—I	H B	Da	vis	et a	1 .86
20	Law —P	rence eople	e, Pe, &	erciv	al &	Jr	wor 10 J	Edi	nead .300	1.00
20	Levy	r, Mi	cha	el—F	ran	eis l	dne I L	ad egge	tt &	.42
20 20 20	Lipp Lord Lich	man, , Sa tendo	rah- orf,	m J- —G Elia	—S I Hirs s &	M Soch Fre	chat da—	zkin -O B	.703 90 iren	.63
20	Low	enha	upt,	Wa	lter	j	ΑΉ	La	89 Bell .218	.65 e .31
20	Lutk ley Lyns	enha	us,	Anı	na M	1—E	oste	Bea	44 254	.41
20 14	Ludy	vig, per,	Her Fan	niet nie-	ta—J	I R ertz	Jon Silk	es Mf	52 g Co	.40
14 14	Merg	re, G	leo	R—	Floe	rsch	eim	er E	ros 37	.11
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16	Inc Mite Inc	heli,	Jas	À-	Star	nley	& I	atte	.146 rsoi	.64
17 17	Merr	itt, delba	Wm	J— Isi	E S	Au -I C	chm rub	uty. man	. 320	.65
17 17	Morr	ris, A	dol	ph e	t al-	-Je	nsen	& I	Nich ,300	.00
17 17	Marc Mand & I	luaro cinell Raas	le, C Co	liova	nni	et a	l—I	erne I C I	.141 Lyon .279	.91 18 .28
17 17 17	Macci Moll Inc Mite Inc Merr Mand Marci Marci Macci Macci Macci Mayl	ntyraker	wm e, J Hy	no— mar	C R	Br al-	adb -A	r Co ury. Land	.297 36 lres	.61
17	Mayl	ham,	He	nry	J et	al-	–Ca	rneg	.440	.81
17	Mayl Tru Mayl Tru McCo Malo Magn Hei tion Mink (Inc Meye	nam, st Co	He	nry	Ke	t al	C	arne	gie ,423	.05
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18	Meye	er, A	rthu	r—N	Ι Υ .	Tel	Ċo.		23.	67

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18	Manus, Abraham et al—D Pursan Merin, Aaron L—the same Malone, Frank E—the same Market, Geo—the same Maloni, Kathryn A—the same Maier, Louis—the same Maier, Louis—the same Mandel, Wm—the same McGovern, Patrick F & Dudleythe same Moore, Edwin L or Edw L—City N Y Meyers, Jos—the same Montagu, Filbert P—Pullman Co. Masiello, Angelo—Westchester R road Co McSteffery, Jas—F P Hayes. Miller, Edw—Michaelis & Linden Inc McPeake, Enoch—Weaver-Ebling tomobile Co Moore, Jas—Richardson & Boyr Co Marks, Arthur J—S Goldberg Montgomery, Wm J & Jno Mand J A Bettes et al Mead, Thos J—H Mueller Mfg Co Manly, Robt P—H W Smith McMahon, Emma—C Bookman Mack, Lillian—A Stein Manning, Alfred W & Henry—N French Range Co the same—Higgins & Seiter. Mir, Jos—U S Fidelity & Guara Co Manson, Morris—Mardell Constition Co Manson, Morris—Mardell Constition Co MocGuire, Patrick—N Y Telephone Moore, Robt M—Reporter Co Maerlander, Francis J—L Wolls et al McCune, Donald C—J Steinglein McCune, Donald C—J Steinglein McCune, Donald C—J Steinglein McCune, Donald C—J Steinglein McConald, Wm—M Brenwasser Napolis, Edw S—J J Berkowitz Norton, Mary E—J Morrow Newman, Saml—City of N Y Norton, Mary E—J Morrow Newman, Saml—City of N Y Norton, Mary E—J Morrow Norton, Mary E—J Morrow Nicholas, Geo—Board of Corpora of the Peddie Institute Nash, Chas E—S McClary Neil, Anna C C—Weingarten Br Nash, Chas E—S McClary Neil, Anna C C—Weingarten Br Nash, Chas E—S McClary Neil, Anna C C—Weingarten Br Nash, Chas E—S McClary Neil, Anna C C—Weingarten Br Nash, Chas E—S McClary Neil, Anna C C—Weingarten Br Nash, Chas E—S McClary Neil, Anna C C—Weingarten Br Nash, Chas E—S McClary Neil, Anna C C—Weingarten Br Nash, Chas E—S McClary Newley Newley .	1.39	.4
18 18	Merin, Aaron L—the same Malone, Frank E—the same	$\frac{.32}{132}$.5
18 18	Market, Geo—the same Meloni, Kathryn A—the same	.72	.2
18 18	Maier, Louis—the same Mandel, Wm—the same	.24	.5
18	McGovern, Patrick F & Dudley- the same	.52	. 6
18	Moore, Edwin L or Edw L—City	220	.3
18	Montagu, Filbert P—Pullman Co.	$\frac{.32}{105}$.8
18	Masiello, Angelo—Westchester R	.58	. 5
19	McSteffery, Jas—F P Hayes Miller, Edw—Michaelis & Linden	.42	.4
19	McPeake, Enoch—Weaver-Ebling	. 63 At	.4
19	Moore, Jas—Richardson & Boyr	tor	.4
19	Meinhardt, Saml et al-City of N	156 Y	. 1
19	Marks, Arthur J-S Goldberg	.10	.0
20	J A Bettes et al	. 64	.2
$\frac{20}{20}$	Manly, Robt P—H W Smith McMahon, Emma—C Bookman	.71	.8
20 20	Mack, Lillian—A Stein Manning, Alfred W & Henry—N	. 59	. 4
20	French Range Cothe same—Higgins & Seiter.	$\frac{282}{385}$.7
20	Muir, Jos—U S Fidelity & Guara	nty 614	.0
20	Manson, Morris—Mardell Constitution Co	118	.4
20	Moore Poht M. Bornette	.17	.0
20	Maerlander, Francis J—L Wolls	132 teir	1
20 20	McCune, Donald C-J Steinglein.	.15	. 4
14 17	Napolis, Edw S—J J Berkowitz. Norton, Mary E—I Morrow	.16	.9
17 17	Newman, Saml—City of N Y Normoyle, Jno F et al—C Shar	.77	.1
17	*Newman, Mandel et al—Congrega	163	.9
18	Anshei Sherdin Nichols, Edwin G—City of N Y	.37	.4
18	Noble, Herbert T—the same Norton, Mary E—J Morrow	$\frac{418}{535}$.5
19	of the Peddie Institute	tors	. 3
20	Neumann, Jos—Equitable Trust Co	0 of 121	f .9
20	Nach Chas E S Magle	n	6
20	Neil, Anna C C—Weingarten Br	395. OS	.0
$\frac{20}{20}$	Nathanson, Leon—N Y Tel Co Newell, Estelle—the same	.19.	.3
16 18	O'Brien, Thos H et al-Park Co. Orley, Jno-City of N Y	644.	3
18 18	O'Reilly, Owen—the same O'Donnell, Edw J—O'Connell & Ca	118.	9
18	man Ochs, Ernest et al—J T Dill Co	142.	.8
10	White Co	$rac{ ext{R}}{100}$.	4
19	White Co Ogliastri, Julie, Jorge & Juan—T Bailey O'Neill, Jas et al—Jefferson Banl	P L 926.	1
20	O'Hara Robt M A Stein	ζ. 282.	.7
20	O'Connell, Patrick J—Oliver Tyr	. 49. e-	4
14 14	Phillips, Florence—G Ford Paine, Maggie S—Albany Trust	. 61.	6
14	Pengel, Walter P-Mitchell Varn	725. ish	6
16	Works Podlesh, Rachel—New England I	246. Mfg	2
16	O'Neill, Jas et al—Jefferson Banl O'Hara, Robt M—A Stein O'Connell, Patrick J—Oliver Tyr writer Co Phillips, Florence—G Ford Paine, Maggie S—Albany Trust Pengel, Walter P—Mitchell Varn Works Podlesh, Rachel—New England I Co Pullman, John—F W Jackson costs, Pokras, Barnet—City of N Y Parks, Harry S—H Bloodgood1, Printz, Saml—Empire Flour Co Pollock, Simon C—Harper & Bros Punie, Isidore & Joel—J M Helf Peltin Beging Theodogyee & Book	004.	4
17 17	Pokras, Barnet—City of N Y.	118. 118.	9
17 17	Printz, Saml—Empire Flour Co	209. 255.	999
17 17	Pollock, Simon C—Harper & Bros Punie, Isidore & Joel—J M Helf	. 27. ert	4
17	Peltin, Regina, Theodozye & Rose-	119. —H	4
17	E Warshauer	880. 191.	7 2
18	Porce, Henry—City of N Y Pogson, Henry B—City of N Y	.30. .30.	4
18	Petrocelli, Jos—the same	.77.	2
18	Page, Wm E—the same	. 29.	2
18*	Koch Co	112.	9
19	Peavy, Henry—Nassau Electric R	62. R	6
20	Co Pavenstedt, Adolph—N Y Life Ins	109. Co	2
20	Punie, Isidore & Joel—J M Helf Peltin, Regina, Theodozye & Rose- E Warshauer Quinn, Jas B—A Heilmann Price, Henry—City of N Y Pogson, Henry B—City of N Y Peffer, Hans—the same Petrocelli, Jos—the same Perugini, Thos—City of N Y Page, Wm E—the same Pease, Josiah W et al—Balfour of Koch Co Polansky, Isaac et al—S Kleinma Peavy, Henry—Nassau Electric R Co. Pavenstedt, Adolph—N Y Life Inscosts, Passarge, Arved M—M Goldman et Parker, Lillian V—N Y Tel Co	95. al	0
20	Parker, Lillian V—N Y Tel Co	21.	9'4
20	Bois et al	Du 88.	31
20	Pogue, Robt—F H Woodruff & S	ons	4 (
20 20	Passarge, Arved M—M Goldman et Parker, Lillian V—N Y Tel Co Pescia, Jos C & Robt Muh—F N Bois et al Price, Lena—E M Schwarz & Co Pogue, Robt—F H Woodruff & Schwarz, Frank—Halls Safe Co Peck, Louis C—G W Martin & E	60.	66
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17 Quinby, Fredk J—A J Kerwin Jr.
17 Schweig, Arthur C—City of N Y..... 310.98
20 Swartwout, Frank G-W McGowan et al. 28.00
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	17	Spero, Lawrence—the same 505.79 Shaw, Philip M—the same 505.79 Steig, Saml—the same 33.36 Schrekinger, Simon—the same 116.75 Slater, Wm J P—the same 408.38 Schob, Henry Jr et al—H A Petersen et al 68.91 Shapiro, Louis—M Langfelder et al 34.89 Stadler, Muriel V—T M McCarthy et al 1,241.42 Szucs, Illes—Illustrated Card & Novelty Co 3,468.11 Sarey, Theodor—V Loewers Gambrinus Brewery Co 810.88 Shapiro, Minnie—C H Phelps. 1,609.81 Sire, Meyer L—Renault Freres Sell-	20
	17	Steig, Saml—the same33.36	
	17 17	Schrekinger, Simon—the same116.75 Slater, Wm J P—the same408.38	2
	17	Schob, Henry Jr et al—H A Petersen et al 68.91	2 2
	17	Shapiro, Louis—M Langfelder et al. 34.89	2
	17	Stadler, Muriel V-T M McCarthy et	2
	17	Szucs, Illes-Illustrated Card & Nov-	2 2
	17	Sarey, Theodor—V Loewers Gambri-	
	17	Shapiro, Minnie—C H Phelps. 1,609.81	2
	17	ing Branch, Inc	1
	17 17	Simon, Benj—Basic Furniture Co.41.16	1
	17	Shapiro, Minnie—C H Phelps. 1,609.81 Sire, Meyer L—Renault Freres Sell- ing Branch, Inc	1
	17	Schenkman, Max—U S Realty & Improvement Co1,189.83	1
	17	Schratt, Chas—Sterling Ceiling & Lathing Co 113.49	1 1
	17	Stolz, Peter Jr et al—Louis De Jonge & Co117.86	1 1
	17	*Schlessel, Jos et al—J Fisher63.21 Stern, Sidney et al—J Kohn161.81	1 1
	17	Stolz, Peter Jr et al—Louis De Jonge & Co	
	17	Shoemaker, Wm H—A A Hovell. 42.07 Srulowitz Isaac et al—Congregation	1
	17	Anshei Sherdin	1
	18	Sternsch, Fredk A R-H C Hallen-	1
	18	Smith, Arthur E—Nason Mfg Co. 63.14	1
	18 18	Smith, Philip—the same69.14	1
	18	man Co	1
	18	Drummond	2
	18	Silver, Nathan—Newark Embroidery Works	2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2 2
	18 18	Scatena, Wm A—Roma Wine Co230.41 Stellenwerf, H Elliott—Nahm, Lennon	2
	18	& Damm (Inc)	2
	18	Schlansky Moe et al—S C Lamport.	2
	18	Smith Wm Let al—LT Dill Co66.01	2
	18	Schreyer, Jno F—J A Deerings	2 2
	18 18	Spenser, Muriel V-L Barth et al.278.71	
	18	Slotopolsky, Saul—B Troyansky. 341.50	2
	18	gren	1
	18	Shutte, Nathan et al—M Buda 82.22 Sternsch, Fredk A R.—H C Hallenbeck 359.66 Smith, Arthur E.—Nason Mfg Co 63.14 Stapp, Darwin M.—City of N Y 34.81 Smith, Philip—the same 69.14 Stallo, Edmund K.—Bergdorf & Goodman Co 1,026.47 Schlitz, Henry & Magdelina—M J. Drummond 65.72 Silver, Nathan—Newark Embroidery Works 171.24 Scatena, Wm A.—Roma Wine Co 230.41 Stellenwerf, H Elliott—Nahm, Lennon & Damm (Inc) 200.77 Sternberger, Harry—A Spangenberg. Schlansky, Moe et al—S C Lamport. Smith, Wm J et al—J T Dill Co 66.01 Schreyer, Jno F.—J A Deerings 64.70 Scheyer, Jno F.—J A Deerings	1
	18	man	1
	18	Smith, Maxwell B et al—H Rotman.	1
	18	Stinca, Ameda et al—W H Freedman 178.45 *Schwzrten, Max et al—Wood & Selick	1
	19	*Schwzrten, Max et al—Wood & Se- lick165.61	1
	19	Schmeidler, Isaac et al—L McC Har- tigan784.71	1
	19	the same—the same712.50 Stallo, Edmund K—A H Jones.2,142.34	1
	19	Siviglia, Jno J—F P Hayes107.23 Siglia Edw I—Hansen, Schakelton	2 2 2
	19	& Ward	
		Co of N Y	2
	19	Schener, Geo-W II delish costs, 68.70	1
	19	countants Society27.16	1
	19	Schoenberger, Will—A L Convisser	
	19 19	Schilling, Fredk A et al—H B Davis	1
	19	Siglia, Edw I—Hansen, Schakelton & Ward 62.26 Spang, Henry B—American Woolen Co of N Y	1
	19 19	Sternbach, Adolph—E Bauman	
	19	Smith, Sanford—J Martin307.25	1
	19 19	Seidlin, Moses—M Weiser182.48 Shatzkin, Abraham & Beckie et al—	1
	19	Twenty-third Ward Bank270.28	1
	20	Scott Frederice & Angelo Juzzoline*	1
	20	—J Petrecelli et al	1
	20 20	Solomon, Abraham—the same27.49	1
	20 20	Shirk, Chas F—the same310.98	1
	2.0	Schoenblum, Esther—the same 213.56	1
	20 20 20 20	Spiro, Leon W—the same	1
	20	Shoemaker, Wm W—the same 310.98	1
	20	Stein, Nathan—S Felgin 32.57	1
	20	Sylhovec, Edwa gun—E Garvin costs 98.38	1
	20	cey	1
	20	Seidlin, Moses—M Weiser 182.48 Shatzkin, Abraham & Beckie et al— Twenty-third Ward Bank 270.28 Stump, Wm—C C Burlingame et al	1
	20	N Y Telephone Co	1
	20	Daniels	
	20	Sumvan, Ellen—N i Telephone Co	. Training
	20	Daniels	1
		32.84	

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19 Wenck, Fred A—Jas Shewan & Sons

19 Walsh, Jas H—J S Sutpher ... 536.19

19 Weinstock, Wm—Greater New York
Glass Co. ... 35.72

19 Wahn, Chas et al—Northern Bank of
N Y ... 1,492.90

19 Wagener, Wm—Petroleum Products
Co. ... 23.31

19 Waldman, Morris or Mitchell—M Magurowsky ... 310.52

19 Willis, Jos T—R L Gray & Co. ... 80.29

19 Warner, Louis H—W C Wood et al. ... 46.55
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19	White, Helen-F H Elsworth.1,020.58	17
19 19	White, Helen—F H Elsworth.1,020.58 Willner, Jos—M J Peikes & Son. 69.41 Winberg, August F—L Starke et al	17
19	Winberg, August F—L Starke et al	17
19	Heating Co	17
20 20	Welt, Elias—City of N Y10.51 Wiener Meyer—L Chest 329.48	17
20	Weinstock, William—American Metal	17
20	Wiener, Meyer—Chest & Schwarzwald	17
20	Wiener, Meyer—Chest & Schwarzwald	17
20	Wolf, Saml D adm—A Silverstein	17
20 m	Woodelton, Thos H-B F Farrar	17
20	Williams, Lathrop S—S Bookman et	17 17
20	Wenzel, Louis—Julius Kessler & Co	18
20	White, Frank M-E L Conant. 1,117.33	18
20	Werner, Mary—A Sattwest Street Satter Wurter, Mary—A Cowen. costs 32.65	18
20	Aain	18
20	Well, Herbert—N 1 Telephone Co 27.49	
$\frac{20}{20}$	Williams, Lathrop S—S Bookman et al	18
20	Wagner, Mathilde adm—W Clausen & Son Brewing Cocosts, 283.28	18
20	Watts, Mrs Sarah—Hannis Distilling	18 18
20	Wing, Lingarn C-N H Crane et al.	18
20	Watts, Mrs Sarah—Hannis Distilling Co	18
-		18
20	Phoenix Sand & Gravel Co467.00	18
20	Waller, Anthony—A H Johne	15
20	costs 77.00	15
20	Zuckermann, Louis & Annie—A Grand	
16	matter	1
17	Yerrington, Fredk B-M H Mann. 414.16	1:
17	Bushnell 184.77	1
14 16	Zano, Morris—Matheson Lead Co. 10.11	1
17		1
	CORPORATIONS.	1
14	Abingdon Construction Co & Israel	1

	CORPORATIONS.
14	Abingdon Construction Co & Israel Lippman—Pfotenhauer-Nesbit Co
14 14	Consolidated Paper & Milling Co—J E Stuckert,577.75 Calumet Construction Co—White Von Glahn & Co,327.80 Dacorn Realty Co—G Scharnberg 385.21
14 14	Hunter Electric Co—A F Wilson
14 14	Jno M Linck Construction Co—G Scharnberger
14	& Sugenheimer
14	N Y Terrain & Building Corp—N Ser- racino 171.91
14 14	Penn Amusement Co—Greater N Y Film Rental Co1,025.62 Siegel Cooper Co—N Y Telephone Co.
14	Stevenson Construction Co—Richard Wilcox Mfg Co of N Y
14	Stevenson Construction Co—G B Raymond & Co
14 14 16	tional Reserve Bank of City of N Y
16 16 16	Pierson Store—J Bernstein107.41 U S Restaurant & Realty Co—Francis Draz & Co2,028.44
16 16 16	the same Isa Buchanan & Co
16	Coller Construction Co-Gebler Sand
16	Simpley Home Motion Picture Co-
16	Patterson, Gottfried & Hunter, Ltd
16	V Cardo Sons & Co—A Gareiss et al. 132.22
16	
16	Charles Prince Co et al—E Deichman 84.51
17	feld
17	struction Co
17	tion Co-W H Potter132.49

Mentor Realty Co—United Electric Light & Power Co	1
Glen Island Casino Co—Victor Neus- tadt Inc	
7 Blaine Contracting & Supply Co—W O Davey & Sons441.19	
7 Royalton Woolen Co—C A Gould 424.50 7 N Y Central Realty Co—C E McMa-	(
han	(
Guarantee & Trust Co	
7 Menaker Realty Corp et al—S Landres	
7 Manhattan Securities Co et al—Car-	
7 American Sight Seeing Car & Coach	
7 N Y Edison Co—F Wackar636.35	
7 Briggs Avenue Realty Co—L Torregiani et al	
Stephens (Inc)	
8 Allied Printing Trades & Associated	
Members Club et al—T E Greacen.	
8 Codae Realty Co et al—Jno Liddle	
Cut Stone Co	
8 Associations Co—N Y Tel Co53.59	
8 Consolidated British American Mines —the same	
-the same	
N Y Telephone Co	
setts Bonding & Ins Co1,632.25 8 Mansion House Co et al—E W Tooker	
8 Nucciarone, Chas Undertaking Co— N Y Telephone Co	
Sutherland	
tective Co—Maiden Lane Realty Co.	
19 Progress Garage Co—W B Richards et al	
19 Air Flex Co—Park Co364.43 19 Renke Swiss Lace Works—A Birch.	
19 L C Novelty Co—Smith & Kaufman.	
19 Perlberg Haberman Iron Works—S Ziegler & Co	
Bankers & Merchants Electric Protective Co—Maiden Lane Realty Co	
19 Mountain Construction Co—T Hughes	
19 Rouis Art Creation Co—G Molla.254.66 19 Anchor Metal Novelty Co et al—Jef-	
19 Belland Building Co et al—E M	
19 A S Realty Co et al—Twenty-third	
19 Builders Marble Works et al—J Mey- ers 1.643.55	
19 Belland Building Co et al—Mulhern Steam Heating Co	
19 Thompson Starrett Co-R A Egan.	
19 Gasteiger Bryan & Co—G Lawyer 2.866.89	
19 Teichman Engineering & Construc- tion Co et al—Northern Bank of N	
20 Culp & McCauley—Quaker Oats Co.	
20 Culp & McCauley—Quaker Oats Co. 20 Mineral Hill Consolidated Mines Co— H A Clark	
20 L Frooks Engine Co—City of N Y 264.73	
20 Alliegro & Spallone Constn Co et al-	
20 Lenox Realty Co—Singer Sewing Ma- chine Co	
20 Consolidated Pioche Mining Co—J W Griggs	3
20 Lenox Realty Co—H H Levey 137.47 20 Young Realty & Constn Co et al—Em-	7
20 U S Addressing & Printing CoTime	
20 Cantor, Friedman Printing Co————————————————————————————————————	1
20 Irving Fischel Constn Co—N Y Tele- phone Co	2
20 Alliegro & Spallone Constn Co et al— F B French	7
20 North American Timber Corp—the same	5
20 United Film Co—H T Bayles525.6. 20 the same—the same 398.0 20 Natl Theatrical Transfer Co—M V T	4
Kerr 5,030.6	7
20 Mitats Marble Mfg Co-A F Fitzger-	-
ald	2
perg 113.2	1 .

SATISFIED JUDGMENTS.

OCT. 14, 16, 17, 18, 19 and 20.

	99	John	St.,	Mem	YORK.	
	¹ Brer	ner, Sar	nl—Cit	y of N	Y; 1911.	57.00
	Balsa &c	ım, Mau ; 1910	rice &	Henry	Hof—L	'eople, .1,000.00
	Balsa	am, Jno stein, H	M—A	Menke	nstein;	2000 People,
	Cohn	, Jacque	s C—S	P Hes	sel et a	l; 1905 370.40
	Carb	erry, Ch	as W-	F Gen	s; 1911.	1. 1902
	Cohe	n Saml	& Jc	s J Be	rnstein-	_J W
	Dutt	on, Ira	J—A	Coyle;	1911 ler Mfg	165.60
	19: Done	ovan, D	anl &	Delia	Stewart	29.28 —M J
	Dr Ellic	tt, Jno	l; 1911 F—B I	H Foss;	1909	68.41
	Same	e——san den, Flo	ne; 19	—H A	Groen	et al;
	Eise	nman, S	arah— —A K	O Wis	sner; 19 et al; 1	173.26 165.60 Co; 29.28 —M J 68.41 75.00 et al; 34.89 1188.40 909.52.41
	Sam	e——Cit e——Sta	y of N	Y; 190 Patter	son (Inc	2); 1907
	Fari	rington,	Wm C	—Natio	nal Parl	909.52.41 37.71 b); 1907 39.27 k Bank; 708.79 264.72 39.51 rg; 1910
	Frai	nk, Kati	e—J I J—A	Dierig; B Toar	1907	264.72
	Fitz	patrick,	Frank	-G Fr	eudenbe:	rg; 1910 34.16 spender 79.98
	Flar	nagan, J o; 1911	no D—	-Smithn	nade Sus	79.98
	Hud	dkin, Sa Ison, Jos	mI—M s—B F	Schoer I Pelzer	r et al;	1905
	Hud	son, Jnc	H Jr-	–В Н Р	elzer et	al; 1904 2,144.02
	Har	ding, Hu	igh N-	-W C \	Whitehea	11167.61 1905 1,831.20 al; 1904 2,144.02 ad; 1908 104.38
	Hen	derson, hstein I	Max &	Philip	Blau—J	; 1907. 359.64 M Sal- 1,323.66
	ze Hal	er; 1910 le. Albt-	W J	O'Conn	ell; 1910	1,323.66
	Jon Kr:	am, Ha	nes—I	J Dutt Werne	on; 1911 er; 1911	0111.91 148.11 1,708.40 909.545.06
	TC al	rns, San leher, F hstein,	rancis	C-B H	Coss:	1910.78.02
	T 00	leave Phi	lin C-	WIB	oome: 1	904 34.76
	Line	denblatt em Elec	Hym	an—Fed 911	leral Sig	gn Sys- 134.05
	Lyn	Stiehl;	hryn J 1911	or Ka	thryn J	gn Sys- 134.05 Tone— 141.11 Houten; 46.91
	15	odaner	David	& Berr	ard Ra	46.91 uch—W
	F Sai	Clemm ne——M	ons; 1 anhatt	909 an Wo	olen Co	uch—W 268.31 o; 1905. 137.90 905.833.42
	6Sai	ne—H	udson	Woole	1 Co; 1	905.833.42
	Mai Mai	911 nny, Wa	iter B	_D C	T Wilso	ruldsen; 129.34 n; 1911. 414.89
	Mag	gee, Fra	nklin	R—L W	Baldw.	in; 1911
;	San Mar	ne——Ei	npire H—Al	Trust C	Co; 1907.	in; 1911 9,424.23 956.96 134.71 911.122.50 143.01
)	¹ Ma Mir	nn, Sam ow, Mey	l—A M	I Gropp Jalkoff	er; 1911 et al; 1	911.122.50
;	0'H	eil, Geo	A & A	Adford	Peirce—	Thatch-
	Olf	enbuttel	, F W	m—M	E Lync	h; 1909.
,	¹Pe	ck, Loui	s C—G	W Ma	rtin & E	Thaten- 121.32 h; 1909. 77.79 Bro; 1911 152.31 -People,
)	-	TT	TO	into a mir	a Co: 10	00 49 09
3	Ric Ric	ker, Cha	as H— Iichael	P Hann J—An	eman; 1 nerican	91141.96 Grocery
3	Rei	nz, Loui 911	sa &	Adam J	r—A S	91141.96 Grocery 311.88 Norton; 91.40
1						
1	Ro Ro	binson, sen, Moi	ris—B	ank of	Comme	25.00 356.31 rce; 1911 305.40
2	Ra Sar	dt, Max- ne—sa	L Fr	anco; 1	910	9,084.38
7	Sla	ttery, F	atrick Wm—8	-N Ma S W Br	rks; 191 iscoe; 19	085.24
514	Sai Sw	undersor 911	Vm A	& Ino	I Finn:	uets Co; 149.47
7	San	muels, I	Fredk ann,	H—M Vm—Cc	Lewine;	1907.51.41 Brew-
1	Sh	ng Co o epherd,	f N Y Frank	A—J T	Davids	on; 1895
2	Sai	me—A I	Genz Saml	; 1895. —City	of N Y;	1910.55.00
1	Se:	aman, I	ouis :	De W-	G T M	9,084.38150.03 .0085.24 .007122.50 .uets Co; .149.47 .1911.133.07 .1907.51.41 8 Brew5,351.515,351.55720.33387.97133.07133.07133.07152.66152.66152.66
	Sli	1901 oan, Jos	V—A	E Lyon	1; 1909.	480.15
	Sch	hoenstad Isaac Go	lt, Art	hur & 1 Co; 19	Paul We	imann— 60.90
6	Sa	nger, El ompson	G K	-H A (binson:	imann— 60.96 ; 1907 65.91 1911.260.4
		infringe				
11	undt	THE LINE	THOUSE !	111 109(TO DIOE	coution.

The Building Department of the City of New York permits the use of PLASTER BOARDS on Elevator and Dumbwaiter Shafts in order to make them fireproof. Why not make King's Fibrous Plaster Boards on the walls and ceil- King's Windsor Cement?

J. B. KING & CO., 17 State Street, N. Y. Manufacturers of King's Windsor Cement and King's Fibrous Plaster Boards of Manufacturers of King's Fibrous Plaster Boards of Manufacturers of King's Windsor Cement and King's Fibrous Plaster Boards of Manufacturers of King's Windsor Cement and King's Windsor Cem

Tinsley, Walter W—City of N Y; 1909. Vanderpool, Fredk C—J Froedlander; 191029.41

CORPORATIONS.

Auto Tire Mfg Co—J H Williams Co Wm Guggolz Construction Co—Voorhies Sullivan Contracting Co et al; 1911... Traction Materials Co—E Schmidt; 1911 Anchor Metal Novelty Co-F Muller . . 3,141.15

¹Vacated by order of Court. ²Satisfied of apeal. ³Released. ⁴Reversed. ⁵Satisfied by execution. ⁴Annulled and void.

MECHANICS' LIENS.

OCT. 14.

Jackson av, nec 161st, 94.3x42xirreg;
Philip Rosenthal agt Celia Schwortzreich.
(113) 50.00

Riverside Drive, nec 99th, 106x1 Voska Foelsch & Sidlo (Inc) agt H wood Realty & Construction Co. (114 106x112.1; agt High-

Morningside Drive, swc 121st, 101.10x 181.3; Patrick O'Rourke agt 88 Morning-side Drive & Stevenson Construction Co. (115) 21,000.00

Broadway, 1700; E & J Marrin Co agt Mary M, Jno J & Thos J Emery, Gerard Trust Co & Mercantile Construction Co. (116)

5TH av. 724: Same agt Jessie Farquhar son, Margaret Wheelock & Mercantil Construction Co. (117)

Av B, 93; also 6TH ST, 601½ E; Chas Rosenblum agt Hugo Realty Co & Jaco M Schwartz. (118)

OCT. 16.

25TH st, 127-131 W; Alfred E Norton Co agt Jno E Olson Construction Co. (119) 24,506.70

Nereid av, ss. 107.5 w Barnes av, 25x100; Henry J Douglas, Jr, et al agt Vincenzo Palmieri. (120) 42.47

Washington av. 2183; Fiske Fixture Co agt A Warren Construction Co. (121). 215.00

Kelly st, es, 149.2 n 167th, 100x—; Jos Panorello agt Longfellow Realty Co. (122) 356.50

Wooster st, 69-71; also WEST BWAY, 383-385; Phoenix Color Works agt Golde & Cohen & Saml Rotfan. (123) 146.18

Lenox av, 115; also 116TH ST, 100 W; Leon Katz agt Max Rosenbloom & Lenox Casino Co. (124) 1,980.00

Fulton av, ws. 175 s 171st, 100x100; Geo Colon & Co agt Bethel Construction Co. (125) 4,150.00

77TH st, ns, 173 e Av A, 225x204.4 to 78th; American Compound Door Co agt Wm K Vanderbilt & W E Smith, Inc. (126) 6,700.24

OCT 17.

7TH av, sec 48th, 25.5x79; Geo Keister agt Louis M Simson & E Margolies. (127) 250.00

1ST av, 1375; Barnet L Abrams agt Wm Wolfson, Hassman & Leibowitz Contract-ing Co. (129) 214.00

Perry st, 161-165; Danl Papay agt Mc-Sweeney Realty Co & Grandison G Gerke. (130) 1,468.50

Bowery, 325; Bernat Zicherman agt J E & R B Roosevelt, Henyon Fortescue & Wm Morris. (131) 345.00

Breadway, 1540-1542; Glokner & Blue Co agt Louis Muller & Bronx Sheet Metal Works. (132)

7TH av. 164; Chas I Rosenblum agt B trice Schavrien & Jacob Baumgart (133)

Canal st, 533-541: also WASHINGTON ST, 477-477½; Geo H Shuman agt Greenwich Investing Co. (134) 600.00

Grand st, 264; Harry Zlot agt H Marcus & J Babich & Son. (135)

56TH st, 33 W; Wm Donat agt Edw Wasserman. (136) 1,084.04

116TH st, 68 W; Harry Zlot agt I Bernheimer & J Babich & Son. (137) 35.00

6TH av, 484-486; J L Keating & Co agt Thos Morgan & Nassau Fireproofing & Construction Co. (138) 128.00 Zerega av, nec Maclay av, 79.10x100; Tozzini & Co agt Zerega Avenue Im-provement Co. (139)

STH av, 980-982; B Masor & Co, Inc, agt Columbus Circle Arcade Co & F D Gheen & Co. (140) 460.00

179TH st., ns, whole front between Hughes & Belmont avs, —x—; Houghtaling & Wittpenn agt Salvatore Varisco & Angelo Gerocci. (141) 556.00

Riverside Drive, nec 99th, 106x112.1; Geo A Robbins agt Highwood Realty & Construction Co. (142) 850.00

3D av, 355; United States Radiator Corp agt Jas Byrne & Aetna Heating & Ventilating Co. (143)

Mulberry st, 231; David Smith agt Catharine McGill & Bertram N & Mollie Le Vien. (144)

ten. (1447)

Webster av, es, 158.3 n 169th, 75x83;

Bouis Marx agt Bernard Construction Co.
1,310.00

3D av, 904; Michael F Guagente agt Anna Caskell & Louis & Sidney Oppen-heimer. (146)

Pleasant av, ws. 100.11 n 118th, 33.6x75; Saml Reiner agt Mary Altieri & Peter Al-tieri. (147) 120.00

199TH st. ns. 100 w Grand Boulevard, 50×100 ; G B Raymond & Co agt D'Ambra Construction Co & Raffaele Luongo. (148) 130.60

Hobart st, es, 296 n Kingsbridge rd, 2.6; Vincenzo Palkieri agt Edw G Dh (149)

Morris av, nwc 139th, 52.9x64.3; Wm Weingarten agt Morris Demarest, Frank Carr & Mugler Iron Works. (150) 550.00

OCT. 19.

Fort Washington av, 385-95; Borea Contracting Co agt Hargood Realty & Construction Co. (151) 1,150.75

Fort Washington av, 385-95; Same agt same. (152) 800.00

74TH st. 356 E; Saml Rosengarten agt Wm Wolffson, Isaac Glassman & Morris Leibowitz. (153) 18.89

98TH st, 207 W; Jos B Friedlander Cort T J McLaughlins Sons. (154) 1,720.43

Sherman Square, ss, to ns Sherman Sq, tracks, &c; John P Kane Co agt 42nd St Manhattanville & St Nicholas Ry Co (renewal) (155) 565.00

Houston st, ss, to ns Houston, tracks, &c; Same agt Metropolitan Street Ry Co. (renewal). (156) 124.00

Park av, tracks, &c, from ss 41st to ns 42d; Same agt same (renewal). (157) 68.00

1ST av, tracks, &c, bet 95th & 97th; Same agt same (renewal). (158) 370.00

3D av. tracks, &c. from ss 65th to ns 66th; Same agt same (renewal). (159) 80.00

Grand st, tracks, &c, from es Centre to ws Centre: Same agt Dry Dock, East Bway & Battery R R Co (renewal). (160) 48.00

Gun Hill rd, ss, 300 w Eastchester rd, known as Baychester Avenue Station; Wm J Hargrave agt New York Westchester & Boston Ry Co, City & County Contract Co & Murray Bros Co. (161) 1,060.00

Greenwich st, 625; Geo H Shuman agt Greenwich Investing Co. (162) 225.00

Av B, 93; Benny Stucatur agt Hugo Realty Co & Julius M Schwartz. (163)

Broadway, 2532; Annie Vedovato agt enry Lange & Stevens Constructing Co. 150.00

165TH st, ss, whole front bet Teller & Findlay avs, 185.2x108.11x160.3x94.7; Jos Sragon agt Hadden Realty Co. (165) 172.93

Vyse av, es, 175 n 172d 50x88; P J Heaney Co agt Nelson Black Construction Co & W J Grote. (166)

and King's Fibrous Plaster Boards 6

34TH st, 163 W; Jno F Barry agt Wm L Sutphin. (167) 452.00

34TH st, 163 W; Same agt Wm L Sutphin & Yorkshire Grill. (168) 33.00

Vyse av, es, 175 n 172d, 50x100; Isidor L Cohen agt Nelson Black Construction Co & W J Zeote. (169) 791.11

71ST st, 343 W; Thos F Carr agt Alice Miller & G Miller. (170) 277.45 Webster av, es, 158.3 n 169th, 75x83; Standard Fire Proof Sash & Door Co agt Bernard Construction Co. (171) 194.00

Grand Boulevard, sec 175th, 50x83.9; Standard Fire Proof Sash & Door Co agt Nathan B Levin Co. (172) 210.00

180TH st, 250 E; Bushmiller Co agt S A Whisten Construction Co. (173) 372.00 Daly av, nwc 180th, 50x180; Chas Heck agt Krabo-Ernst Realty & Construction Co. (174) 2,550.00

142D st, 143D st, Edgecombe av & Brad-hurst av, block, &c; Maxwell & Dempsey, Inc, agt Gerleit Meyer Construction Co. (175) 1,697.50

Bradhurst av, Edgecombe av, 142d & 143D sts, block, &c; J W & C Horn Co agt Gerleit & Meyer Construction Co. (176)

Webster av, es, 158.3 n 169th, 75x83; Peter Sinnott agt Bernard Construction Co. (177)

Tracks, franchises, &c. of Central Park, North & East River R R Co & New York City Ry Co on 59th, &c; Sicilian Asphalt Paving Co agt Central Park, North & East River R R Co & N Y City Ry Co, renewal. (178)

Tracks, franchises, &c, in Columbia at intersection Rivington; Same agt Dry Dock, East Broadway & Battery R R Co & N Y City Ry Co, renewal. (179) 235.87

Tracks, &e, on Park Row, Centre, Grand, Broome, Bowery, 4 av & Madison av; Same agt N Y & Harlem R R Co & N Y City Ry Co, renewal. (180) 278.42

Tracks, &c, on Fulton, Greenwich, 9 av, Columbus av, Grand Boulevard, Amsterdam av, Manhattan, Gansvoort & 53d; Same agt Ninth Avenue R R Co & N Y City Ry Co, renewal. (181) 930.67

Tracks, &c, on Fulton, Greenwich, 9 av, Columbus av, Grand Boulevard, Amster-dam av, Manhattan, Gansvoort & 53d; Same agt same, renewal. (182) 572.33

Tracks, &c, on Park Row from Broadway to the Bowery, on Bowery, from Park Row to Browery, from Park Row to 3 av, on 3 av to Harlem River, on 130th to Manhattan and 125th from the North to the East Rivers, also in Amsterdam av from 125th to terminus of said av; Same agt Third Avenue R R Co & N Y City Ry Co, renewal. (183)

Tracks, &c, on Park Row from Broadway to the Bowery, on Bowery, from Park Row to 3 av, on 3 av to Harlem River, on 130th to Manhattan and 125th from the North to the East Rivers, also in Amsterdam av from 125th to terminus of said av; Same agt same, renewal. (184)

Tracks, &c, on 23d & 2 av, from 23d to 29th to 1 av; 1 av from 29th to 34th; Same agt Twenty-Third St Ry Co & N Y City Ry Co, renewal. (185) 1,733.79

 Audubon av, es, whole front between 176th & 177th, 200x100; A Pardi Tile Co agt Gingold Realty Co. (186)
 4,075.00

Marion av, 2494; Vincent Russo et al agt Picone Realty Co. (187) 394.00

Marion av. 2494; Nathan Glantz agt Pi-cone Realty Co, Vincent Russo, Nassa-reno Fresso & Vincent Milner. (188) 66.09

6TH av, 484-486; Louis Prignano agt Thos Morgan, Nassau Fireproofing & Construction Co. (189) 219.00

Vyse av. es, 175 n 172d, 50x88; Noonan & Price Co agt Black Construction Co & Vincenzo Milone. (190) 885.00

Oct. 19, 1911.

Editor of The Record & Guide:
Regarding the lien filed this day by the Borea Contracting Co. against premises on Fort Washington Ave., 177th to 178th Streets, the Hargood Realty & Construction Co. wish to state that they consider the lien unjustified and that the claim will be immediately contested.

(Signed) HARGOOD REALTY & CONSTRUCTION CO., Harry Goodstein, President.

For Building Loan Contracts, Satisfied Mechanics' Liens, Orders, Attachments and Chattel Mortgages, see page 604.