

# REAL ESTATE RECORD AND BUILDERS' GUIDE

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## A THOROUGHFARE WHICH HAS FOUND ITS LEVEL.

The Character of 14th Street Pretty Definitely Established and Radical Changes Unlikely to Occur—Trade May Claim Van Beuren Mansion.

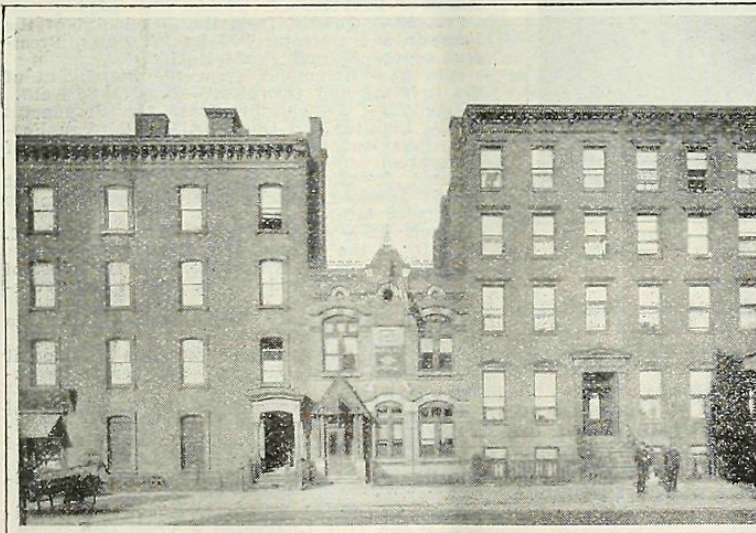
The recent abandonment of the old Van Beuren mansion on 14th street as a place of residence has again directed a certain amount of interest to that old time thoroughfare and has served to recall to the minds of old New Yorkers the extraordinary changes which have taken place in 14th street in the last half century. Its history has been the story of the city's wonderful growth; its changes have been similar to those on a dozen other streets, but in a way, 14th street furnishes a more typical example of the ultimate destiny of New York real estate than any other one of our uptown thoroughfares. Most of the midtown section is still in the making; the destiny of many of the streets is difficult to determine and the character of their usefulness is changing month by month. Not so with 14th street. Its radical changes have largely passed; its character is rather permanently fixed and the part it is to play for many years to come is fairly well established. It has reached its level. It may grow in value, it may have new buildings, but the chances of any more radical changes are few, and whatever growth may be experienced in the future is almost sure to be slow and steady. The speculator has had his day in 14th street and has left it for other fields; the investor is there to-day and is likely to stay for years to come.

zone of high class business. In this respect 14th street is typical and probably furnishes a greater variety in the way of business and population than any other street in the city. Here one may find on the various blocks good retail business, some fine old dwellings, a few good apartment houses, churches, theatres, wholesale lofts, manufacturing plants, and typical old law tenements, while its nearness to the great cosmopolitan life of the lower East Side has developed in certain blocks a business and amusement center much like that existing on the lower Bowery a few years ago.

The most valuable and important section of the street lies between Fourth and Sixth avenues, and the entire southerly side between these avenues is given over to retail shops and department stores. Fifty years ago, this district was the high-class shopping center of the city and many of our most prominent business houses were located on or near 14th street. Later on the uptown movement came, and Fifth avenue, 23d and 34th streets all took their toll from this street. For nearly forty years, Macy's department store was a 14th street institution, and in the days of its first success was undoubtedly the best known and most popular store of its kind in the city. In 1902 Macy's left its old home and, shortly afterwards, Tiffany's moved from Broad-

of the high-class trade. The 14th street stores cater almost entirely to a cheap class of trade and appeal to the great mass of the city's population, and herein lies the greatest promise for the future stability of the street. The net profits from retail business of the highest grade are greater than from a middle class trade, but it is a well known fact in this city that the higher class stores must, with few exceptions, follow the moves of their customers and of each other, while with proper transit facilities the cheaper trade will go where it must to purchase its goods. Stores of the class of Tiffany, Altman and McCreery must depend for their business on the proximity to the great railroad terminals and their accessibility to carriage trade and a difference in location of ten or twenty blocks is of supreme importance. No carriage trade exists on 14th street, but the section is liberally supplied with subway, elevated and street car lines, and these make it possible for buyers to reach the street from all parts of the city with little difficulty. The 14th street stores would do no more business on 23d or 34th streets than they do where they are, and as their rentals are cheaper than they would be further uptown, there seems to be no good reason for making a change for many years to come.

A 25-foot store on the south side of the



TYPICAL 14TH STREET DWELLING.



OLD HOME OF THE METROPOLITAN MUSEUM OF ART.

Fourteenth street is sometimes called the coming Grand street of the city, but while the likeness exists to a certain extent, there is a point where the resemblance ceases, and in the difference between the two lies the future stability of 14th street. Both have had their ups and downs. The values of both have risen high, fallen low and risen again, and both are on a fairly firm foundation to-day. But Grand street caters largely to a local business and the store rentals of to-day are based entirely on the buying ability of the neighboring territory, while 14th street in its best part is well supplied with rapid transit and draws its business almost entirely from far removed sections of the city or from suburban territory. Then, too, the waterfront ends of 14th street offer much greater possibilities than do those of Grand street and are likely to play an important part in the future value of the street. For these reasons 14th street is apparently much better off than Grand street and seems much more likely to either hold its own or increase in value.

Nearly all of New York's important crosstown thoroughfares have developed a decidedly cosmopolitan character due to the long and narrow shape of the island, the important waterways on either side and the rather sharply defined central

way and 15th street to Fifth avenue. For a time property values suffered a decline and retail stores were not much in demand, while the general opinion prevailed that 14th street was no longer to be reckoned an important commercial thoroughfare and that it would lose entirely the retail character which had made it popular for so long. The Hearn store was of next importance to Macy's and it was rumored that it also would move uptown. When Hearn announced that 14th street suited him and he would remain there indefinitely a greater feeling of confidence was established, and before long retail merchants from other sections located on the street, and when a short time later Henry Siegel opened the 14th Street Store on the site of the old Macy building, the re-establishment of 14th street as a retail center was definitely assured. Gradually the vacant stores were taken up and rentals and values worked back to their former levels, until to-day there is not a vacant store on the south side of the street from Fourth to Sixth avenue, and rentals are as high, if not higher, than ever before. The character of the business has radically changed, but the volume has increased and there are probably more people shopping to-day on these blocks than were ever before found there in the time

block between Fifth and Sixth avenues will rent for about \$12,000, and in the block immediately to the east for about \$10,000. Between Broadway and University place there are only a few stores and these are always in demand. A full size store would very likely rent there to-day for close to \$15,000. There are very few transfers of ownership in these blocks and for this reason it is rather difficult to place an accurate value on the land. Within the year, the parcel No. 46, 25x103, which is improved with a six-story loft building, sold for a little over \$210,000, and a fair estimate of value of a vacant lot on the south of the same block would probably be about \$175,000. The reason for so few sales lies in the fact that the greater part of the property is in the hands of estates which hold it only for investment; long term ground leases are made, but the fee cannot be purchased. Almost all of the property on both sides of the street from Broadway to Sixth avenue is owned by the Van Beuren family, which acquired it by inheritance from the Spinglers. In 1788 Henry Spingler purchased, for something like \$5,000, twenty-two acres of farm land, which besides the property above mentioned, included a greater part of what is now Union Square. Some of it was afterward sold off, but the remainder

went to the Van Beuren family, which was related by marriage to the Spinglers.

A wide difference in value exists between the north and south sides of the street, particularly in the block between Fifth and Sixth avenues, and this is somewhat due to the fact that the old Van Beuren mansion with its spacious ground occupies a great portion of the block, and therefore somewhat injures the other property, at least from a mercantile standpoint.

Within the last few weeks the Van Beurens, after an occupancy of nearly seventy years, have at last decided to vacate the old mansion, and it is not unlikely that the property will be leased in the near future for business purposes.

The block immediately to the west of Sixth avenue shows a decided falling off in values and rentals; the south side being taken up mainly by small retail stores and wholesale loft buildings, while the northerly side is still largely occupied by private dwellings used as boarding houses. The widening of Seventh avenue and the building of a subway on that thoroughfare will undoubtedly improve this block to a large extent and eventually it will probably have considerable value for wholesale and retail purposes,

that the waterfront in this vicinity will be somewhat improved and that the building movement involving substantial mercantile structures, covering a large area, which has already begun further down in Greenwich Village, will reach 14th street in the not very far distant future. The buildings in the block between Ninth and Tenth avenues are all rather antiquated structures, but are well rented, vacancies being exceptions rather than the rule. This fact would lead one to believe that modern factory structures, with large floor space and good light and air, should prove profitable from an investment standpoint.

Probably the most interesting block, at least to the student of human nature, is the one between Irving place and Third avenue. This is the amusement center of the middle East Side, and from morning till late night the block is thronged with a typical East Side crowd seeking mainly the diversion afforded by motion picture shows, melodramatic performances and museums of monstrosities or historical relics of doubtful origin. This block more nearly resembles the old Bowery than any other street in town.

Beyond Third avenue, as far as the East River, the street presents only rows

## Y. M. C. A. LECTURES.

### Program for the Course in Real Estate—Subjects and Speakers.

The announcement of the West Side Y. M. C. A., that its course in real estate for 1911-1912 will be devoted to lectures by operators in real estate and mortgage loans, stating the subjects from their standpoint, and lectures by prominent real estate men from all sections of the metropolitan district, has awakened widespread enthusiasm among thinking real estate men who have recognized the narrow limitations to which conditions subject the average broker, not only brokers of experience, but neophytes in the profession. Some of the most prominent men in real estate have already consented to speak, and others equally prominent will be added to the course during the year.

The course of lectures is under the management of Ronald C. Lee, who will at all times welcome suggestions regarding speakers and the class. One of the main objects of this course of lectures is to encourage questions and discussions apropos of the subject of the evening from the audience.

Nov. 14.—"Trend of Real Estate Values."—Walter Stabler, Comptroller of the Metropolitan Life Ins. Co.; Jefferson M. Levy and Henry Morgenthau. Joseph P. Day will preside.

Nov. 21.—"How Rapid Transit Affects Real Estate Values."—Speakers to be announced later.

Nov. 28.—"Shifting of Property Values."—Speaker to be announced later.

Dec. 5.—"The Effect of the Character of Buildings on Real Estate Prices."—Charles H. Israels, architect.

Dec. 12.—"High and Low Tax Assessments and How to Get Them Reduced."—Bela D. Eisler, attorney and appraiser; J. H. Ehrehart, appraiser of State Tax Commission, consulting engineer of Jersey City Tax Department.

Dec. 19.—"The Kind of Business Property I Would Buy."—Speaker to be announced later.

Jan. 9.—"What a Broker Would Have to Do to Sell Me a Piece of Property."—Robert E. Simon, Vice-President of the Henry Morgenthau, Jr., Co.

Jan. 16.—"Apartments and Hotels from the Standpoint of the Investor and Operator."—Speaker to be announced later.

Jan. 23.—"Tenements, from the Standpoint of the Investor and Operator, and Credit Customs of Landlord and Tenant."—J. L. Buttenwieser.

Jan. 30.—"Bronx, from the Standpoint of the Investor and Operator."—E. B. Boynton, President of the American Real Estate Co.

Feb. 6.—"Brooklyn, from the Standpoint of the Investor and Operator."—Frank H. Tyler, a prominent member of the Brooklyn Real Estate Board of Brokers.

Feb. 13.—"Queens, from the Standpoint of the Investor and Operator."—John W. Paris, President of the Mutual Profit Realty Co.

Feb. 20.—"Richmond, from the Standpoint of the Investor and Operator."—Charles G. Kolff.

Feb. 27.—"Westchester, from the Standpoint of the Investor and Operator."—C. L. Van Fossen, President of the Westchester Chamber of Commerce.

March 5.—"New Jersey, from the Standpoint of the Investor and Operator."—Speaker to be announced later.

March 12.—"Suburbs and Parks."—Gage E. Tarbell, of the Garden City Estates.

March 19.—"City Brokerage."—A. H. Ivins, of A. H. Ivins Co., and W. D. deBost, of Cruikshank & Co.

March 26.—"County Brokerage."—Speaker to be announced later.

April 2.—"Management, from the Standpoint of the Real Estate Owner."—Speaker to be announced later.

April 9.—"Mortgages, from the Standpoint of the Operator."—Waldron P. Belknap, ex-president of the Bond & Mortgage Guaranty Co., and a member of the firm of Albert B. Ashforth.

April 16.—"Appraisals."—J. Van Vechten Olcott.

April 23.—"Real Estate Law."—Walter Lindner, of the Title Guarantee & Trust Co.

April 30.—"Influence of Taxpayers' Associations on Development of Real Estate."—R. S. Binkerd, Secretary of the City Club.

May 7.—"Office Management."—Ronald C. Lee, General Manager of the Realty Records Co.

May 14.—"Office Management."—Ronald C. Lee.

### Fifth Avenue Commission Appointed.

Borough President McAneny has appointed a commission which in future will confer with him on all matters pertaining to repaving or improving Fifth avenue. The commission consists of Arnold W. Brunner, Edward Holbrook, George T. Mortimer, Robert Grier Cooke and Nelson P. Lewis, chief engineer of the Board of Estimate. Repaving with cut-stone cubes, the building of an underground pipe gallery and the planting of trees are among the improvements contemplated.

### Rifle Range to be Abandoned.

That the National Guard rifle range at Blauvelt, in Rockland County, on the West Shore Railroad, is "a very costly military blunder for New York State and also a dangerous place for persons to reside near" is the assertion of Assemblyman Cuvillier, chairman of the Assembly Committee on Military Affairs. Mr. Cuvillier recommends the abandonment of the Blauvelt range and the construction of a new one at Peekskill.



THE AMUSEMENT BLOCK OF THE MIDDLE EAST SIDE.

as the subway will greatly augment the purchasing power of the street by increasing the travel. The subway, however, has not yet been definitely decided upon and in any event is some years off.

That part of 14th street from Sixth to Tenth avenue was at one time the fashionable residence of the city, the Astors, Delmonicos and other notable New Yorkers having houses there. One of the old mansions, at Nos. 126 to 130, the picture of which is reproduced in this issue, was occupied from 1872 to 1879 by the Metropolitan Museum of Art, and it still stands in pretty much its original condition, except that stores have been placed in the basement and on the parlor floor.

Land in this part of the street is not worth nearly as much as it was forty years ago, before the fashionable folk had moved to other parts, but this is entirely accounted for by the fact that a fashionable residence section always tends to establish more or less fictitious land values, which cannot be maintained unless the property is taken up by very high grade retail business.

The extreme western portion of the street is used entirely by manufacturing plants or wholesale markets and the waterfront is completely taken up by the various steamship lines. There has been considerable talk of making large waterfront improvements at this point and a plan has been proposed which would involve the removal of Washington Market, just south of 14th street, and the building of 1,000-foot piers at that point. Some of the property owners have protested against this, as it would involve not only destroying the market, but removing the high pressure, salt-water pumping station of the fire department; the claim is made that such an undertaking would involve an unnecessary expense and that the piers could as well be located at some other spot. It is very probable, however,

of uninteresting and rather poor-class tenements, save only at Second avenue, which point still retains somewhat of the air of unostentatious respectability which has characterized it for many years. A little private house colony still persists on Second avenue, adjoining 14th street on both the north and south, and the general tone of this neighborhood is in marked contrast to that of the surrounding territory.

### More Water Rents.

Every building in the Borough of Manhattan which is being furnished with an unmetered supply of water has been inspected and as a result there has been added to the books a considerable amount in water rents which probably should have been charged and paid for years ago. Commissioner Henry S. Thompson says the department has added no charge the legality of which can be questioned. The rates for the additional fixtures are in strict accordance with the schedule of charges provided by Section 282 of the General Ordinances.

### The Constitutional Amendments.

The result of the voting on the constitutional amendments will not be known until the returns are officially canvassed. Estimates from partial returns are unsatisfactory, especially in the case of two amendments providing for changes in the method of condemning lands for public purposes. The city seems to have voted favorably for excess condemnation but against the proposition to have Supreme Court judges act in the place of condemnation commissioners. The rest of the State is supposed to have voted the opposite way in each case.

# THE SOUTHERN END OF THE BRONX.

Three Old Villages Have Become Industrial Centers and the Railroad Terminals Offer Good Shipping Facilities—Other Transportation Lines.

THE lower section of the Bronx, comprising practically all the territory south of 149th street and formerly known by the local names of Morrisania, Mott Haven and Port Morris, has always been the most thickly populated section of the borough. In older days, when the territory was first laid out, it was thought that it would be exclusively a dwelling-house center. With this end in view, the old deeds to lots on East 132d street contained a clause requiring all buildings to be set back ten feet in order to make room for grass plots and trees in front of each residence, as is now the case on some of the avenues in New York. No conception of the future development of this section could have been more erroneous, for in the entire Port Morris section not a single building for residential purposes has been erected in the past ten years.

It is true that this section contains many dwellings and tenements which were built years ago, but in place of any new buildings of this nature one now finds factories and large manufacturing plants. The natural topography of the section, as well as the improvements which have taken place in the past and those planned

mines at a very low cost and stored until wanted by the consumers.

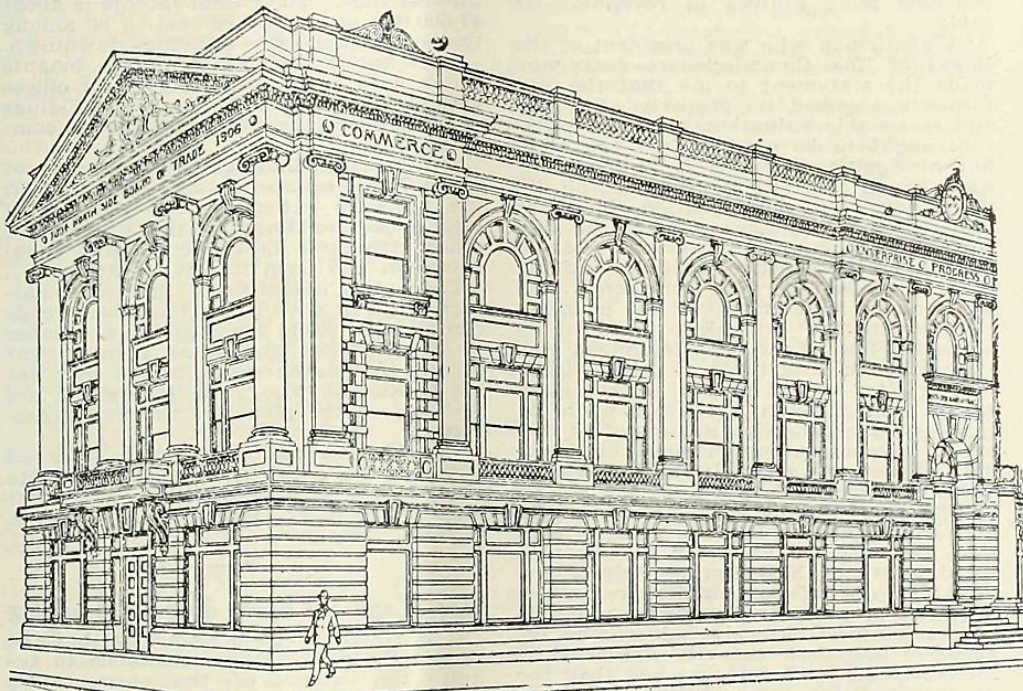
Probably no larger stone-cutting and building material establishments can be found in any other place as near Manhattan as are to be found in the Port Morris section. Along with these we have the J. L. Mott iron works, which manufactures a large part of all the bathroom and household iron ware used in this city. All of these industries are located in a more or less sharply defined district, but outside of these we find many other factories producing all sorts of commodities.

Among the distinctive features of this lower area are the various large freight terminals of several of the largest railroads. The Central Railroad of New Jersey has its Bronx freightyard at 133d street, Lincoln avenue and the Harlem River. While New York, New Haven & Hartford Railroad will have a tremendous yard and terminal at 132d street and the Harlem River, extending north to Southern Boulevard. This company has recently constructed a number of new storehouses, where freight can be unloaded and held until time for removal to its ultimate destination. This company runs

population of probably two hundred thousand or more people. This large population creates a demand for supplies of every description, thereby increasing the importance of such business thoroughfares as 138th street, Third, Willis and St. Ann's avenues. These streets are already well-established shopping centers, and are daily growing in importance.

The lower section of the Bronx has long been handicapped by inadequate transportation, but the completion of the Lexington avenue subway will remedy this defect to a large extent. The present subway worked a transformation at 149th street and Third avenue, and when the new line, with its three stations along 138th street, is completed, it cannot help but make this area a very important center of activity. Another improvement which will probably help the lower district is that of the Union Railroad Company, which has begun negotiations for obtaining a franchise to run over the Willis avenue bridge to 125th street. If this franchise is granted, cars will be operated from the Fort Lee Ferry, at 129th street and the Hudson River, east on 125th street to First avenue and over the Willis avenue bridge to connect with the present line on Willis avenue at 134th street. This will be a great benefit not only to the lower section, but to the entire Bronx, as it will enable passengers to transfer to any part of the Bronx for a single fare, where two are now required.

The lower Bronx combines a large population and manufacturing centers, and real estate investors have plenty of opportunities in this territory. In the past, values have been known to double and even triple, and there is no reason to believe that a healthy condition of growth will not continue to exist.



Third Avenue at 137th Street.

Albert E. Davis, Architect.

BUILDING TO BE ERECTED FOR THE NORTH SIDE BOARD OF TRADE.

for the near future, will make this territory one of the largest manufacturing and industrial centers outside of Manhattan Island. This whole lower territory has one of the best water fronts that could be desired, and the docking facilities are excellent. On the west is the Harlem River, and on the east Long Island Sound and the East River, on whose waters commodities can be quickly and cheaply transported to New York City and to all other seaboard cities.

Besides the exceptional water-shipping facilities, this district contains the freight terminals of several of the most important railroads. With these conditions existing an industrial center at the very door of Manhattan Island seems practically certain. The section contains many small centers of industrial and manufacturing activities where one finds the output an exclusive article.

The district lying between 132d and 149th streets, west of Lincoln avenue and east of Willis avenue, is occupied solely by piano factories, and the piano industry alone is represented here by more factories than can be found in an equal area anywhere else in the United States.

The lumber district lies along Gerard avenue, from 132d to 149th streets, and when the contemplated improvements are finished throughout this lower section to the southeast and west, the docking, and shipping facilities will be almost unsurpassed.

Another great advantage which this section enjoys is the Mott Haven Canal, an artificial inlet of the Harlem River, running back from the foot of 132d street to 138th street. Along this canal many of the largest coal companies have their pockets. Coal can be shipped from the

a through train from Boston to Washington by means of the freightyard track of this section, and the train is transported down the river by barges to Jersey City and thence on the Pennsylvania tracks to Washington.

The North Side Board of Trade, a commercial organization, which has accomplished much good work in developing the industrial activities of the Bronx, on October 28, laid the cornerstone of its new building at the junction of 137th street, Third and Lincoln avenues. It will contain offices, stores and a meeting-room for the use of the organization in discussing matters of importance concerning the Bronx. The closeness of the surface lines and the elevated road make this building site a most advantageous one.

Other new buildings are being erected at various places. The Ward Bread Company has constructed a six-story factory at Southern Boulevard, St. Mary's and Wales avenue, and a two-story factory at Concord and St. Mary's avenues, where the Ward motor cars are made. The New York Edison Company is building an addition to its present plant, which will occupy the block front of 139th street, from Canal place to Rider avenue. Another building not long completed is the Central Union Gas Company, on the northwest corner of 148th street and Courtlandt avenue, which will be used exclusively as the general offices of the corporation.

The central portion of the Port Morris district, along Alexander avenue and the near vicinity, is the most densely populated part of the Borough of the Bronx, and contains many solid blocks of flats and residences, housing a cosmopolitan

## Prosecuting Negligent Tenement Owners.

Since the new system of filing violations in the Tenement House Department went into effect in the Borough of Manhattan, early this year, there has been sent to the Corporation Counsel (up to November 1, 1911) 332 cases for prosecution and collection of the penalties incurred by the owners for failure to obey the law.

Under the old method, this number would be represented by 1,220 old building violations, and the comparison of figures gives some idea of the amount of trouble and annoyance which the tenement owners of this borough have escaped by the inauguration of the new system.

The following will show the date by years when the original violations covered by these 332 new forms were filed: Year 1904, 15; 1905, 49; 1906, 73; 1907, 101; 1908, 225; 1909, 229; 1910, 428; 1911, 100; total, 1,220.

The premises covered by these violations are scattered over all the tenement districts of the borough, and the owners prosecuted are from all classes in the community. The total number of separate items included in these violations is 4,588, and the nature of the violations and the proportion to the whole is as follows:

Cleaning and repairing, 44 per cent.; fire-escapes, 27 per cent.; sanitary, 10 per cent.; light and ventilation, 9 per cent.; fire egress, 6 per cent.; alteration and illegal conversion, 2 per cent.; drainage, 1 per cent.; water supply, 1 per cent.; total, 100 per cent.

## Next Year's Tax Dates.

The Tax Department enclose with all 1911 tax bills mailed, the following:

Beginning with the year 1912 taxes on real estate will be payable as follows:

One-half on the first day of May.

One-half on the first day of November.

The second one-half may be paid on the first day of May or at any time thereafter prior to November 1st, and upon such payment a discount will be allowed from date of payment to November 1st, at the rate of 4 per cent. per annum.

Interest at the rate of 7 per cent. will be charged on taxes remaining unpaid on June 1st and on December 1st.

All taxes upon personal property will be payable on the first day of May. If not paid before June 1st interest at the rate of 7 per cent. per annum will be charged from May 1st.

## REINDEXING CITY REALTY.

### Records From 1881 to 1891 Now Under Block System—A Duplicate Plant.

The difficult task of reindexing the real estate records in the Register's Office prior to 1891 was begun in January, and Register Grifenhagen states that the first ten-year period has been completed and is now ready for use by the public.

The work was ordered by the Legislature of 1910. Every conveyance recorded from 1881 to 1891 has been examined and abstracted, and the property conveyed accurately located in blocks and sections on the land maps of the City of New York. These revised records, added to those entered since 1891, when the block system was inaugurated, give attorneys and others a thirty-year range of research under a finished index and block plan.

Apart from the saving in labor and time to researchers the revision is of far-reaching importance in other respects.

First, that without extra cost, it enables the city to secure the beginning of a duplicate real-estate plant. In pursuance of the plan outlined by Mr. Grifenhagen last year, he has had the work done in duplicate and this duplication will be continued by the Reindexing Department until the last document back to 1665 is analyzed and revised.

The Register urges that these duplicate records be placed in a safe depository elsewhere than in the Register's Office, preferably in another State. Ordinary business precaution, he says, dictates the safeguarding of these immensely valuable documents. In case fire or accident in the Hall of Records should destroy the originals the city would not suffer an irreparable loss if these copies were preserved intact.

Secondly, the revision is of great value because of its definite plan of locating conveyed realty which hitherto had been imperfectly bounded. Property conveyed over 200 years ago, whose point of beginning was the stump of a tree in Lispenard Meadows, or the northwest corner of a picket fence surrounding Ethel Van Brunt's cottage "by the east shore of the Hudson river," was transferred and retransferred for generations with but slight change in these indefinite descriptions.

For instance, in liber 585 of Conveyance, page 171, an instrument dated as recently as 1851 recited that Joseph G. Smith will convey to one Charles Newman 31 lots in Seventh avenue for 3600 gallons of brandy, much space being given to the consideration and little to the location of the land. Business blocks and rows of apartment houses now cover farmlands—those of Rutgers and Delancey, for example—whose demarcations were the centres, edges and angles of streams long since filled, or of stone and wooden fences which enclosed fields and homesteads from Whitehall to the Stuyvesant orchards and beyond the old Jumel Mansion to Spuyten Duyvil.

Although all traces of the graveyards and water courses have disappeared, conveyances of property in lower Broad and Beaver streets have within a few years contained courses running along non-existing fences. On the East Side numbers of lots contained in maps made as far back as 1791 are frequently used in conveyances, particularly within the boundaries of what was the farm of Anthony Rutgers.

To locate accurately and block definitely these undefined plots, some of which are now worth millions of dollars, has necessitated extensive historical research in repositories outside the Register's Office and the employment of skilled locators and topographical draftsmen. Lines of the annexed wards and of many abandoned streets had to be reconstructed in order to define property described in old land maps.

The 2,373 Conveyance libers, from 1665 to 1890, contain about 491,200 instruments. From 1881 to 1891 there are 168,581 conveyances. Of the total, therefore, nearly one-third were recorded in this period, so that the portion now finished and available covers a very important realty epoch in New York City and County. The number of instruments in the mortgage libers are estimated at about the same figure. To this should be added instruments recorded in Westchester County that affect land in territory annexed to the County of New York, which would make the total number of instruments to be abstracted and examined exceed one million.

In the Register's Office there have been filed about 7,000 maps besides several thousand which have been recorded in the conveyance libers. The filed maps have been indexed heretofore according to the title of the map, but no analysis of these

maps has ever been made in respect to locality and titles affected by them. It has been found expedient to make an exhaustive analysis of each map and index them according to locality affected so that by referring to any block a list of the maps on file affecting that neighborhood may be immediately ascertained.

Register Grifenhagen has taken great personal interest in the matter, and has labored earnestly to bring the work to a point where it is useful to lawyers and others engaged in realty transactions. The abstracts arranged by section and block have been placed in binders and arranged conveniently for examination. The force of sixty clerks and locators and six draftsmen, composing the Reindexing Department, taken entirely from the civil service lists, has worked with great efficiency, and the accomplishment within nine months of nearly one-third of the great work provided for by the act of the legislature may be regarded as a valuable achievement in municipal progress.

## TAXATION WORRIES.

### Adolph Bloch Suggests New Sources of Revenue to Relieve Real Estate.

Adolph Bloch, of counsel for the United Real Estate Owners' Associations, gave expression this week to some opinions held by the members of these associations in regard to taxation matters. Mr. Bloch believes there should be provided more sources of revenue. He said:

"A gentleman who was president of the Board of Tax Commissioners years ago made the statement to me that the city formerly assessed its property at a fair and reasonable valuation. He said property ought to be assessed not too high, but at figures at which it probably always would sell. In other words, he did not believe that the valuation should be changed and shifted according to the high winds of finance or the necessities of the budget, or the constitutional limit of the city's indebtedness. He considered that 100 per cent. assessment for the purposes of taxation was equivalent to about 60 per cent. of what the property might possibly bring in good times at private sale.

"The city, so far as real estate goes, never went through a severer panic or period of depression than in the last two years, except perhaps during the black days of the panic of 1873; and it behooves us to be careful that we do not have a recurrence of the black days of 1873, 1874 and 1875, when real estate sold for less than the assessed valuation put upon it by the City of New York. Only a few days ago one of our auctioneers sold a parcel of property on Broadway at public sale, after most extensive advertising, for \$200,000 less than the city appraised it for last year, or 25 per cent. less than the appraised value, and there have been many more such cases.

"The Mayor, Board of Estimate and the Tax Commissioners have gone to the limit. They are now backed up, so to speak, against a stone wall. They can't go any farther. They have reached the 100 per cent. limit and have gone beyond. There is no margin or elasticity left. Next year there must be a revision downward, unless the nominal increase makes up for the deficiency, which is extremely doubtful. If the depression continues and the assessed valuations of the city must be reduced, there will be a grave question whether the city's constitutional debt limit has not been exceeded, and, consequently, whether the legality of our city bonds has not been imperilled.

#### Other Sources of Revenue Suggested.

"Our system of taxation is wrong. Real estate should not be required to bear 87½ per cent. of the entire cost of this municipal government. Other sources of revenue must be provided. There is no reason why personal property should entirely escape taxation. A low, fixed tax of, say, ¼ or even ⅓ of 1 per cent. per annum should be imposed upon personal property. This would bring an enormous revenue. Everybody would be glad to pay it and not try to evade, as is the case now with the unequal and enormously excessive tax imposed upon that class of property. The wealth of the city in personal property cannot be estimated, and yet last year the city collected but \$6,589,809.77 from this class, equivalent to 5 per cent. of the total taxes.

"Public service corporations, which use our streets and highways for tracks, wires, conduits, etc., and enjoy public franchises of inestimable value, should be required to compensate the city at a fair, just and adequate valuation. Instead, last year the city received as special franchise taxes the small sum of \$8,-

249,097.11, equivalent to 6 per cent. of the total taxes. Heavy vehicles and automobile busses that do incredible damage to our asphalt pavements should be required to pay some tax or license fee. Many other and proper licenses for which some fair charge should be made will readily suggest themselves."

## A BIG TERMINAL ANNEX.

### McAdoo Company Said to Be Contemplating Two Giant Office Buildings.

A report was around yesterday that the Hudson and Manhattan Railroad Company is planning to enlarge its present terminal in Church street, between Cortlandt and Fulton streets, by the erection of two more buildings on the property immediately adjoining on the west.

The present terminal consists of two separate buildings, each covering a block front in Church street. They are connected by a bridge over Dey street and extend back about half the distance to Greenwich street.

The company already owns some adjoining property in Cortlandt, Dey and Fulton streets, and it is understood that the balance of each block will be acquired. Both blocks are encumbered with old structures which produce but little revenue above the grade floor.

The terminal buildings, which are twenty-two stories high and were finished in 1908, have been very successful, both buildings being almost entirely full at the present time. Their total income is about \$1,600,000 and they are said to be among the best paying office buildings downtown.

It is known that many of the tenants are in need of more space, both for offices and show rooms, and the new buildings would probably be well rented before completion.

The present buildings cover an area of about 70,000 square feet and even without the proposed extensions are the largest twin office buildings in the world. No other structures in the city have equal suburban and local transit facilities.

The entire basement of the two buildings is given over to an immense arcade containing, beside the station, a number of retail stores and show rooms. The present structures were planned by Clinton & Russell, who, it is understood, are working on the plans for the new structures.

The Hudson and Manhattan Railroad Company has a capital of \$50,000,000. Its officers are Wm. G. McAdoo, president; Wm. Everdell, Jr., secretary, and Jas. S. O'Neale, treasurer.

## More Land for Bronx Federal Building

It is stated on good authority that the United States Government intends to acquire the balance of the entire block bounded by Mott avenue, Spencer place, 149th and 150th streets, to be used for a Federal building and Bronx Post Office. The Government already owns the 149th street end of the block, which was acquired about two years ago. It is said that condemnation proceedings will be started at once by the District Attorney. An improvement of this nature will have a marked effect on the development of this section.

## Small Lot Brings Big Price.

Camman, Vorhees & Floyd sold for Langdon Greenwood and other heirs the Lyric Hotel property at the southwest corner of Broadway and 43d street, having frontages of 20 feet on Broadway and 80 feet on 43d street, with an L running towards the center of the block with a depth of 60 feet. The buyer is Michael Dowling, who has occupied the place under a lease for several years. The price paid is understood to have been between \$375,000 and \$400,000. The lease had eleven years yet to run. The price is a record one for this vicinity.

## More Activity in 38th Street.

Albert A. Wright and others have sold 29 West 38th street, a four-story dwelling on lot 21x98.9. The price paid was said to be \$90,000. It is understood that the building will be used by the new buyer for business purposes. Several sales have been made in the block this year and it is said that another large loft building will be erected on the south side, near Sixth avenue, in the near future.

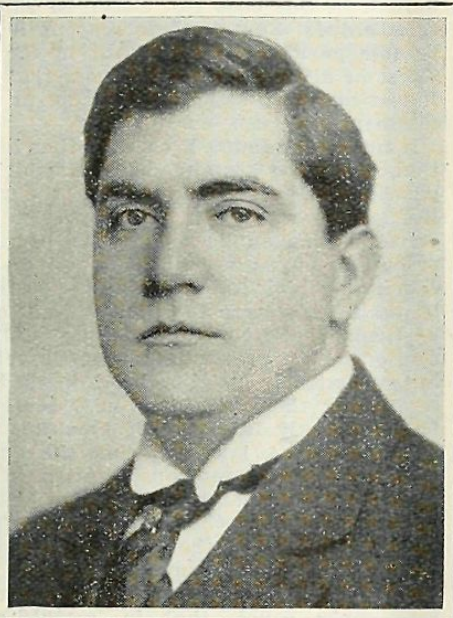
## Adds to Plot in East 61st Street.

Cortlandt S. Van Rensselaer has added to his holdings on the upper East Side by the purchase from Chas. M. Brooks of

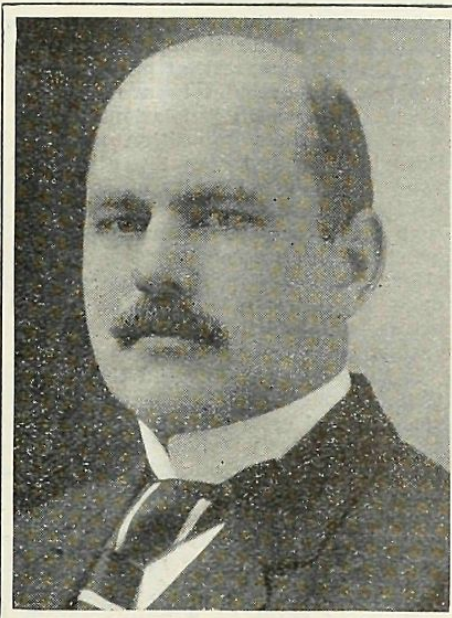




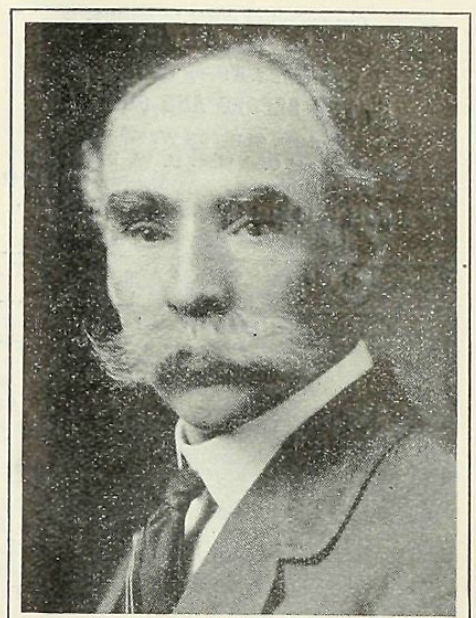
# PROMINENT ORGANIZERS OF TAXPAYERS



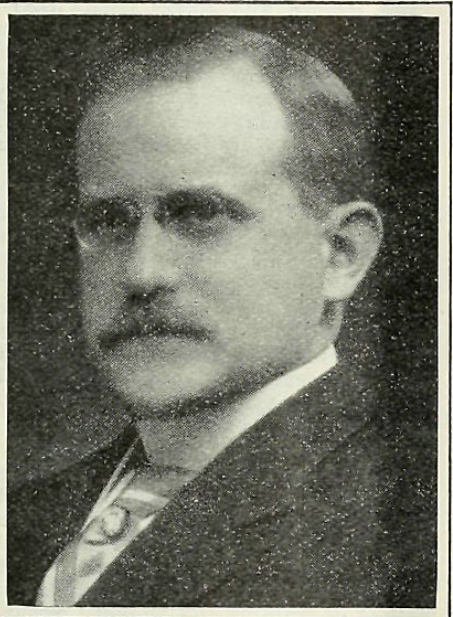
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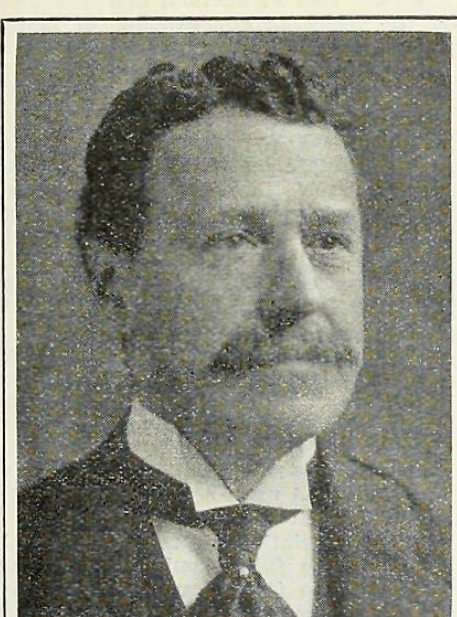
CHARLES F. BOHLEN



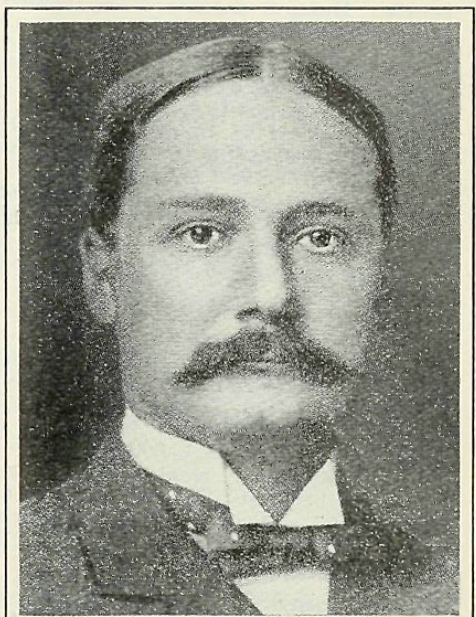
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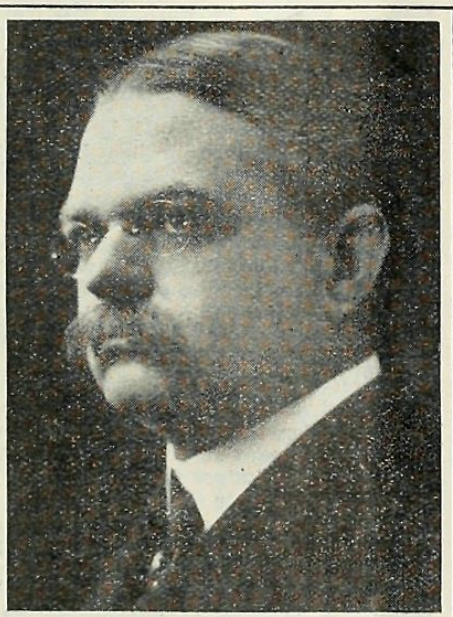
ADOLPH BLOCH



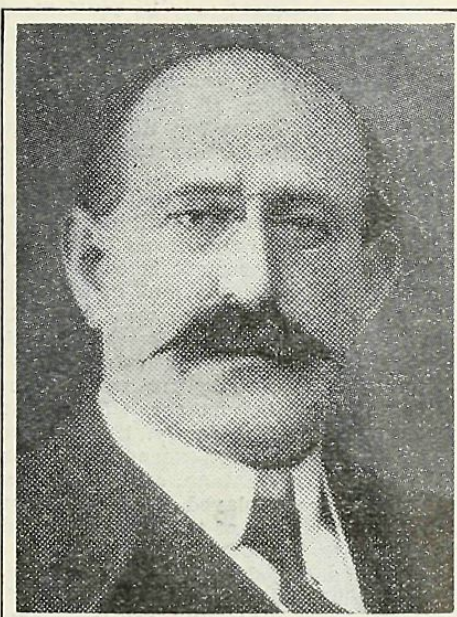
ALFRED R. CONKLING



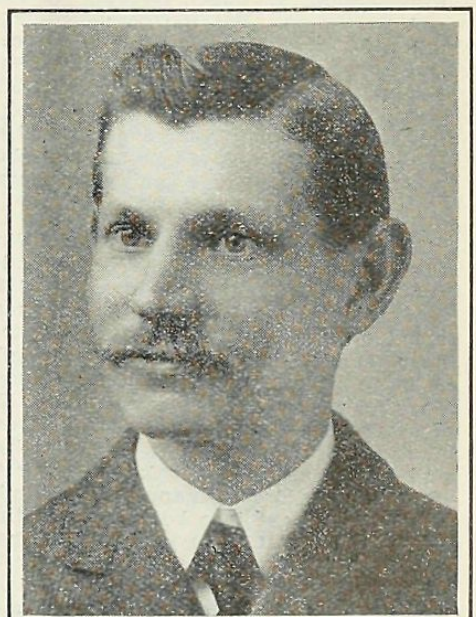
EDGAR J. LEVEY



ALLAN ROBINSON



DR. ABRAHAM KORN



LOUIS SCHRAG

The men whose photographs are reproduced here are prominent in the work of organizing the taxpayers of Manhattan and the Bronx for the purpose of effecting reforms in the City Government. They were also officials of the Taxpayers' Convention which was held at the New York Turn Hall on October 17 and 18. This convention was comprised of members from all the property owners' associations throughout the city, as well as others interested in real estate.



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Roof tanks will begin to disappear when the Catskill water comes in, and the architectural skyline will be relieved of a serious disfigurement.

So many old hotels having been abandoned in recent years, the opening for new ones ought to be good, but they must be relatively as well situated as the favorite old houses were when first erected.

The Board of Estimate destroyed the hopes of hundreds of place seekers but saved the taxpayers a vast sum of money by deciding to have the new Fire Prevention Bureau organized on scientific rather than on political principles.

Abnormal growth of population is not considered as great an advantage by American cities as it was a generation ago. They are saying that business was less fragmentary and ephemeral when the population was smaller and the inhabitants were more of a kind. Cities which were once eager for new population are now more desirous of keeping their youth at home.

Two hundred more carfares rung up every day than the day before in Greater New York is a striking proof of the shifting of population. The Hudson tubes collected 52,000,000 cash fares and the Queens surface roads 42,000,000 in twelve months. Evidently people are moving in large numbers to the New Jersey and Long Island suburbs, but are the vacancies they leave in Manhattan being filled to as good advantage?

For educational purposes New York City spends annually an amount practically equal to the total expenditures made for like purposes by the seven next largest cities in the country, namely, Chicago, Philadelphia, St. Louis, Boston, Cleveland and Baltimore. Yet the combined population of these cities is over 40 per cent. more than New York's. In this year's budget there is an allowance of over \$31,000,000 for educational purposes, and in the budget for next year over \$37,000,000. New York is clearly doing her full share in educating the young—and a little more.

So few of the old-time frame dwellings that once distinguished the Bloomingdale suburbs now remain, the passing of the Knapp residence, which of late years stood on the south side of 106th street near Amsterdam avenue, is noteworthy. A large yellow house, it originally stood on the site of the present West End Presbyterian Church, on Amsterdam avenue at 105th street, but was moved back and turned around to make room for the church. David H. Knapp was a lumber dealer who went into building operations when the West Side elevated railroad came through. He erected a number of apartments and brownstone private dwellings in 105th street near Amsterdam avenue on lands which he owned, and the property is still possessed by his heirs. The homestead is being replaced by an apartment house. Its demolition leaves the residence of Isador Straus, at the northwest corner of Broadway and 105th street, the only remaining detached frame house of importance in that section.

### Why Not State the Price in the Deed?

Joseph P. Day recently made a plea for the publication of the prices at which real estate is transferred, which is well worth the consideration of the property owners of this city. He urged that the law should require the insertion of the consideration in the record on the broad ground of public interest. The Record and Guide is aware that many real estate brokers and speculators are strongly opposed to any such legislation, but we believe that their opposition is mistaken. Both brokers and operators ultimately depend for their prosperity on the extent to which the investment of outside capital in real estate can be encouraged, and unquestionably the concealment of the consideration tends in the long run to produce an uncertainty about real estate prices which discourage the outside investor.

It should be remembered that the practice of concealing the price paid for a piece of real estate has prevailed for only a comparatively short time. Twenty years ago a large majority of the deeds recorded in New York County stated the consideration, but the practice slowly lost ground, owing largely to the increasing professional interest in real estate transactions and the desire of the professional element to profit by a knowledge of real estate prices of which the ordinary investor was deprived. At the present time no purchaser inserts the consideration in the deed, unless the grantor is an executor or trustee, or unless the property has been sold at auction, and undoubtedly the resulting concealment of real estate prices is advantageous to certain private interests. It enables speculators who make a business of learning the prices actually paid in any particular neighborhood to place a quicker and surer estimate on the value of any particular parcel than an ordinary property owner and purchaser can. It enhances the value of the services of corporation brokers who can build up private records of the prices actually paid in any particular neighborhood. And property owners themselves frequently concur in the concealment, because when they buy on an advancing market they do not always want the tax department to know precisely what they have been paying. Manifestly, however, all these reasons for omitting the consideration from the record are based upon a private rather than a public interest. The interest of the public in relation to real estate values demands the fullest publicity, just as it demands the fullest publicity in relation to the accounts and methods of large private corporations.

The aspect of the matter which recent events has rendered particularly pressing concerns the assessment of real estate for purposes of taxation. In order that the work of assessment may be equitably performed, it is, of course, extremely desirable that the Tax Department should have the fullest possible knowledge of real estate values all over the city; and it is extraordinary for this reason that the city administration has not pressed more vigorously for legislation compelling the insertion of the actual consideration in the deed. That it will do so in the future there is every reason to believe, for the work of assessment is constantly becoming more onerous and more momentous. When real estate was assessed for taxable purposes at between 50 and 65 per cent. of its selling value small inequalities of assessment were of relatively slight importance. The margin was so great that rarely, if ever, was a parcel over-assessed, except in relation to the general percentage, and in any event the assessment played a smaller part in the determination of tax bills than it does at present. Now, however, when our real estate is assessed as near to 100 per cent. of its value, as is safe, the business of securing an accurate and equitable assessment is relatively of much more importance, both to the city and to the average property-owner. Comparatively small recessions in price may leave many property-owners over-assessed—as is now frequently the case in the old mercantile district. Real estate that is stationary in

value should not be made to carry any more burden than can be helped, because the owners of such real estate are powerless usually to shift the burden of an increased tax rate. Real estate that is advancing in value should shoulder its full share of increasing taxation, because the burden in this case can either be shifted or afforded. For all these reasons it has become particularly important in the interest of all the property owners that the fullest publicity should prevail as to real estate prices.

It must be admitted, on the other hand, that there are certain cases in which a purchaser might be injured by the publication of the price paid without any corresponding public benefit. An operator or builder might be obliged to pay an exceptionally high price for one lot, because it was necessary to the rounding out of a particular building site; and the publication of such a price might unsettle values in a particular neighborhood instead of confirming them. There would, however, be a perfectly fair way of providing for such cases. A law requiring the statement of an express consideration in all transfers could contain a proviso that a grantor could purchase immunity from the requirements by the payment of a tax, say of about the same amount as the present mortgage recording tax. A property-owner could, that is, conceal the consideration, but he would have to pay for the privilege.

### The Cost of Government.

The Record and Guide trusts that the majority of its readers carefully examined the discussion of the budget contained in its issue of last week. The various opinions therein set forth should help an intelligent taxpayer to make up his mind what New York's budgetarian trouble really amounts to. Almost all the city officials who contributed to the discussion admitted that there was a large infusion of extravagance in the appropriations, but they claimed that the Board of Estimate was powerless to remedy effectively this extravagance. The Record and Guide believes the foregoing assertion was made in good faith and is substantially correct. There is every reason to believe that the Board of Estimate is honestly desirous of securing for the city better value for the money it spends, and that with more knowledge and more power, it could accomplish a great deal. Taxes have increased considerably during the term of the present board, but their increase has been due chiefly either to mandatory legislation or to a more honest method of framing the budget. What the board has not succeeded in doing is in introducing any economies which really count for much in the total, but it has started certain inquiries, which look in a hopeful direction. It proposes to put a staff of experts to work in the various departments who can prepare the information necessary for the granting of appropriations during the coming year. If such a staff of experts can be put to work, their report should be of the utmost use, because the board will then have some means of discovering whether or not the different departments are spending their appropriations efficiently or wastefully. This information, added to the information obtained by the committee which is investigating the questions of grading the work and salaries of the municipal employees may result in certain substantial economies.

Unquestionably it is doubtful whether the board can obtain the appropriation necessary for the work referred to. The aldermen have the power of cutting it out, and to judge from its past behavior, the power will be used. The Mayor has the power of vetoing the aldermen's vote, but he is not likely to exercise it, because he and the Board of Estimate are not just at present in harmony. A method of administrative organization which prevents an appropriating board from obtaining the information necessary for the proper performance of its work is obviously absurd; and there can be no doubt that the next organization, of which the foregoing absurdity is only one instance, has a great



deal to do with the existing budgetary inflation. A false relation exists between the heads of departments which spend the money and the board which appropriates it. The former have no real interest in economy and their subordinates have still less. Their only object is to secure the largest possible appropriations for their own work. They are responsible to the Mayor and not the board, and they tend to resent any very close inquiry on the part of the board into their departmental work and methods. When as at present the Mayor and the board are not on the best of terms the difficulties of this situation are intensified, and it may be doubted whether we shall ever obtain any genuine reform until they are removed. They can be removed in only one of two ways. Either the administrative officials (that is, the Mayor and his heads of departments) should be made responsible, as in Boston, for the preparation of the budget, and its work should be submitted to a small council for criticism and revision. Or else the council itself should be made completely responsible for both the city administration and the budget, and should have the power of appointing the Mayor and other executive officials, who are independent of the Mayor. It is along such lines that New York needs a charter revision, and real economy of local administration depends on its ultimate achievement. In the meantime New York will remain the conspicuous example of a city which is planning an elaborate and costly program of social reform without making any sufficient attempt to pay part of the expenses by financial re-organization recourses. As Delos F. Wilcox says in his "Great Cities of America":—"New York has succeeded in eating its cake and having it. Unable to overcome its long standing habit of graft and extravagance in the primary functions of municipal government, and in this way to save enough money from waste to carry out necessary improvements, progressive public opinion has nevertheless succeeded to a great extent in balking its claims to the annual budget and compelling the expenditures of large additional sums of money."

### The Week in Real Estate.

The best that can be said about this week's Manhattan Realty market is, that in spite of a legal holiday it was no worse than in the preceding weeks of this fall and very little behind that of the corresponding week of last year. Election invariably slows up the amount of business transacted for the week even in prosperous times, as many real estate men are deeply interested in politics and pay more attention to campaigning than they do to business. The most important bearing that this election had on realty matters was concerned not so much with the election of any individuals as with some of the constitutional amendments which were voted upon. At least two, those concerning excess condemnation and canals, are important, but the results have not yet been obtained nor are they likely to be definitely known for some time. The only important local changes occurred in the Board of Aldermen, but these are not likely to have any material effect on the real estate situation.

The most interesting sale of the week was the purchase by Michael Dowling of the Lyric Hotel property at the southwest corner of Broadway, Seventh avenue and 43d street, from Langdon Greenwood and other heirs of the Greenwood estate. The buyer has been the occupant of the place for some years, and his lease still has about thirteen years to run. The lot is a small one, having only a Broadway frontage of 20 feet and a street depth of 80 feet with an L extending 60 feet towards the center of the block. The price paid was understood to have been a little less than \$400,000, which would establish a new record for this district. The cafe on the ground floor has long been considered one of the most profitable in the entire city, and in addition to this the plot has a strategic position in that it controls any future improvement of the several adjoining parcels.

The only East Side sale of any importance was that of a plot on 82d street, between Third and Lexington avenues, which was acquired by a realty company for improvement with an apartment house,

Nearly all of the other reported transactions were exchanges of equities and had little, if any, general bearing on the market. Among these were a six-story elevator apartment at Pinehurst avenue and 179th street, given in trade for Bronx properties; a plot at 139 and 141 West 63d street and an elevator apartment house at 207 and 209 West 85th street.

Leasing is seldom very active during October and November, and this year is not proving an exception. There were only two leases of any size reported this week, the others being mainly concerned with lofts and dwellings.

The old Albany apartment house occupying the west block front on Broadway, from 52d to 53d streets, which was leased last December by John L. Murray and Henry Erkins, was sublet by them to a Boston man for use as a restaurant. The lessors state that they will clear about \$275,000 on the transaction, and this is not at all unlikely, as the original lease was at a very low rental considering the location of the plot. A lease larger than usual for the locality was made on the property at 620 West 47th street. The structure on the site is an eight-story theatrical warehouse and scenery painting establishment which was erected last year for Edward Margolies and Lew Fields. The Shuberts have now taken the lease off their hands and will use the building in connection with their various enterprises.

From information obtained this week it appears that there is no truth in the reports that have been circulated recently to the effect that the proposed building on the site of Madison Square Garden has been abandoned. The project now seems almost sure to be carried through; in fact it is expected that contracts will be let within a few days.

Most of the filed plans this week were of little consequence the largest being those for the Guaranty Trust building at the southeast corner of Broadway and Liberty street on the site of the old Mutual Life building. The architects are Yorke & Sawyer, and the cost is estimated at \$1,000,000. Plans have been completed but not yet filed for the twenty-story structure to be erected by the silk firm of J. H. & C. K. Eagle on the site now occupied by the New Amsterdam Hotel at the southeast corner of Fourth Avenue and 21st street. Warren & Wetmore are the architects.

The varnish interests are expecting an advance in the price of China wood oil that will result in higher quotations for their product to the consumer if the present Chinese revolution continues much longer. Advances were quoted in the building material market in this district of two to ten cents a gallon for certain grades of varnishes this week, but so far the cheap and medium grades have not been seriously affected. This oil is even more important in the manufacture of varnishes than linseed oil and, since the available supplies in the interior cannot be brought to the Chinese export centers by reason of rebel blockades, it is said that it is only a question of a short time before prices will assume war time levels for manufacturers.

There was a noticeable improvement in the demand for cut stone in this district during the last ten days. Fully forty-five per cent. of the entire call came from the New Jersey suburbs. Architectural terra cotta and terra cotta building material is less active in the outlying sections, but here in Manhattan there is a strong movement for new midtown office buildings.

Common brick was quiet this week, but the new \$7 level was maintained. The slackness was due to heavy buying last week, just prior to the advance, at which time engagements were made for barges still loading up the river. These are going direct to consignees, hence the purchases on the Exchange were light. Consumers of Hudson River brick are advised that the boats now loading at Coeymans and Stockport are being covered for winter and the boats will not return until navigation opens. Engagements are being taken until the middle of next week. Haverstraw and Newburgh manufacturers will continue to ship regardless of demand until navigation closes. On the present \$7 levels, light-erage, cartage and dealers' profits must be added by architects and consumers for retail prices. The New Jersey brick market is active with quotations from fifty cents to twenty-five cents below the Hudson River quotations, but with \$6.75 generally ruling for wholesale quotations.

The structural steel market is active. Most of it is for first quarter delivery, however. Shading in wire products from the \$1.60 (Pittsburgh) basis has become quite general, according to advices to the trade here. Nail quotations are being

shaded as low as \$1.55, and unofficially it might be stated in a general way that the quotable market is \$1.55 to \$1.60 for nails and 1.35c. to 1.40c. for plain wire. This represents a total decline of \$5 a ton in wire products since April 1, but of only \$3 a ton since January 1, as there were two advances early in the year of \$1 each.

On the whole the building material situation is bright. The building outlook for the winter was clarified this week by announcements of new structural operations that will come out before the first of the year. The only dull feature in the market is cement, which is unsteady as to price and weakening as to demand.

### Bills for Opening Pavements.

Editor of the RECORD AND GUIDE:

The property owners of this borough apparently misunderstand the procedure of the Department of Public Works in the issuance of permits to plumbers for making openings in the pavement for the purpose of installing or repairing water and sewer connections. My attention has recently been called to several instances in which the owner has been called upon to pay an amount for this privilege greater than the final charge made to the plumber performing the work.

The ordinances of the city provide that a plumber desiring to open the pavement for these purposes is required to deposit with the Department a sum which, in the judgment of the President of the Borough, shall cover the full cost to the city for replacing the pavement destroyed. The amount of this deposit is determined by estimating the yardage it is believed the plumber will open in order to make the necessary installation or repair. Following the completion of the work, the cut is measured and a refund made the plumber of any amount he may have deposited in excess of that required to pay the cost of the actual yardage opened. In this way, it frequently occurs that from one-third to one-half of the amount of the original deposit is ultimately refunded to the plumber.

Recent complaints received lead me to believe that the property owners of the borough do not understand that a refund is at times due the plumber, and, therefore, make payment of the full amount deposited by him, whereas the terms of the agreement would require that the owner pay only the actual cost to the plumber. It would be a proper precaution for property owners to make inquiry of their plumbers as to such refund before paying their bills.

Very truly yours,

(Signed) GEO. McANENY,

Pres., Boro. of Manhattan.

New York, Nov. 7.

### An Accessible Court House Site.

Editor of the RECORD AND GUIDE:

May I add a word on the much discussed question of the selection of a site for the new County Court House. It does not seem to me that the site north of the Municipal Building, which now appears the one most likely to be taken, is capable of forming the nucleus of a great civic center. Except for the subway and the east side elevated lines, it is not accessible, and the nature of the surrounding property is not such that it is capable of any great enhancement in value. The land is low, having an elevation of only about 13 feet, and north of the site we have only the penal institution and the rather unattractive Criminal Courts building. The side streets to the west would probably not be greatly benefited and the most that could be expected to the east would be that six-story tenements would replace the smaller ones now there. The elevated railroad on Park Row would, I think, be a detriment, in that it would make the court rooms noisy.

It has been stated by a former Supreme Court judge that a court house site should be sought to suit the convenience not of the judges, nor necessarily of the bar, but should be so placed as to be accessible by the population at large. As a site meeting this condition I would suggest the one facing Washington Square Park, running through to 3d street and having a frontage of about 950 feet on the park and a depth of over 200 feet. This location would have the advantages of light, air and good transit. The character of the surrounding property is such that it would undoubtedly show a decided increase in value. The cost of the site is a most important consideration and the value of land in this section at present is not at all prohibitive.

OBSERVANT,

New York, Nov. 6.

(Continued from page 712.)

86. Acquiring title to LURTING AV. from West Farms rd (Walker av) to line of New York, New Haven & Hartford Railroad; laid over to Nov. 28.

Local Board of Morrisania.

Action was taken at the meeting held Nov. 8 on the following petitions: 457. Regulating, grading, and regrading, setting and resetting curbstones, flagging and reflagging the sidewalks, laying and relaying crosswalks, building approaches and erecting fences where necessary in TIFFANY ST., from the northerly side of Edgewater rd to the East River, and paving with granite blocks on a sand foundation, the roadway thereof; adopted. 451. Relocating on the Map of the City of New York EDGEWATER RD., approximately 300 ft from the bulkhead line of the Bronx River, and East River, between Seneca av and Manida st; laid over to Nov. 28.

Local Board of Van Cortland.

Action was taken at the meeting held Nov. 8 on the following petitions: 467. Regulating, grading, setting curb stones, flagging sidewalks a space four feet wide, laying crosswalks, building approaches and erecting fences where necessary in WEST 235TH ST., from Spuyten Duyvil Parkway to Riverdale av; laid over to Nov. 28. 479. Paving with asphalt blocks on a concrete foundation, PLIMPTON AV., from Boscobel av to 169th st, setting curb where necessary and all work incidental thereto. Said pavement being designated under Chapter 546 of the Laws of 1910 as Class "A" pavement; adopted. 343. Changing lines and grades of HARRISON AV. from a point about 200 ft south of Drainage st (178th st) to Burnside av; laid over to Nov. 28. 474. Laying out on map of the City an EXTENSION of SPUYTEN DUYVIL RD., from its terminus near Spuyten Duyvil Station of N. Y. C. & H. R. R. at Spuyten Duyvil in Bronx to Public Dock, situated on the Hudson River. Said street to be 40 ft in width and about 400 feet long; laid over to Nov. 28.

Local Board of Crotona.

Action was taken at the meeting held Nov. 8 on the following petitions: 455. Constructing receiving basin and appurtenances at the northeast corner of East 183d st and Hughes av; laid over to Nov. 28. 461. Laying out and acquiring title to plot of land at the northwest corner of Bryant av and East 180th st, known as the Presbyterian or West Farms Cemetery; recommended to Board of Estimate. 477. Paving with asphalt blocks on concrete foundation the roadway of Hoe av, from East 172d st to East 173d st, and setting curb where necessary; adopted.

LOCAL BOARD CALENDARS.

Local Board of Washington Heights.

CITY HALL, MANHATTAN, NOV. 14 AT 11 A. M. 141ST ST.—Paving 141st st from Broadway to Riverside dr. 177TH ST.—Construction of sewer in 177th st, between Audubon and St. Nicholas avs. Local Board of Harlem. CITY HALL, MANHATTAN, NOV. 14, AT 11 A. M. 112TH ST.—Alteration and improvement to sewer in 112th st, between 1st and 3d avs. 1ST AV.—Alteration and improvement to sewer in 1st av, between 119th and 120th sts, and in 119th st, between 1st and 2d avs.

Local Board of Bowery.

CITY HALL, MANHATTAN, NOV. 14, AT 11.15 A. M. KENMORE ST.—Construction of receiving basins between the Bowery and Cleveland pl. Local Board of Yorkville. CITY HALL, MANHATTAN, NOV. 14, AT 11.20 A. M. EXTERIOR ST.—Paving from 64th to 79th sts. 77TH ST.—Receiving basins at 77th st, and new street between Exterior st and Avenue A.

Local Board of Hudson.

CITY HALL, MANHATTAN, NOV. 14, AT 11.25 A. M. 47TH ST.—Alteration and improvement to sewer between 10th and 11th avs.

CONDEMNATION PROCEEDINGS.

FINAL REPORTS.

The final report of the Commissioners of Estimate and Assessment in the following proceedings will be presented to the Supreme Court for confirmation: BRONX BOULEVARD.—Opening and extending, from Old Boston Post rd to East 242d st; January 23. The final report of the Commissioners of Estimate and Assessments in the following proceeding will be submitted to the supreme Court for confirmation: GLEBE AV.—Opening, from Westchester av to Overing av; LYON AV., from Zeraga to Castle Hill av; PRISBIE AV., from Zeraga av to West Farms rd; and TRATMAN AV., from Zeraga to Benson av. November 14. BAYCHESTER AV.—Opening, from West 4th st to the northerly boundary, and from 4th st to White Plains rd. November 14.

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 Borough of Queens 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

Table for Manhattan Conveyances: Total No., Assessed value, No. with consideration, Consideration, Assessed value for Nov. 3 to 9 and Nov. 4 to 10, plus Jan. 1 to Nov. 9 and Jan. 1 to Nov. 10 totals.

MORTGAGES

Table for Manhattan Mortgages: Total No., Amount, To Banks & Ins. Cos., Amount, No. at 6%, Amount, No. at 5%, Amount, No. at 5 1/2%, Amount, No. at 5%, Amount, No. at 4%, Amount, No. at 4%, Amount, Unusual rates, Amount, Interest not given, Amount for Nov. 3 to 9 and Nov. 4 to 10, plus Jan. 1 to Nov. 9 and Jan. 1 to Nov. 10 totals.

MORTGAGE EXTENSIONS

Table for Manhattan Mortgage Extensions: Total No., Amount, To Banks & Ins. Cos., Amount for Nov. 3 to 9 and Nov. 4 to 10, plus Jan. 1 to Nov. 9 and Jan. 1 to Nov. 10 totals.

BUILDING PERMITS

Table for Manhattan Building Permits: New buildings, Cost, Alterations for Nov. 4 to 10 and Nov. 5 to 11, plus Jan. 1 to Nov. 10 and Jan. 1 to Nov. 11 totals.

BRONX CONVEYANCES

Table for Bronx Conveyances: Total No., No. with consideration, Consideration, Total No., Amount, To Banks & Ins. Cos., Amount for Nov. 3 to 9 and Nov. 4 to 10, plus Jan. 1 to Nov. 9 and Jan. 1 to Nov. 10 totals.

MORTGAGES

Table for Bronx Mortgages: Total No., Amount, To Banks & Ins. Cos., Amount, No. at 6%, Amount, No. at 5 1/2%, Amount, No. at 5%, Amount, No. at 5%, Amount, No. at 4%, Amount, No. at 4%, Amount, Unusual rates, Amount, Interest not given, Amount for Nov. 3 to 9 and Nov. 4 to 10, plus Jan. 1 to Nov. 9 and Jan. 1 to Nov. 10 totals.

MORTGAGE EXTENSIONS

Table for Bronx Mortgage Extensions: Total No., Amount, To Banks & Ins. Cos., Amount for Nov. 3 to 9 and Nov. 4 to 10, plus Jan. 1 to Nov. 9 and Jan. 1 to Nov. 10 totals.

BUILDING PERMITS

Table for Building Permits: New buildings, Cost, Alterations for Nov. 4 to 10 and Nov. 5 to 11, plus Jan. 1 to Nov. 10 and Jan. 1 to Nov. 11 totals.

BROOKLYN CONVEYANCES

Table for Brooklyn Conveyances: Total No., No. with consideration, Consideration for 1911 (Nov. 2 to 8) and 1910 (Nov. 3 to 9), plus Jan. 1 to Nov. 8 and Jan. 1 to Nov. 9 totals.

MORTGAGES

Table for Brooklyn Mortgages: Total No., Amount, To Banks & Ins. Cos., Amount, No. at 6%, Amount, No. at 5 1/2%, Amount, No. at 5%, Amount, No. at 5%, Amount, No. at 5%, Amount, No. at 4%, Amount, No. at 4%, Amount, Unusual rates, Amount, Interest not given, Amount for Nov. 2 to 8 and Nov. 3 to 9, plus Jan. 1 to Nov. 8 and Jan. 1 to Nov. 9 totals.

Table for Brooklyn Building Permits: Total No., Amount for 1911 (July 1 to Nov. 8) and 1910 (Jan. 1 to Nov. 9), plus To Banks & Ins. Cos., Amount.

BUILDING PERMITS

Table for Brooklyn Building Permits: New buildings, Cost, Alterations for Nov. 2 to 8 and Nov. 3 to 9, plus Jan. 1 to Nov. 8 and Jan. 1 to Nov. 9 totals.

QUEENS BUILDING PERMITS

Table for Queens Building Permits: New buildings, Cost, Alterations for Nov. 3 to 9 and Nov. 4 to 10, plus Jan. 1 to Nov. 9 and Jan. 1 to Nov. 10 totals.

BILLS OF COSTS.

Bills of cost in the following proceedings will be presented to the Supreme Court for taxation: GLOVER ST.—Opening, from Castle Hill av to Westchester av; and Doris st, from Glebe av to Westchester av; November 14. ST. GEORGE'S CRESCENT.—Opening, between 206th st and Van Cortlandt av; November 10.

ASSESSMENTS.

The Comptroller gives notice to all persons affected by the following assessments, which were confirmed, that the same are now due and payable. Unless paid on or before date mentioned, interest will be charged at the rate of 7 per centum per annum from the date when such assessments become liens to the date of payment. UNNAMED STREET.—Opening, located south of Boscobel pl, extending from Undercliff av to Aqueduct av; December 26. 151ST ST.—Regulating, grading, etc., from Broadway to Riverside Drive; December 23. TAYLOR ST.—Opening, from Morris Park av to West Farms rd; December 26. 140TH AND 141ST STS.—Sewers, between Park av and Canal pl; and Canal pl, between 138th and 144th sts. Area of assessment affects Block 2340. December 30. WALTON AV.—Sewer, from 167th to 168th sts. Area of assessment affects Blocks 2463, 2465, 2466, 2479 and 2480. December 30. FAILE ST.—Regulating, grading, etc., from Seneca to Lafayette av. December 30. JEROME AV.—Opening, from Cameron pl to 184th st. January 2.

—In one year, according to the estimate of the Geological Survey, there was recovered from scrap metal, sweepings, drosses, etc., copper, lead, zinc, tin, and antimony to the total value of \$45,525,500. These are what is known as "secondary metals," meaning the utilization of metals that would otherwise be cast aside as waste material. In other words, this large sum of money represents the annual metal "junk pile" of the United States. It would be interesting to know what the value is of the 1,200 buildings in Manhattan that are thrown annually on the junk pile.

# BUILDING SECTION

## HOW NEW IDEAS CHANGE OLD BUILDING TRADES.

A Conflict Between the Sheet-Metal Workers and the Carpenters for the Right to Handle a New Material Brings On a Big Lockout After Arbitration Fails.

THE problems in trade jurisdiction to which the adoption of improved methods of construction give rise from time to time in the building trade have an illustration in the present conflict between the sheet-metal workers and the carpenters for the business of setting the hollow-metal doors and trim now used in fire-proof construction.

Buildings over twelve stories high must be strictly fireproof, with their outside window frames and sash of metal, or of wood covered with metal, and the inside window frames and sash, doors, trim and other interior finish likewise of metal, or of wood covered with metal, or of wood treated by some process to render it fire-proof.

Hollow-metal trim has come into use in the last seven years. A door of this material looks exactly like a hardwood door, be it mahogany, oak or walnut. The steel used in the construction is a specially prepared, patent leveled furniture stock, .05 inch in thickness for stiles and rails, shaped to the required profile by powerful presses. The panel mouldings are cold rolled in slightly lighter gauge steel. The connecting edges of the stiles, rails and mouldings are so formed that when assembled they are locked together with a continuous metal key strip driven home, making it impossible to remove the mouldings or panels without destroying the entire door. But a special arrangement is provided for glass panels by a loose moulding at one side. The doors are lined with asbestos.

The sheet-metal workers were formerly called tinsmiths. They did the heating, roofing and plumbing work of other days, besides making all kinds of tinware. Like some other old trades, this one has suffered from the specialization of several of its branches, and it is because of this that the union has fought so tenaciously for the work of installing this new kind of trim.

Arbitration having failed to settle the controversy, the sheet-metal workers resorted recently to strikes against firms employing carpenters to hang their metal doors and set metal partitions and other trim, and the employers in all the trades which engage sheet-metal workers have in a spirit of retaliation locked them all out. Four associations of employers have done this, namely, the Association of Manufacturers of Metal Covered Doors and Windows, the Steam and Hot-Water Fitters' Association, the Roofers' and Sheet-Metal Workers and the Metal Ceiling Association.

### Where Authorities Disagreed.

Eminent authorities have differed in their judgment as to whether the tinsmiths or the carpenters have the best right to the work. Mayor Gaynor thought that it belonged to the carpenters, and the American Federation of Labor decided in favor of the sheet-metal workers. The Building Trades Council of Greater New York has evaded the question and the General Arbitration Board was unable to settle the controversy.

An issue of this nature was adjusted as long ago as 1905 by the executive committee of the General Board of Arbitration when it was decided that "the work of hanging hollow-metal sash has been in the possession of the sheet-metal workers' union." In another complaint, which was brought before the same committee in January, 1907, the carpenters claimed jurisdiction where there was woodwork in connection with the setting of window-frames.

The two trades were ordered to confer for the purpose of trying to adjust the dispute, but they could not come to an agreement; and in March of that year the executive committee of the General Arbitration Board rendered a decision relative to another complaint, that "the setting of all hollow-metal frames . . . shall be in the possession of the Amalgamated Sheet-Metal Workers No. 11 and the Joint District Council of the United Brotherhood of Carpenters and Joiners, it being understood that neither party will

set any frames not manufactured under conditions satisfactory to the sheet-metal workers."

In other words, the committee was unable to judge between the two trades, and so it gave the work to both. Later in the year the committee directed the carpenters to desist from erecting metal sash. Hollow-metal doors had not yet given much trouble to the rival craftsmen, but with the growth of the business the question of jurisdiction over all kinds of sheet-metal work became more pressing. On January 27, 1909, the tinsmiths presented a formal claim to the General Arbitration Board for the work of setting all kinds of hollow-metal trim—on these grounds:

"1. There is absolutely no wood in connection with it.

"2. That sheet-metal workers have installed this class of work from its inception.

"3. During this time no complaint has ever been entered in this arbitration board against sheet-metal workers for doing this class of work."

### What the Carpenters Say.

The carpenters, on the other hand, contended that they also had installed this class of work from the beginning, and their representative summed up their case in these words:

"We have shown that we were the first to handle this material; that we, by our long experience in erecting trim and hanging doors, have so far excelled the sheet-metal workers in speed and accuracy of adjustment as to have proved that the carpenter is the craftsman best equipped and trained and the one from an economical standpoint also best suited to perform this work. We have proved that the employers within the jurisdiction of the plan of arbitration who are engaged in manufacturing this material have employed our men to the entire exclusion of the sheet-metal workers."

### Sheet-Metal Logic.

The sheet-metal workers' representative made this clever rejoinder:

"The carpenter from time immemorial has hung doors and put on trim of wood, and so he claims that this is his work. He might as well claim everything else that was at one time made of wood. A tin roof, for example, as the original roof was probably made of shingles, and the carpenter most likely did the work. He might as well also claim the laying of brick because the original house was built of wood by carpenters. He might claim everything in the building industry, because everything was once made of wood.

"In ancient Rome water was carried in wood pipes and therefore the carpenter might claim the laying of iron water mains and gas mains, and everything, because men did not know how to work in anything except wood—if you go back to primitive history. But industrial conditions have changed. Why does not the carpenter claim the work of building iron stairways, because stairways were first built of wood?

"The fact that the carpenter did this work when it was made of wood is no reason why he should do it when it is made of metal. We have proven that on all the jobs done in this city up to a few weeks ago none but sheet-metal workers were employed, and they must have given satisfaction or they would not have been so employed."

### Judge Gaynor as Umpire.

Being unable to decide the question, the arbitration committee ordered, in accordance with the rules of the Arbitration Plan, that the issue be referred to an umpire, and Judge Gaynor of Brooklyn, who is now Mayor of the city, was asked to be the umpire. In his decision rendered April 23, 1909, he found in favor of the carpenters, and said:

"The question presented has proved difficult to answer, but after reading all the evidence and the papers submitted to

me, I come to the conclusion that the setting of the iron and steel door-trim and doors, samples of which were submitted to me, does not belong to the sheet-metal worker.

"They are thick castings and not of the kind of sheet metal which the sheet-metal workers handle, and to which their tools are adapted. The samples before me are so thick that they have to be cut with a saw, and no doubt such castings may be even thicker. They could not be cut with shears, or bent or united, or worked, or soldered, after the manner that sheet metal is handled and fashioned.

"They are not contemplated by the rules which fix the domain of the sheet-metal workers. The metal and skill which the work requires does not belong to the craft of the sheet-metal workers, but to that of the carpenters. The substitution of metal for wood does not oust the carpenters."

### An Unanswered Question.

The precise question submitted to Judge Gaynor was not answered by him. The question was, who is in possession of the erection of hollow-metal doors and trim? He was not asked the question, who shall perform the work? The General Board agreed with the sheet-metal workers that the decision was irregular under the laws of the Arbitration Plan and the case was recommitted to the executive committee, in September, 1909, but as the carpenters were not represented in the committee no action was taken.

The sheet-metal workers took the case to the national convention of the building trades department of the American Federation of Labor, and this body of craftsmen decided in their favor and ordered the carpenters to refrain from setting hollow-metal doors and trim, and when the carpenters persisted the American Federation of Labor expelled them. The carpenters have not been expelled, however, by the Building Trades Council of Greater New York, though the local body is affiliated and subordinate to the A. F. of A.

### A New Committee on Building Projections.

The resolution which has been before the Board of Estimate for several months, prohibiting projections beyond the building line in any and all boroughs of the city, has been referred to a new committee consisting of Mayor Gaynor and Presidents Miller and McAneny. The former committee, of which Presidents Mitchel, Miller and Steers, were members, was discharged from further consideration of the measure.

At the last hearing Mayor Gaynor remarked that if the projections which it is proposed to prohibit are illegal, he saw no reason for the proposed resolution. President Steers of Brooklyn is opposed to the change. President Connelly of Queens says he has an opinion from the Corporation Counsel that stoops and areas may be permitted in residential streets. A number of civic associations, including the North Side Board of Trade (represented by Albert E. Davis and Arthur Arctander, architects), the Brooklyn Board of Real Estate Brokers, the New York Lumber Trade Association, the New York Society of Architects and the Granite Dealers' Association, are still active in opposition to the adoption of the resolution.

### Highway Improvements.

Among those who will present papers at the road congress to be held by the American Association for Highway Improvements in Richmond, Va., Nov. 20-23, are the following: W. A. McLean, Provincial Engineer of Ontario, Canada; W. W. Crosby, State Highway Engineer of Maryland; A. N. Johnson, State Highway Engineer of Illinois; A. H. Blanchard, Professor of Highway Engineering, Columbia University, and P. St. J. Wilson, State Highway Commissioner of Virginia.

MODERN APARTMENTS.

What It Is Possible to Give for Twenty-Five Thousand Dollars a Year.

Why families of wealth and position are moving into apartments is a question in household economics which has taken second place to the curiosity of the stranger who wonders what the highest priced apartments are like, or what the tenants get for the twenty or twenty-five thousand dollars a year they pay. As he makes mental pictures of magnificent interiors and magical conveniences he forgets that the larger part of the rental is represented by what he can see from the street, because this part consists of the situation of the house and its surroundings.

He may also forget that an apartment house is a commercial proposition, while a private dwelling is not subject to any limitation of cost within an owner's means. The visitor on the sight-seeing car is therefore not to infer from what the orator with the megaphone says that the highest priced apartment is necessarily the most elegant suite of rooms in the metropolis. The palatial homes of Senator Clark and many other millionaires are

bedrooms no other apartment house has approached the standard of this building, and that only the most pretentious of private houses can equal it in these two items. The reception halls are thirty-four feet in length and fifteen in width, and are paneled in solid oak from marble base to ceiling. All the usual conveniences will of course be provided and also others that are uncommon. The system of protective inspection by watchmen will be very thorough; there will be no danger from fires and burglars.

Tenants can have their apartments thoroughly cleaned by the vacuum process as often as they wish. There will be none of the heavy cleaning to do that is necessary in a private house. Refrigeration will be supplied to cool boxes in each apartment; there will be incinerators to consume kitchen waste and the removal of all other waste will be attended to by the management. All those details which make the keeping of a private house more or less of a grind are eliminated from among the cares of the lady of the apartment.

Each tenant will have the use of a trunkroom, two small storerooms, and a compartment in a wine cellar. Pantries will have cork floors and tiled walls. The open fireplaces will burn real wood. The iceboxes, stoves and closets will stand on

MEDAL FOR GEORGE B. POST.

To Be Presented at the Annual Meeting of American Architects.

The forty-fifth annual convention of the American Institute of Architects will be held at Washington, December 12, 13 and 14. The board of directors will meet in the Octagon House on Sunday, December 10, to attend to the business of the institute. The sessions will take place at the New Willard Hotel, and begin on Tuesday morning at 10 o'clock with an address of welcome. The retiring president, Irving K. Pond, of Chicago, will deliver his annual address, and report of committees will be received. Other reports will be from the board of directors, the treasurer and auditing committee, and on chapters, the latter by Secretary Glenn Brown.

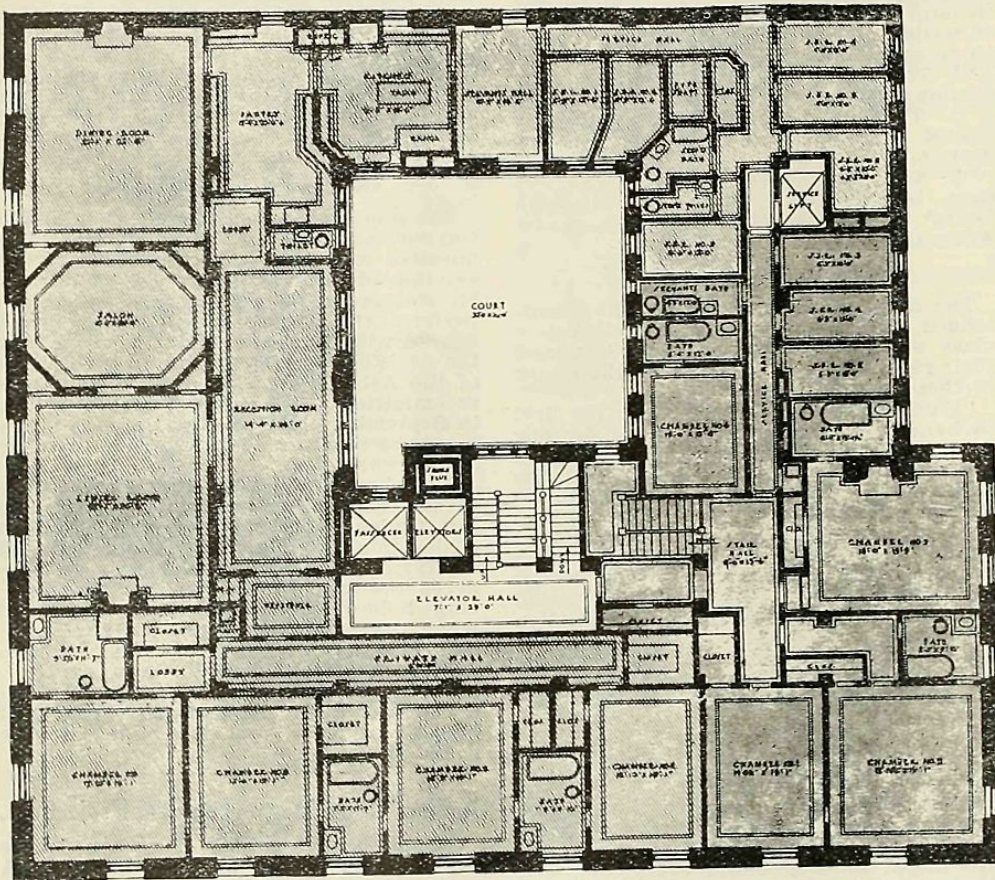
A number of reports from standing and special committees are scheduled, among them the following: On contracts and specifications, Grosvenor Atterbury, chairman; allied arts, Thomas R. Kimball; government architecture, M. B. Medary, Jr.; house committee, Leon E. Dessez; education, Ralph Adams Cram; competitions, Frank Miles Day; relations of chapters to the institute, W. S. Eames; fine arts, Breck Trowbridge; institute seal, H. V. B. Magonigle; conservation of natural resources, Cass Gilbert; testing material, A. O. Elzner; electrical code and fire protection, C. H. Blackall; international congress of architects, Irving K. Pond; town planning, A. W. Brunner; license legislation, D. Everett Waid; schedule of charges, Robert Maynicke; government competition, Frank Miles Day.

At the afternoon session of Tuesday, papers will be read by the following members, who have been nominated for fellowship: Effect of competition on design, J. M. Dyer; ideal dwellings, Augustus N. Rantoul; city improvements, C. C. Zant-zinger.

On Wednesday morning the report of the committee on credentials and the reports of the committees to whom matters arising on the first day have been referred will be received. Changes in the by-laws and miscellaneous business will also be considered. At the afternoon session, papers will be presented by Donn Barber on the influence and ethics of competition; John Hall Rankin, on public architecture and the private practitioner; and the International Congress of Architects will receive reports from delegates.

Thursday morning will be devoted to general discussion and the election of officers, who will be announced at the afternoon session. At the latter there will be papers on licensing architects by W. B. Wheelock and phases of architectural education by Lloyd Warren.

Thursday evening the institute will give a banquet at the New Willard, at which its medal will be conferred on George B. Post, of New York, because of his eminent services to architecture.



FLOOR PLAN OF THE MOST EXPENSIVE APARTMENTS IN NEW YORK.

quite beyond comparison even with the finest of apartment houses.

The apartment house in the estimation of the well-to-do is a temporary abode, but sometimes in its location, size, design, construction, equipment and, last of all, in its finish, it responds in a large degree to the exacting requirements of those who may desire to simplify as far as possible the problems of housekeeping and yet retain a fair measure of the comforts and exclusiveness of a private residence.

The sightseer thinks first of the finish, the owner puts other considerations first, and the tenant leases the apartment because of its comforts and exclusiveness. Thus each point of view is different. Leaving out present company, it must be admitted that if the aim of architects has been to combine under one roof the advantages of both a private residence and a multiple dwelling, they have been mostly unlucky. Perhaps not much thought was given until recently to really making an apartment house seem like a private dwelling. At any rate, this is the pattern for the best work of the present time.

Real estate interests were surprised when it was announced that a corporation had bought a corner of Millionaires' Row and would erect an apartment house of twelve stories there from plans and specifications prepared by a firm devoted to the highest architectural ideals. The house is yet unfinished, having been delayed by a prolonged strike of marble workers, but its salient features are now mostly in evidence.

It is claimed that in the size of the rooms and in the number of servants'

concrete bases; and rodents and vermin won't have a chance. There will be jewel safes built in the walls, with mail chutes, standpipes and hose on each floor connected with firepumps, and employees on duty at all hours.

Two thousand square feet of floor space will be available for entertaining in each apartment. Concealed radiators, the vacuum return heating system, profuse call bells and lighting outlets, kitchens ventilated by forced draft, and a servants' hall with six servants' bedrooms in each suite are other conveniences.

At a moment's notice the superintendent of the building will take charge of an apartment when the owner wishes to go away; he will have it regularly cleaned and ventilated and at a few hours' notice will prepare it for the return of the occupant from his country estate or from abroad and it will be precisely in the same condition as when he left.

Electrical Engineers to Visit Panama.

The American Institute of Electrical Engineers is arranging an excursion to the Canal Zone in the latter part of January, taking the ships of the United Fruit Co. from New York and New Orleans. The total number for which accommodations can be provided on these ships is 176. The round trip fare is \$125 from New York and \$95 from New Orleans, and it is expected that a rate of \$5 to \$6 a day can be obtained from the Hotel Tivoli, at Ancon, for the week's stay on the Isthmus.

Not Fireproof, But Almost as Safe.

At No. 61 East 4th street, just east of the Bowery, there is now nearing completion a seven-story store and loft building, on a plot of 25x96.2 feet. This building is being erected by J. & H. Bauman from plans drawn by M. A. Cantor, architect, of 29 West 42d street, New York City.

It is unique in the fact that although it is classed by the Bureau of Buildings as a non-fireproof building, the insurance rate will be less than for some similar buildings entirely fireproof in construction. This is due to the fact that the first tier is of steel beams and concrete arches, and the upper tiers are of heavy "mill construction." The stairs and stairhalls are completely fireproof and are arranged to give access to all portions of the building, thereby obviating the necessity of unsightly fire-escapes.

The front of the building is designed to give the maximum amount of light for the interior. It consists of a buff brick laid in panels and is trimmed with limestone and copper frames for windows.

Electric Cable Quickly Made.

The Western Electric Company recently filled an emergency order for 15,000 feet or nearly three miles of 100-pair lead covered cable in two days at its Hawthorne works. The cable was manufactured, wound on reels and shipped in that time.

Some idea of the magnitude of this achievement may be had from the fact that to make this cable nearly 12,000 pounds of copper conductor, over, 40,000 pounds of lead and over 1,300 pounds of tin were used.

**THE N. Y. CENTRAL'S PLANS.**

**Agree Closely With Dock Department's—  
Differences Relate to Control.**

After a study of the present necessities of the Port, as well as consideration of its future requirements, Dock Commissioner Tompkins has prepared a set of maps, entitled: "Department of Docks and Ferries, City of New York, Waterfront Property on the West Side of Manhattan Island which the City should reserve for public use." These maps show just what control over its waterfront the City should insist upon, in the Commissioner's opinion.

Above 72d street they show restrictions for a City marginal way outside of the proposed right of way of the New York Central which would be always available for public use. Below 59th street, the maps indicate a public elevated railroad on the marginal way for freight purposes and the reservation for the City of all rights, sub-surface, surface and overhead, along the marginal way and the waterfront to be retained under public control.

In considering these restrictions, the Commissioner had in mind that it must not be the policy of the City so to harass the New York Central that the City may not have full advantage of the improvements which the Central wishes to make and the restrictions which he has shown are not such, he says, as to defeat the object of their plans, but rather to alter in some respects their layout.

In an interview, yesterday, the Commissioner said:

"The physical plan of the Central agrees closely with the plan proposed by the Dock Department. Differences between the two relate to control—whether it shall be private under the Central or public under the Port of New York.

"For surface rails there can be substituted either subway or elevated transportation. A subway here has never commended itself to the Department as being either convenient or economically possible, consequently I have reported in favor of an elevated railroad. Below 60th street the Central is ready to build the elevated railroad for itself. My contention is that the City should control the situation completely, below 60th street, preferably building the entire elevated line itself; or in any event that it construct the line below 30th street now, keeping control for the future over the section between the Central's 30th and 60th street terminals."

The New York Central's plans show ten tracks at 79th street so separated as to provide for passenger platforms, and at 96th street the plans show six tracks with sufficient space between them to permit of a passenger station platform. At Manhattanville there is to be another station. From this it is inferred that the railroad company intends sometime to establish a local train service on the West Side.

**New York Lumber Trade Association**

The annual meeting and election of this association was held Wednesday, November 8, at the association rooms, 18 Broadway. The meeting was preceded by a luncheon served by Delmonico. There was a large attendance, and the nominating committee presented the following ticket, which was unanimously elected to serve for the ensuing year:

President, Russell Johnson Perrine; vice-president, John F. Steeves; second vice-president, Frederick W. Starr; treasurer, Charles F. Fischer. Trustees—Russell Johnson Perrine, John F. Steeves, Frederick W. Starr, Charles F. Fischer, John L. Cutler, William P. Youngs, Guy Loomis, William S. Wandel, Hammond Talbot, Gulian Ross, Richard S. White, Rowland McClave, Louis Bossert, James H. Pittinger, John Egan, William H. Simonson, Abner P. Bigelow, Albro J. Newton, Christopher W. Wilson, Elbert M. Wiley, Peter A. Smith, John J. Cooney, Edwin D. MacMurray, George C. Lavery, William F. Clarke, John C. Creveling, William S. Van Clief, Allan H. Church, Treadwell D. Carpenter, Patrick Moore, James Sherlock Davis, Thomas J. Crombie, Robert R. Sizer, William O. Seaman, John F. Cronin.

**On the Calendar.**

National Municipal League.—Annual Meeting, Richmond, Va., November 13-16. Clinton Rogers Woodruff, secretary, 705 North American Building, Philadelphia, Pa.

American Road Builders' Association.—Annual Convention, Rochester, N. Y., November 14-17. E. L. Powers, 150 Nassau street, New York, N. Y., secretary.

League of Nebraska Municipalities.—Annual meeting, Omaha, Neb., November 15-17. R. C. Ozman, secretary, Lincoln, Neb.

American Association for Highway Improvement.—First annual convention, Richmond, Va., November 20-24. Logan Waller Page, president, United States Office of Public Roads, Washington, D. C.; J. E. Pennypacker, Jr., secretary, Colorado Building, Washington, D. C.

New Jersey Sanitary Association.—Annual meeting, Lakewood, N. J., November 24-25. J. A. Exton, secretary, 75 Beach street, Arlington, N. J.

American Public Health Association.—Annual convention, Havana, Cuba, December 4-9. William C. Woodward, M. D., secretary, District Building, Washington, D. C.

American Institute of Architects.—Annual meeting at Washington, December 12 to 14. Glenn Brown, secretary, Washington, D. C.

Second Annual New York Cement Show.—Madison Square Garden, January 24-February 3, 1912. J. P. Beck, General Manager Cement Products Exhibition Co., 72 W. Adams street, Chicago, Ill.

**Latest Addition to the Dry Goods District.**

The new building for J. H. & C. K. Eagle, to be erected at the southeast corner of Fourth avenue and 21st street, for which Warren & Wetmore, architects, have prepared plans, is the latest addition to the new wholesale dry goods district. The building is to occupy the site of the New Amsterdam Hotel, and its easterly windows will overlook the restricted section of Gramercy Park. It will thus have three sides of unobstructed light. The facades on Fourth avenue and 21st street, as will be seen by the illustration, are designed to secure a maximum of light and

air. Another feature which tends to this end is the fact that all the ceilings are of unusual height for buildings of this character. The owners, who are silk manufacturers, will occupy the ground store.

A careful study has been made of the elevator service, in order that the building shall have no superior in this important part of the equipment. There will be three large freight elevators and four high speed passenger elevators.

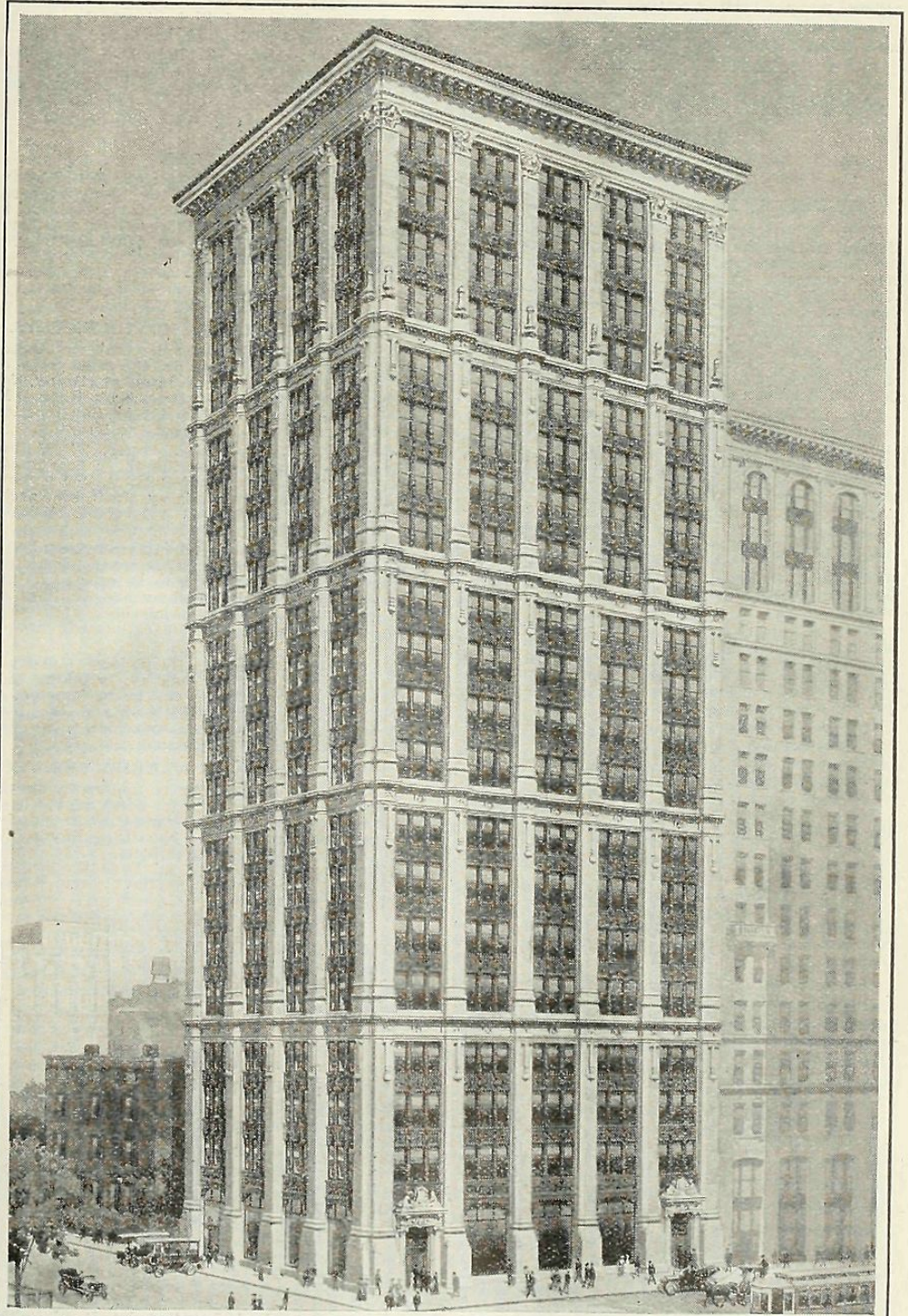
The upper stores, as already stated, will have unobstructed light on three sides, and this in connection with the fact that there has been provided an unusually large entrance lobby, with marble staircase and vaulted ceiling, give them a value possessed by few other similar stores or lofts in New York City. The lobby will be quite as fine as any in the office buildings in New York.

The exterior materials will be light brick and terra cotta, with trimmings of the latter material in colors around the window openings. The entrances, both to the lobby and the ground floor store, will have marble columns, limestone pediment and architrave.

The building will be absolutely fireproof, with an automatic sprinkler system, fire-proof doors, extra heavy partitions around stair shafts, metal self-closing windows, and all of the latest details required by the Board of Fire Underwriters, so that the lowest possible rate of insurance may be secured by the tenants.

The building will be ready for occupancy by December 1, 1912. Frederick Southack and Alwyn Ball, Jr., of 395 Broadway, are the agents.

—Twenty-third street, quite busy with widening and building operations, gives new confirmation to the belief that it is not fated for the superannuated list.



Fourth avenue, southeast corner 21st street. EAGLE BUILDING.

Warren & Wetmore, Architects.









1ST AV, Nos. 1562-1568, partitions, walls, windows, to four 5-sty brick tenements; cost, \$3,900; owner, H. D. Potter, Biarritz, France; architect, J. H. Knubel, 318 West 42d st. Plan No. 2927.

3D AV, Nos. 1260-1268, sign to 2-sty brick stores; cost, \$200; owner, M. M. Hayward, 2644 Broadway. Plan No. 2917.

5TH AV, Nos. 1368-1374, new stairs to 5-sty brick store and tenement; cost, \$200; owners, A. Clark and F. M. Twitly, 283 Elizabeth st; architect, J. H. Friend, 148 Alexander av. Plan No. 2926.

8TH AV, No. 407, stairs, partitions, store fronts, to 3-sty brick store and bakery; cost, \$1,000; owner, Estate D. Silberstein, 10 6th av; architect, C. M. Straub, 147 4th av. Plan No. 2906.

8TH AV, No. 877, partitions, vault lights, windows, to 4-sty brick store and tenement; cost, \$3,000; owner, Louis M. Goldberg, 859 8th av; architect, J. W. Cole, 403 West 51st st. Plan No. 2912.

**Bronx.**

137TH ST, s e cor Lincoln av, new show window to 6-sty brick tenement; cost, \$150; owner, Giovanni, 62 Mulberry st; architect, Chas. Stegmayer, 168 East 91st st. Plan No. 498.

161ST ST, No. 775, 2-sty frame extension, 10x15, to 1 1/2-sty frame dwelling; cost, \$250; owner, John Koehn, on premises; architect, Chris F. Lohse, 563 Eagle av. Plan No. 593.

178TH ST, n s, 64.84 w Park av, 1-sty frame extension, 23x28, to 1 1/2-sty frame stable; cost, \$250; owner, A. E. Grauer, on premises; architect, Chas. S. Clark, 441 Tremont av. Plan No. 499.

ALEXANDER AV, n e cor 138th st, new girders, new columns, etc., to 5-sty brick tenement; cost, \$1,200; owner, Elizabeth McDonnell, on premises; architects, Bruno W. Berger & Son, 121 Bible House. Plan No. 505.

LUDLOW AV, s s, 280.3 w Castle Hill av, move 2-sty frame dwelling; cost, \$250; owner, Wm. Becker, on premises; architect, A. M. E. Johnstone, 2142 Ellis av. Plan No. 502.

WALES AV, No. 568, new stairs, new doors, to 3-sty frame store and dwelling; cost, \$175; owner, John Wilker, 566 Wales av; architect, I. M. Mutterperl, 643 Concord av. Plan No. 504.

WASHINGTON av, No. 1259, 4-sty brick extension, 50x32, to 3-sty brick sanitarium; cost, \$25,000; owner, Bronx Sanitarium, T. Jos. Dunn, on premises, president; architect, Chas. S. Clark, 441 Tremont av. Plan No. 500.

3D AV, No. 3401, new stairs to 3-sty frame store and dwelling; cost, \$40; owner, J. Clarence Davies, 149th st and 3d av; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 501.

**Government Work.**

FORT HANCOCK, N. J.—Sealed proposals will be received for piping deep well for air lift, etc., here, until November 17. Address the quartermaster.

SOUTH BROTHERS ISLAND.—Sealed proposals for removing obstruction in Middle Reef in Hell Gate, Middle Ground, off Sunken Meadow, and in channel between North and South Brother Islands, East River, N. Y., will be received until November 27. W. M. Black, colonel, engineers.

STAPLETON, S. I.—Sealed proposals will be received until December 14 for the reconstruction, etc. (including plumbing, of the United States marine hospital at Stapleton, Staten Island, N. Y. The work consists of the construction of two 3-sty wings, having a total ground area of 1,150 sq. ft, reconstructing the entire interior of the old building and adding a fourth story. James Knox Taylor, supervising architect.

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, 2-stys, granite facing, 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.

WESTFIELD, MASS.—Sealed proposals will be received until December 20 for the construction, complete (including plumbing, gas piping, heating apparatus, electric conduits and wiring, and lighting fixtures), of the United States post office at Westfield, Mass. The building is 1-sty, and has a ground area of approximately 4,330 sq. ft; fireproof construction, except roof; stone and granite facings. Drawings and specifications may be obtained from the custodian of site at Westfield, Mass., or at this office, at the discretion of the supervising architect, James Knox Taylor.

MIAMI, FLA.—Sealed proposals will be received until December 27 for the construction, complete (including plumbing, gas piping, heating apparatus, electric conduits, wiring and interior lighting fixtures), of the post office, court house and custom house at Miami, Florida. The building is 3-stys, with basement and unfinished attic, and has a ground area of approximately 7,200 sq. ft. Fireproof construction throughout, stone facing, tile and copper roof. Drawings and specifications may be obtained from the custodian of site at Miami, Florida, or at this office, at the discretion of the supervising architect, James Knox Taylor.

**Personal and Trade Notes.**

GEORGE HENRY FISHER, JR., has opened an office for the practice of architecture at 224 Madison pl, Plainfield, N. J., telephone, 1165-J Plainfield.

THE ELECTRICAL ELEVATOR & MACHINE MAINTAINING CO., of 1 Beekman st, George E. Stanley, manager, will soon move their offices and shops to 79 Beekman st.

ROBERT GORDON, of Robert Gordon & Son, coal dealers, died at his home, 2783 Broadway,

aged 71. He was the first president of the Retail Coal Dealers' Association.

WENNEMER BROS., mason contractors, formerly of 1920 Anthony av, have incorporated under the same name, and have opened offices at 103 Park av. Aleck Kahn, of the Johnson-Kahn Company, is president.

LYNDON P. SMITH, the architect, has a bound copy of the first volume of Horace Greeley's "Jefferson," the political weekly which he began to publish at Albany in the year 1838. The interesting old volume has been handed down in Mr. Smith's family.

**BUILDING MATERIAL MARKET.**

**How the Chinese Revolution Has and Will Affect the Varnish Business.**

The Movement of Common Brick—Portland Cement Featureless—Wire Products At Year's Lowest Levels—Cut Stone Strengthening

MANUFACTURERS of varnishes are somewhat alarmed over the development of the Chinese revolution. They already foresee almost prohibitive prices for finishing materials if the state of war continues. Some varnishes have already advanced from two to ten cents a gallon, wholesale.

Advices from the Orient state that supplies of China wood oil have been almost entirely shut off, and that on October 24 all the available material from the interior was in the hands of shippers. When that supply reaches distributing centers in this country, the price doubtless will move up sharply.

The importance of China wood oil in the manufacture of varnishes has developed within a few years. Heretofore the gum used in the manufacture of this staple was imported from South America, India and some parts of Africa. This gum, or resin, is the petrified sap of trees that have been covered up by centuries of forest growth, but the tremendous growth of the varnish industry has drained these deposits seriously.

The beautiful and permanent effects produced by the Chinese on woodwork led to an investigation. Scientists discovered that the oil from the China nut produced an unscratchable and permanent surface for woods of all kinds. Immediately the wood oil industry developed to tremendous limits among the Chinese peasantry.

Since the revolution began, however, the production of this oil has almost entirely ceased, and river vessels cannot bring the available supplies to the exporting centers for fear of attack and confiscation of cargoes. The result has been a tightening in the quotations for China wood oil in this market, where it is used as a substitute for linseed oil. Buyers of varnishes will therefore do well to anticipate any possible advance in the price of this commodity by making liberal purchases now.

**Common Brick.**

The movement in the common brick market this week was quiet. This, however, does not indicate any decline in consumption. Quite, on the other hand, the demand is well sustained, as is shown by the fact that on Thursday there were only twenty cargoes in the market, despite the holiday, when buying almost ceased. The current price of \$7 was sustained on nearly all the sales made, but the actual sales were few for the reason that dealers bought heavily just prior to the last advance. The cargoes that were distributed represented engagements before the advance became effective.

Shipments from Stockport, Coeymans and other points up the river will be loaded for winter, and manufacturers will not expect the barges to return. The manufacturers in the Haverstraw and Newburgh districts will continue to ship, regardless of the demand, so as to insure to builders and architects a plentiful supply to take care of the winter requirements. Judging by the activity of labor unions in demanding that the subway and other big public construction works be built of brick and architectural terra cotta instead of concrete exclusively, demand for common brick should be exceptionally good for several years.

The transactions for last week with comparisons for the corresponding week last year follow:

	*1911.		†1910.	
	Left over, Oct. 30, 19.	Arrived. Sold.	Left over, Oct. 31, 7.	Arrived. Sold.
Monday	18	10	16	10
Tuesday	2	12	1	6
Wednesday	7	15	14	10
Thursday	16	10	14	13
Friday	7	10	..	4
Saturday	6	4	3	5
Total	56	61	48	48

\*Condition of market, quiet. Prices, \$7 (wholesale, dock, New York; add cartage and retailer's profit in estimating). Left over, Nov. 4, 14.

†Condition of market, brisk. Prices, \$5.25 to \$5.50. Left over, Nov. 5, 7.

(Continued on page 724.)

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WANTED—Properties, sale or rent; send particulars; satisfactory results assured. DUFF & CONGER, Madison Ave., Cor 86.

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Construction company wants young man, Christian, with experience in building trade, as assistant superintendent in Repair Department. Must be hustler, and be able to estimate. Give references and state salary desired. Box 70, Record and Guide.

A prominent real estate firm desires the services of a young man in its brokerage department, one with some experience preferred. State age, references and salary expected. C. J. J., P. O. Box 822, N. Y. City.

STENOGRAPHER, 5 years' real estate experience. BOX 55, Record and Guide.

## BUILDING MATERIAL MARKET.

(Continued from page 723.)

The Portland cement market is without feature. The shading that has been characteristic of this market during the entire year continues and the result is that mill price records have been shattered, it is said. No two prices are alike.

### Steel.

The structural steel department is active. New contracts of desirable tonnage are coming to the surface for first quarter delivery, but there is a great scarcity of small fourth-quarter business, in columns and girders, the inference being that requirements for this year are now practically all in. Some of the fabricators could take some small work to fill capacity, but despite concessions there is practically no new business being taken. Iron is dull.

Shading in wire products from the \$1.60 basis, Pittsburgh, has become quite general according to advices to the trade here this week. Nail quotations are being shaded as low as \$1.55 and unofficially it might be stated that the quotable market is \$1.55 to \$1.60 for nails, with 1.35c to 1.40c for plain wire. This represents a total decline of \$5 a ton in wire products since April 1, but of only \$3 a ton since January 1, as there were two advances early in the year of \$1 each.

The drop is entirely due to competition and had been foreseen. Production is now being maintained at substantially the rate of two months ago though shipments to this market are lighter and there is no prospect of any large absorption by jobbers within the next three months.

### Cut Stone and Marble.

The movement in building stone is keen. This is particularly true of the suburbs. There is a firm market for marbles, due to the compulsory remodeling of innumerable fronts of buildings. The limestone market is especially active. The cutters are said to be working to capacity to fill new building orders in East Jersey cities and especially in Newark. It is significant that this activity comes at the beginning of the winter season and, according to the stone wholesalers, it bespeaks a fair building movement for the next four months. Requirements are said to be larger than usual for this time of the year.

## Largest Plumbing Contract Ever Awarded.

Charles H. Darmstadt has received the contract for plumbing work in connection with the erection of the McAlpin Hotel at Broadway and 33d street. This is the largest individual contract ever awarded for plumbing. The general contractors, Thompson-Starrett Co., required a surety bond guaranteeing the faithful performance of the work as required in the plans and specifications. Mr. Darmstadt procured the bond required through the office of William T. Ritch, Inc., 1123 Broadway, who are specialists to contractors on all forms of bonds and insurance.

## Plans for Fire Prevention Bureau.

The reorganization of the Fire Department and the erection of a Fire Prevention Bureau therein is a matter which will have the attention of a special committee of the Board of Estimate, assisted by a staff of experts.

The committee consists of Comptroller Prendergast, President Mitchel of the Board of Aldermen and Borough President McAneny. When the experts have reported a plan of organization and it has been approved, the Board of Estimate will make a suitable appropriation for carrying it into effect, in accordance with the legislative act. The desire of the board is to have the new bureau organized scientifically.

## Labor Conditions on the Subway.

The general contractors for sections of the Lexington avenue subway agree to comply with the State labor law. They further stipulate that no laborer, workman or mechanic in the employ of the contractor, sub-contractor, or other person doing or contracting to do the whole or a part of the work contemplated, shall be permitted or required to work more than eight hours in any one calendar day, except in cases of extraordinary emergency caused by fire, flood or danger to life or property; and further, that the wages to be paid for a legal day's work, as to all classes of such laborers, workmen or mechanics upon the work contemplated by this contract or upon any material to be used upon or in connection therewith, shall not be less than the prevailing rate.

## Statuary for the Municipal Building.

Adolph Alexander Weinman has designed a number of pieces of sculpture for the facade and the colonnade of the Municipal Building. He has represented some of the various offices of the city government which are to be located in the building. There are twelve panels in all for the Centre street front, and they are repeated once, making in all twenty-four. The subjects of the panels are as follows: "City Record," "Accounts," "Correction," "Building Inspection," "Elections," "Licenses," "Comptroller," "Water Supply," "Civil Service," "Sheriff," "Public Service," "Board of Estimate" "Apportionment."

Building Inspection is represented by a female figure holding the plans of a building, behind her rising the wall and a column of a building.

The arch in colonnade, which connects the two wings of the building on the Centre street front, embodies a number of pieces of sculpture. In these Mr. Weinman has used purely allegorical subjects. In the two spandrels over the great arch are represented (at the left) "Guidance"—a woman's figure, winged, leaning upon the rudder of the Ship of State; at the right, "Executive Power"—a figure of a man with a helmet and fasces, the latter symbolical of authority. Standing upon the volute of the keystone in the arch is an eagle with wings folded.

## Tenders for the Carl Schurz Memorial.

Park Commissioner Stover has asked the Board of Aldermen for authority to enter into a contract without public letting for the work to be done in connection with the Carl Schurz monument, which is to stand at 116th street and Morningside Park and for which an appropriation of \$25,000 has been made.

Piccirilli Bros., of 463 East 142d street, offer to do all cutting and carving connected with the pedestal for \$6,580, and also to furnish the rest of the granite work, brickwork and foundations, setting all in place for the total sum of \$19,868, which total includes the first named sum. The Roman Bronze Works offer to furnish and set in place the portrait statue for \$1,275, two lampposts complete for \$1,580, and all railings and balance of bronzework for \$1,260.

# RECORD SECTION

of the

# RECORD AND GUIDE

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

Vol. LXXXVIII

New York, November 11, 1911

(98) No. 2278

## BLOCK AND LOT INDEX OF RECORDED CONVEYANCES

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

The first figure indicates the official Block number.

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

81-16-18	468-19-20	932-6	1488-2	1787-21½
97-49	489-41	1019-50-53½	1512-22	1790-21
141-4, 6 & pt Lt 32	524-18	1021-6	1513-24½	1792-4½
166-48-47	543-57	1132-24-25	1522-27	1799-34-36
210-3 & 34	559-43	1166-55	1528-48 & pt Lt 44½	1819-15, 22 & pt Lts 14, 17 & 19
211-pt Lt 9	576-35-pt Lts 34-36 & 51	1197-6	1557-32	1829-13½
250-59	602-34-43	1198-8	1559-27	1879-41-42
282-15-18	624-39	1225-52½	1560-13	1883-50
314-40	627-41	1229-13-22	1585-5 & 6	1917-12
328-25 & 60-62	637-75	1246-44	1609-27-28	1936-55½
336-47	737-43-45	1261-12½	1613-30	1959-48-49
339-69	744-62	1275-43	1627-31	1994-60
341-58	749-11	1295-6	1628-26	1995-58 & 70
353-73-77	769-56	1335-20½	1645-69-69½	2010-6-10 & 54-59
363-51	796-58	1347-5	1647-4 & 17	2058-44-48
377-30-71	826-13	1348-44	1648-26	2059-41
381-18-21	836-10, 12 & 69	1384-69	1658-45	2065-48
382-12 & 55	840-68	1406-4	1665-5	2077-12
385-50	862-1 & 8	1421-24	1667-40-41	2086-38
390-23	883-83	1428-13	1671-41	2099-25
406-1	888-43-44	1430-14	1679-42	2131-25-28
425-13	897-16	1440-24 & 25	1681-9	2145-22
434-44	907-11-12	1450-18	1732-38	2163-pt Lt 44
441-pt Lts 18 & 47	910-13	1451-20	1736-37-40	2177-pt Lt 163
445-36	931-52	1485-41-43	1747-3	
456-38				

### 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 warranty.

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

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

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.

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 follows the second date.

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

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

A \$20,000—\$30,000 indicates the as-

essed 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 1911.

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

Flats and apartment houses are classified as tenements.

Residences as dwellings.

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

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

The Star following name of street or avenue in the Bronx Conveyances, 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—administrator  
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  
decd—deceased  
e—East  
exr—executor  
extrx—executrix  
et al—used instead of several names  
foreclos—foreclosure  
fr—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  
PM—Purchase Money Mortgage.  
QC—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 stone  
st—street  
TS—Torrens System  
tnts—tenements  
w—west  
y—years  
O C & 100—other consideration and \$109













**Lyon av. (\*)**, ns, 80 w Parker av, 25x100; John J Fischer to Benenson Realty Co, 407 E 153; mtg \$4,000; Oct30; Nov3'11. O C & 100

**Lyon av. (\*)** same prop; Benenson Realty Co to Geo Costar, 1922 E 177; mtg \$4,000; Nov2; Nov3'11. O C & 100

**Lafayette av. (10:2764)** ns, 50 w from es Faile, 50x100, vacant; Fredk Berenbroick to Wm R Hausstein, 787 Dawson; QC; Oct31; Nov3'11. O C & 100

**McGraw av. (\*)** swc Theriot av, see Theriot av. (\*) swc McGraw av.

**Marion av, 2573**, see Bainbridge av, es, 198.7 s 193.

**Morris av, 2304-8**, see Washington av, 2183.

**Mulford av. (\*)** ws, 100 s Alice, 25x100; Margt M Just to Adam Saalwachter, 226 Willis av; Oct26; Nov8'11. O C & 100

**Mulford av. (\*)** ws, 100 s Alice, 50x100; Adam Saalwachter et al to Margt M Just, 1711 Van Buren; Oct26; Nov8'11. O C & 100

**Mulford av. (\*)** ws, 125 s Alice, 25x100; Margt M Just to Xavier Burri, Butler pl, — s Hirschell; Oct26; Nov8'11. O C & 100

**Morris av. (11:2828)** ws, 85.8 s Tremont av, 50x135, vacant; August Jacob Constn Co to Gustave Zimmermann, 228 E Tremont av; Nov2; Nov3'11. O C & 100

**Monroe av, late Av A. (11:3170)** es, 250 n 181st, late 5th, 50x130.6, 2-sty fr dwg; Mary L Rothkirch to Edw Bleser, 2259 Walton av; AL; Nov2; Nov3'11. O C & 100

**Monaghan av. (\*)** es, 350 n Jefferson av, 25x100, Edenwald; Toube Hutnick to Saml Kesselman, 554 Grand; Nov6'11. O C & 100

**Oncida av. (12:3365)** ws, 100 s 235th, 50 x100, vacant; Helen B Rosenbaum to Frank Zambetti, 721 E 218; deed given to secure bldg materials, &c; AL; Nov4; Nov8'11. nom

**Pugsley av. (\*)** being land lying in front of lot F F on map Unionport and extending to c l said av, being part of Pugsley av, extending from Chatterton av to Blackrock av; Jos Clemens et al to City of NY; Oct25; Nov8'11. nom

**Prospect av, 971. (10:2678)** ws, 352 s 165th, 120x175, 1 & 2-sty & b fr dwg, 1 & 2-sty fr stable & vacant, except part for av; Augusta Liebertz to Bimberg-Welter Amusement Co, 132 Nassau; AL; Sept28; Nov4'11. O C & 100

**Prospect av, nws, 70 s 187th**, see Crotona av, nws, 170 s 187th.

**Prospect av. (10:2678)** ws, 352.2 s 165th, —144.11, boundary line agmt; Augusta Liebertz, wid, 971 Prospect av, with Fredk J McCarthy, 977 Prospect av; Oct19; Nov6'11. nom

**Pelham rd. (\*)** ss, at c land formerly Geo. Baxter, runs s140xe38xn140 to rd xw38 to beg, except pt for Westchester av; Wm J Hyland to Herman Menaker, 428 E 157 & Abr Stolwein, 427 E 158; Oct30; Nov4'11. O C & 100

**Prospect av, 2446. (11:3115)** es, 460 n 187th, 20x95, 2-sty bk dwg; Ernestine wife, Jacob Malino to Chas Dammeyer, 440 E 156; mtg \$7,000 & AL; Nov3; Nov9'11. nom

**Park av. (11:3031)** ws, 287.8 s 187th, 150 98.3x150.1x105.9, vacant; re mtg; Abram C Palmatier to Tremont Park Realty Co, 1692 Monroe av; Nov6; Nov9'11. 4,650

**Rosedale av. (\*)** ws, being lots 473 to 475 blk P amended map (514) of Mapes Estate; Wm B Logan to Jno P Morris, 570 Newark av, Jersey City, NJ; mtg \$2,900; Feb8; Nov8'11. O C & 100

**Randall av. (\*)** ss, 75 w Hill av, 25x100; Land Co "C" of Edenwald to Leo Anderson, 164 E 124; Nov1; Nov6'11. nom

**Stebbins av. (11:2972)** swc Jennings, 75.7 x38.6x48.8x69.6; Cioffi Co to Ernestine Malino, 830 Hewitt pl; mtg \$44,000; Oct31; Nov6'11. O C & 100

**Spoifford av. (10:2737)** ns, 250 w Brown av, 44.6x120.6x6.6x100, vacant; Sophia Gorsch to Arthur O Ernst, 281 Edgecomb av; Oct22; Nov9'11. O C & 100

**Southern Boulevard, 549. (10:2683)** ns, 587.6 w Av St John, 37.6x105, 5-sty bk tnt & str; Lena Gardner to Mary H Strayer at Morsemere, NJ; mtg \$38,000; Nov6; Nov8'11. nom

**Sedgwick av. (9:2541)** ws, at pt where land of Croton Aqueduct Appropriation adjoins land of Estate Matthew Kyle, runs nw305.11xn107xe24.9 & 279.6 to av xs90.1 to beg; Wm G Rose to Jas L Van Sant, 790 Riverside dr; mtg \$10,750 & AL; Nov2; Nov8'11. O C & 100

**Seneca av. (10:2762)** nwc Whittier, 25x100; Cath Murphy to Gibson Distilling Co, 109 Hudson; Oct6; Nov8'11. nom

**Theriot av. (\*)** swc McGraw av, runs s 100xe30 to c l Theriot av xn100 to ss McGraw av xw30 to beg; deed of cession; Caroline & Jno M Haffen, EXRS Jno Haffen, decd & Mathias Haffen to City of NY; Aug2; Nov8'11. nom

**Taylor av. (\*)** es, 155 n Col av, 25x100, except pt for Taylor av; Chas Ringelstein Jr, to Cora M Shaw, 1714 Taylor av; mtg \$4,000 & AL; Nov1; Nov4'11. O C & 100

**Trinity av, S12. (10:2637)** es, 125 n 158th, 25x99.1x25x99, 2-sty & b fr dwg; Simon & Ida Machiz to Benj M Gruenstein, 60 W 95; mtg \$5,000; Nov8; Nov9'11. O C & 100

**Trinity av, S14. (10:2637)** es, 150 n 158th, 25x99.2x25x99.1, vacant; same to same; mtg \$2,000; Nov8; Nov9'11. O C & 100

**Trinity av, 540. (10:2557)**, see 149th (Nos 690-6), 50x84, 2-sty fr dwg; Financiers Realty Co to Timothy D Sullivan, 214 E 11; AL; Sept7; Nov6'11. nom

**Tinton av, 541. (10:2653)** nwc 149th, 100x94, vacant; Financiers Realty Co to Timothy D Sullivan, 214 E 11; AL; Sept7; Nov6'11. nom

**Timpson av. (\*)** es, 175 n 205th, 100x100; Cath C Hill to Madison Constn Co, 132 Nassau; mtg \$2,400; Oct28; Nov3'11. O C & 200

**Tremont av. (Waverly), (11:2804)** ss, 100 e Mt Hope av, late Monroe av, 125x210.2x125x209.7, except part for Tremont av, vacant; Gustave Zimmermann to August Jacob Constn Co, 2000 Morris av; mtg \$5,000; Nov2; Nov3'11. O C & 100

**Turnbull av. (\*)**, ns, 90 w Havemeyer av, runs w50xs30 to c l Turnbull av xe50xn30 to beg; Kasimir Lofink to City of NY; July15; Nov4'11. nom

**Trinity av, S14. (10:2637)** es, 150 n 158th, 25x99.1, vacant; Nathan Jacobs et al to Simon Machiz, 751 E 150; mtg \$2,000; Nov2; Nov4'11. O C & 100

**Trinity av, S12. (10:2637)** es, 125 n 158th, 25x99.1x25x99, 2-sty & b fr dwg; Augusta Stecker to Simon Machiz, 751 E 150; Nov3; Nov4'11. nom

**Union av, 540. (10:2674)** nec 149th, 75x100, vacant; Financiers Realty Co to Timothy D Sullivan, 214 E 11; AL; Sept7; Nov6'11. nom

**Vyse av. (11:2996)** es 175 s 173d, 175x100, vacant; Commercial Finance Co of Poughkeepsie, NY to City of NY; Oct31; Nov3'11. 28,000

**Wales av, 693**, see Westchester av, 718.

**Westchester av, 718. (10:2644)**, swc Wales av (No 693) runs w55.11xs22.7xe4.1x s40xe30.1 to ws Wales av xn79.10 to beg, 5-sty bk tnt & str; Saml E Jacobs to Sellwell Realty Co, 115 Bway; AL; Nov3'11. O C & 100

**Wales av. (10:2574)** nwc 142d, 50.4x100, vacant; Ernestine Malino to Cioffi Co, 1116 Intervale av; mtg \$4,000; Oct31; Nov6'11. O C & 100

**Wales av, 429. (10:2577)** nws, 100 ne 144th or Grove, 50x100, 2-sty & b bk dwg & 1-sty fr rear bldg; Wm Lustgarten to Estate I A Lustgarten, 68 Wm; Nov8; Nov9'11. O C & 100

**White Plains rd. (\*)** nwc 236th, 71x143x86x—, except pt for White Plains rd; Ida Fischer by Title Guarantee & Trust Co, GDN, to Geo Bruning, 576 E 169; 1/2 pt; AT; B&S; Nov8; Nov9'11. 3,333.33

**White Plains rd. (\*)** nwc 236th; same prop; re dower; Ida Norton (Fischer) to same; Oct27; Nov9'11. nom

**Washington av, 2183. (11:3037)** ws, 125 s Fletcher st now 182d, 50x150, except 5 ft strip across front, 5-sty bk tnt; mtg \$53,000 & AL; also MORRIS AV, 2304-8 (11:3172) es, 293.9 s Field pl, 56.3x117.6, 3 3-sty bk dwgs; mtg \$27,750 & AL; A Warren Constn Co to C D S Realty Co, 152 Lenox av; Nov6; Nov9'11. 295.10

**Washington av, 1993. (11:3035)** ws, 295.10 n 178th, 53.10x145.9x53.8x146, 5-sty bk tnt; Emanuel I Silberstein (ref) to Superior Corp, 198 Bway; mtg \$48,000; FORECLOS, Aug11; Aug14; Nov8'11. 500

**Watson av. (\*)** being land lying in front lots 572 & 573 & C C on map Unionport & extending to c l said av; Peter J Stumpf et al to City of NY; Oct25; Nov8'11. nom

**Woodyerest av, 1025. (9:2512)** ws, 327.6 n 164th, 20.2x80.11x20.2x80.5, 3-sty fr tnt; Jno J O'Brien to Emma Johanns, 124 W 165; mtg \$7,500 & AL; Nov6; Nov8'11. O C & 100

**Zerega av. (\*)** nec Houghton av, see Houghton av. (\*) nwc Zerega av.

**Zerega av. (\*)** nwc Houghton av, see Houghton av. (\*) nwc Zerega av.

**3D av, 3750. (11:2927)** es, 87.4 n St Pauls pl, 40x100, 5-sty bk tnt & str; John F H Demarest to Smithtown Impt Co, 132 Nassau; mtg \$35,000; Nov6; Nov8'11. O C & 100

**Lot 2. (12:3257)**, map (468) Benj Richardson, near Kingsbridge; Fredk I Lockman (ref) to Emma E Horn, 1969 Bway; FORECLOS, Nov3'11; Oct6; Nov6'11. 500

**Lot 107A, n 1/2. (\*)** & all of lot 107B & 129, map No 2 of Olinville, except part for Bronx Blvd; Theo K McCarthy (ref) to Cosmopolitan Bank, 803 Prospect av; FORECLOS, Oct3'11; Nov2; Nov6'11. 4,500

**Lots. (\*)** 107, 108, 109 & 121 to 127, map (1122 in West Co), land of Duchess Land Co, Benson Estate, Throggs Neck; mtg \$2,950; also LOTS, (\*) 473 to 490, 493 to 496, 505 to 510, 533 to 546 & 569 to 576, map (530 in NY Co), westerly portion of Benson Estate at Throggs Neck; mtg \$3,000 with A R T to land in Westchester Creek; also JOHNSON ST, (\*) ws, lots 74 to 76, map J E Bullard & Co, adj So Mt Vernon, 90x85.10x90x85.4; Mtg \$300; Bronxdale Realty Co to Wheeler Corp, 1123 Bway; Nov8'11. O C & 100

**Lots 12, 13. (\*)** blk 20 map (1443) of Bruce-Brown Land Co at Throggs Neck; Bruce-Brown Land Co to Frank Orth, 131 St Ann's av; Oct13; Nov3'11. O C & 100

**Lot 51**, map 1323 part Trask Estate; Jas A Farley to Timothy F Sullivan, 2794 3 av; Nov9'11. O C & 100

**Lot 51**, same prop; Timothy F Sullivan to Harry C Bryan, 600 E 164; mtg \$3,500 & AL; Nov9'11. 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.

## Borough of Manhattan.

NOV. 3, 4, 6, 8 &amp; 9.

**Bleeker st, 88-90. (2:523)** cr str; Louis Metzger to Geo Geary, 2943 W 24, Bklyn, and Gustave Schroeder, 355 W 22, N Y; 5 4-12yf Oct1; Nov3'11. 3,150 & 3,000

**Bond st. (2:529)** see Lafayette, all; Mary Ryan to Saml Wasserman; 4yf May1'10; Nov8'11. 360

**Broome st, 430. (2:482)** nec Crosby; re & sur Ls; Jesse Browne Jr, EXR, &c, Jesse Browne with Jos J Cullen, 430 Broome; AT; Nov1; Nov9'11. nom

**Broome st, 430. (2:482)** nec Crosby, all; Jesse Browne Jr, EXR, &c, Jesse Browne to Diedrich Brand, 140 W 99, & ano, f Nov1 to May1'17; Nov9'11. 3,750

**Crosby st, nec Broome**, see Broome, 430.

**Columbia st, swc Houston**, see Houston, 421 E.

**Greenwich st, 40. (1:14)** asn Ls; Saml Klitzko to Thos F Dowling, 40 Greenwich; mtg \$2,716.32; Nov6; Nov8'11. nom

**Hudson st, 282. (2:579)** asn Ls; Thos O'Kane to Geo I Loudon, 165 E 66; Nov4; Nov8'11. nom

**Houston st, 421 E. (2:335)** swc Columbia, asn Ls; Sarah Rosenberg to Saml Rosenberg, 421 E Houston; Nov2; Nov6'11. nom

**Lafayette st, see Bond**, see Bond, see Lafayette.

**Mott st, 228. (2:493)** all; David Abraham to Benj Di Palma; 3yf Sept1'10; Nov6'11. 2,940 & 3,000

**Morton st, swc Washington**, see Washington, swc Morton.

**Morton st, see West**, see West, 369-70.

**Orchard st, 178. (2:412)** asn Ls; Louis Dicker to Sam Sobel, 227 Rivington, & Jacob Bernstein, 163 Stanton; AT; Nov6; Nov9'11. nom

**Orchard st, 178. (2:412)**; consent to asn Ls; Harry Wallfish to same; Nov6; Nov9'11. nom

**Prince st, 26. (2:493)** str & c; Michele Saviano to Ignazio Virga, 26 Prince; Giovam Battista Tusa, 53 Stanton, & Nicola Sardisco, 284 Elizabeth; 5yf Aug1; Nov9'11. 780 & 840

**Perry st, 155-9. (2:637)**, sur Ls; Burns Bros to St John's Park Realty Co, 50 Pine; AT; Oct30; Nov4'11. nom

**Perry st, 155-9. (2:637)** sur Ls; Burns Bros to St John's Park Realty Co, 50 Pine; Oct30; Nov6'11. nom

**Rutgers st, 54. (1:255)** sur Ls; Saml Klitzky to Mary Schulman, 241 Henry; AT; Oct31; Nov8'11. nom

**Rector st. (1:51)** bet Trinity pl & Greenwich; pt 2d sty in U S Express Bldg; U S Express Realty Co to Carl H Htisen, 726 E 151; 5yf June15; Nov8'11. 1,200

**West st, 369-70. (2:602)** sec Morton, 1st, 2d, 3d & 4th fls & pt rear b; also WASHINGTON ST, (2:602) swc Morton, 3d & 4th fls & pt b; Alex List & Thos Lennon to U S of A by Frank H Hitchcock, P G of U S; 10yf Oct8'10; Nov9'11. 30,750

**3D st, 136 E. (2:430)**, asn Ls; John Faeth heir, &c, Margaretha Oberle to Margaretha & Anna Faeth, both at 128 E 3; Nov1; Nov3'11. nom

**7TH st, 19 E. (2:463)** all; Max Dorf & ano to Sarah Blum, 104 2d av; 3yf Nov 1; Nov8'11. 2,500

**12TH st, 511 E. (2:406)**, str & b; W C Dilger to Silvestro Diliberti, 511 E 12; 5 2-12yf Mar1'10; Nov4'11. 420 to 600

**13TH st, 425-9 E. (2:441)** ns, 269 e 1 av, runs e74xn103xw25xs33.10xsw29.10xw25.2 x s53.3 to beg; a R, T & I to tax certf 338 sold abt Sept'65; Ward No 2584; taxes for year 1858; sale made for 90 yrs; De Witt Bailey, EXR Chas H Bailey to Robt Lawrence, 2465 Bway; Nov2; Nov4'11. 150

**13TH st, 425-9 E. (2:441)** ns, 269 e 1 av, runs e74xn103xw25xs33.10xsw29.10xw25.2 x s53.3 to beg; asn tax Ls; taxes for 1865, 1867, 1868; sold abt Dec16'71, which sale was for 400 years; tax certf 1088; lots 2583 & 2584; AT; Gilbert C Peterkin, ADMR Jno Peterkin to Robt Lawrence, 2465 Bway; Nov2; Nov4'11. 500

**18TH st, 417 E. (3:950)**, asn Ls; Frank Calascione to Henry Elias Brewing Co, 403 E 54; Nov2; Nov4'11. nom

**20TH st, 309 W. (3:744)** nes, 150 nw 8 av, 25x91.11, the land; Laura M Moore life tenant under will Clement C Moore to Cath Brady, 315 W 20; 21yf Nov1 (option of rne); Nov3'11. taxes, &c, & 580

**20TH st, 307 W. (3:744)** nes, 125 nw 8 av, 25x91.11, the lot Laura M Moore as life tenant under will Clement C Moore to Margt Lemon admtrix Saml Lemon, 621 5 av; 21yf Nov1 (21 y renewal); Nov8'11. taxes &c & 580

**21ST st, 43 E. (3:823)** all; Eliz H Stanton, individ & EXTRX, &c, Geo H Belcher to Lena Bieber, 10 W 21; 5yf Sept1; Nov3'11. 2,600

**29TH st, 9 & 11 W. (3:831)** top fls; Jane E Fautoute to Mrs Victoria Hayes, 104 W 122; 3yf Oct1; Nov9'11. 2,000

**32D st E, nec Mad av**, see Mad av, 153-9.

**45TH st, 309 W. (4:1036)** ns, 143.9 w 8 av, 18.9x100.5, sur Ls with bldgs; Nora Page to Jas R Roosevelt, at Hyde Park, NY, et al, TRSTES Wm Astor, decd, for Jno J Astor; AT; Nov1; Nov6'11. nom

**45TH st, 311 W. (4:1036)** ns, 162.6 w 8 av, 18.9x100.5, sur Ls with bldgs; Robt Gordon et al to Jas R Roosevelt, at Hyde Park, NY, et al, TRSTES Wm Astor, decd, for Jno J Astor; AT; Nov1; Nov6'11. nom

**45TH st, 313 W. (4:1036)** ns, 181.3 w 8 av, 18.9x100.5, sur Ls with bldgs; Aug Brandes & ano, EXRS Hy G Peters to Jas R Roosevelt, at Hyde Park, NY, et al, TRSTES Wm Astor, decd, for Jno J Astor; AT; Oct31; Nov6'11. nom

**45TH st, 307 W. (4:1036)** ns, 125 w 8 av, 18.9x100.5, sur Ls with bldgs; Helen M McCormick to Jas R Roosevelt, at Hyde Park, NY, et al, TRSTES Wm Astor, decd, for Jno J Astor; AT; Oct30; Nov6'11. nom

**145TH st, 52 W**, (5:1260) all; Susie E Fitchett & ano to Jno Phinney, 258 W 55; 4 11-12yf Nov1; Nov9'11. 3,000 to 3,300

**147TH st, 620 W**, (4:1094) ss, 300 w 11 av, runs s121.10xw75xn65xse—to pt 325 w 11 av xn68.8 to st xe25 to beg, all; Ernest Flagg to Lew M Fields, 307 W 90, & Edw Margolies, 44 W 34; 42yf May1; Nov3'11. taxes, &c, & 6,500 & 7,500

**147TH st, 620 W**; Lew M Fields & ano to Shubert Theatrical Co, 1416 Bway; 10yf May1; Nov3'11. 1/2 of taxes, &c, & 8,000 & 9,000

**147TH st, 620 W**, (4:1094) ss, 300 w 11 av, runs s121.10xw75xn65xse—to pt 325 w 11 av xn68.8 to st xe25 to beg, all; Ernest Flagg to Lew M Fields, 307 W 90, & Edw Margolies, 44 W 34; 42yf May1; Nov4'11. taxes, &c, & 6,500 & 7,000

**150TH st E, nwc 2 av**, see 2 av, 943.

**102D st, 416 E**, (6:1695) all; Geo Wittmann to Jacob Thumann, 64 E 87; 3y&5 1/2 mos f Nov15; Nov9'11. 1,680

**109TH st, 325 E**, (6:1681) 25x100, all; Jno Kelly to Rosina Scaravaglione, 325 E 109; 2 1/2yf Nov1; Nov3'11. 1,140

**114TH st, 331 E**, (6:1686) all; Luisa Garofalo to Michele Greco, 331 E 114; 5yf Apr1; Nov8'11. 1,200

**123D st, 73 E**, (6:1748) nwc Park av, sal ls; Leopold Nugass to Paul Naples, 1617 Park av, 440 E 110, or 73 E 123; 5yf Oct1; Nov9'11. 900

**139TH st, 63-5 E**, (6:1737) all; Louis Hyman to Jew Wing, 31 1/2 Pell; 5yf Nov 15; Nov9'11. 4,000 & 4,750

**139TH st, 59-61 E**, (6:1737) all; Louis Hyman to Jew Wing, 31 1/2 Pell; 5yf Nov 15; Nov9'11. 4,000 & 4,750

**160TH st, nec Bway**, see Bway, nec 160.

**Broadway**, (8:2119) nec 160th, 5th str n of 160th; Joachim S Van Wezel, Jr, to Sol & Emile Kahn, both at 1993 Ams av; 3yf Nov1'13; Nov9'11. 1,000

**Broadway, 1162**, (3:829) asn Ls; Henry Zahn to White Restaurant Co, 1162 Bway; Nov1; Nov3'11. nom

**Broadway, 2315**, (4:1231) agmt modifying conditions in Ls dated Mar20'09; Charlotte R Lee with Wm B Riker & Son Co; Nov2; Nov6'11. nom

**Lexington av, 447**, (5:1299) asn Ls; Morris Goldman to Morris Greenstein, 632 8 av; Aug2; Nov9'11. nom

**Madison av, 153-9**, (3:862) nec 32d, 4th loft; Empire Holding Co to Geo H Montrose, 125 Westminster rd, Flatbush; 5yf Feb1'12; Nov4'11. 6,750 & 7,000

**Madison av, 153-9**, (3:862) 5th loft; same to Geo H Montrose & Co, 20 W 20; 5yf Feb1'12; Nov4'11. 6,750 & 7,000

**Park av, nwc 123**, see 123d, 73 E.

**1ST av, 1651**, (5:1548) 2 str & b on av, str on 86th & 6 rs on 2d fl; Morris Freundlich to Max Steinberg, 1651 1 av; 10yf May 1; Nov3'11. 2,700 to 2,820

**2D av, 522**, (3:935) str & c; Edw Engel to Dennis Scully, 401 3 av; ext Ls; 3yf Oct1'12; Nov3'11. 1,500

**2D av, 943**, (5:1324) nwc 50th, str fl & b; Henry Michaelis to Dick Schlichting, 943 2 av; 5yf Oct1; Nov6'11. 1,500

**2D av, 1317**, (5:1424) n str & b; Harriet Baer to Gustav Halpern, 1317 2 av; 5yf May1; Nov6'11. 360 & 384

**8TH av, 407**, (3:754) str & b; Isaac J Silberstein et al, EXRS, &c, David Silberstein to Chas Geisert, 166 Franklin av, Bklyn; 7y& 1/2 mo f Dec15; Nov3'11. 1,200 to 2,400

**9TH av, 244**, (3:748) asn Ls; Eliz Deegan, individ & EXTRX Michl Deegan to Jos Deegan, 433 W 21; Oct25; Nov3'11. nom

## LEASES

### Borough of the Bronx.

**165TH st, 971 E**, (10:2717) str; Isidore Weckstein to Jos Starobin, 984 Tiffany; 3yf Dec1; Nov3'11. 210

**180TH st, 940 E**, (11:3127) str; Krabo-Ernst Realty Co to Clara Bernstein, 940 E 180; 5yf Junel; Nov9'11. 420 to 480

**180TH st, swc 3 av**, see 3 av, swc 180th.

**187TH st, 651**, (11:3075) nec Belmont av, 2-sty bldg & str; Danl McLean to Michl Tiso, 651 E 187; 5yf May1; Nov8'11. 900

**188TH st, 160 E**, formerly 189TH st, 652 E, (11:3165) str fl & b; Helene Mundt to Hermann Kramer, 160 E 88; 5yf Nov1; Nov 6'11. 420 & 480

**Belmont av, nec 187th**, see 187th, 651 E.

**Bathgate av, 1579**, (11:2913) part of Moses Maas to Arthur Lowy, 2120 Hughes av; 4 1/2yf Nov1; Nov8'11. 2,100

**Ogden av, 998**, (9:2511) str fr, c & rear b str; Francis P Kenney to Victor Strachnik, 2916 8 av; 3yf May1'12; Nov8'11. 1,200

**Prospect av, 2309-11**, (11:3102) all; Paul Belz & ano to Edwin Wolf, 1930 Webster av; 5yf May1; Nov3'11. 600

**Railroad av, (\*) nec Sea View av**, see Sea View av, (\*) nec Railroad av.

**Sea View av, (\*) nec Railroad av**, Baychester, hotel, &c, all; Johanna Krueger to Nicholas & Eliz Hahn, on premises; 10yf Oct1; Nov9'11. 480 & 600

**Westchester av, 718**, (10:2644) str & b & 5 rms above str; Saml E Jacobs to Vincent Palazzolo, 718 Westchester av; 3yf Apr1; Nov8'11. 1,044

**3D av**, (11:3045) swc 180th, str &c; Kellwood Realty Co to Theo Neckles, 417 3 av; 10yf July1; Nov8'11. 1,800 to 3,600

**3D av**, (11:3045) swc 180th; consent to asn Ls to Auringer Neckles Co; same to same; Aug8; Nov8'11. nom

**3D av**, (11:3045) swc 180th; asn Ls; Theo Neckles to The Auringer-Neckles Co, 520 E 180; Nov1; Nov8'11. nom

## 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 mortgagor, the next that of the mortgagee, 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.

Whenever the letters "P.M." occur, preceded by the name of a street, in these lists of mortgages, they mean that it is a Purchase Money Mortgage, and for fuller particulars see the list of transfers under the corresponding date.

Mortgages against Bronx property will be found altogether at the foot of this list.

### Borough of Manhattan.

NOV. 3, 4, 6, 8 & 9.

**Beaver st, 37**, (1:25); ext of \$50,000 mtg to Oct1'14, at 4 1/2%; Oct4; Nov3'11; Frederic B Jennings, of NY, & Jno G McCullough, of Bennington, Vt., with Augustus Hemenway at Canton, Mass; Morris Gray, Newton, Mass, & Jno C Gray, 176 Beacon, Boston, Mass, trus Augustus Hemenway. nom

**Bleecker st, 288-90**, (2:587) ws, 40 s Barrow, 40.3 to Commerce (Nos 1-3) x81x39.9x 81; given to secure mtg of \$8,500 covering 359-61 E 8th; pr mtg \$—; July22; Nov6 '11, demand, 6%; Hyman & Jos Schlessinger to Louis Manheimer, 76 Morningside av W. 6,000

**Broome st, 430**, (2:482) sal Ls; Nov2; Nov9'11, demand, 6%; Diedrich Brand & Christian Von Glahn to Geo Ehret, 1197 Park av. 1,000

**Christopher st, 75**, (2:619) ns, 101 w 4th, runs n106.1xw25x106.2xe25 to beg; Nov6 '11, due Dec10'11, 6%; Anna A Esser, devisee Herman H D Cordts to Michl Bernstein, 1475 Herkimer, Bklyn. 2,000

**Chrystie st, 122-6**, (2:419); ext of \$70,000 mtg to Sept7'16, at 5%; Sept22; Nov4'11; Lawyers Mtg with Kramaf Realty Co & Jogert Realty Co. nom

**Cherry st, 24-30**, (1:112) ns, 208.7 E Franklin sq, runs e97.7xn241xe10xn31.1xw 20xnw14xsw30.11xse7xsw4xse8xsw21xsw 21 xsw13.4xsw6.9xw7.10xw10.5xs230.7 to beg; also PEARL ST, 384, (1:112) es, abt 80 s Oak, runs s18.4xe100.1xne33.8xn30xw88.11 to beg; also OAK ST, 5, (1:112), ss, 37.9 & Pearl, old line, runs s54.9xs26xe30.10xe11x n70.10xn24.10 to st, xw22.10 to beg; also PEARL ST, 390-2, (1:112), sec New Bowery or Oak (Nos1-3) 37.9x54.9x69x36; pr mtg \$165,000; Oct24; Nov3'11, due as per bond6%; Waldron B Vanderpoel to Geo B Vanderpoel at Summit, NJ. 2,000

**Centre st, 221-3**, (1:236) swc Grand (Nos 161-3) 80.1x53.3x80.3x50.7; Oct14; Nov4'11, due Nov1'13, 4 1/2%; Robt J Turnbull (3d), Ellen W Turnbull, of Yemassee, S C; Ethel Turnbull, of Waltham, Mass; Jno S Turnbull, NY, & Gouverneur M W Turnbull, NY, heirs Robt J Turnbull (2d) to Louis J de Milhau, 19 W 12. 30,000

**Commerce st, 1-3**, see Bleecker, 288-90.

**Columbia st, swc Houston**, see Houston, 421 E.

**Chrystie st, 128**, see 46th, 45 W.

**Clinton st, 188-188 1/2**, see Division, 218-22.

**Crosby st, 159-61**, (2:522) es, 134.4 s Bleecker, 56.10x77.7x70.2x77.7; Nov9'11, 5y 5%; Henry & Henry W Dazian & Sophie Cohen, individ & as trstes David W Dazian to Astor Trust Co, 389 5 av. 110,000

**Division st, 218-22**, (1:314) nec Clinton (Nos 188-88 1/2), 64x67.10x26.10x90.4; PM; pr mtg \$82,000; Nov1; Nov8'11, due Nov1 '23, 6%; Peter Doll to Julius Tishman, 25 W 90. 25,000

**Dry Dock st, 19**, see 12th, 722-8 E.

**Franklin st, 85**, (1:174) ss, 143.6 E Church, 24.6x100; Nov6'11, 5y4 1/2%; Emanuel N Campe to Cath A Stevens, 17 W 74. 35,000

**Greenwich st, 628-34**, see Morton, 92-8.

**Grand st, 161-3**, see Centre, 221-3.

**Grand st, 33**, (1:227), swc Thompson (No 17) 24x79; Nov3; Nov4'11; 3y5%; Kramer Contracting Co to Church Extension Committee of The Presbytery of NY, 54 Wall. 34,000

**Grand st, 33**; certf as to above mtg; Nov 3; Nov4'11; same to same.

**Grand st, 33**; sobrn agmt; Nov3; Nov4 '11; same & Harris Mandelbaum & Fisher Lewine with same. nom

**Houston st, 421 E**, (2:335) swc Columbia, —x—, leasehold; Nov2; Nov6'11, demand, 6%; Smal Rosenberg to Jas Everards Breweries, a corp, 12 E 133. gold, 4,000

**Hudson st, 503-7**, (2:630); sobrn agmt; Nov3; Nov6'11; Greenwich Investing Co & Jas H Cruikshank & Wm D Kirkpatrick with Sender Jarmulowsky. nom

**Hudson st, 282**, (2:579), sal ls; Nov6; Nov 8'11, demand, 6%; Geo I Loudon to Geo Ehret, 1197 Park av. 1,000

**Henry st, 99**, (1:282) ns, 55.4 w Pike, 30 x45; PM; pr mtg \$18,000; Nov1; Nov8'11, installs, 6%; Peter Doll to Julius Tishman, 25 W 90. 2,500

**Henry st, 101**, (1:282) nwc Pike (Nos 20-4), runs w55.3xn45xw30.1xn22.6xe85.4 to Pike, xs67.6 to beg; PM; pr mtg \$82,500; Nov1; Nov8'11, due, Nov1'23, 6%; Peter Doll to Julius Tishman, 25 W 90. 25,000

**Henry st, 101**; PM; given to secure 2 notes for \$2,000 ea; Nov1; Nov8'11, 6 mos, 6%; same to same. 4,000

**Jane st, 16-S**, see 46th, 45 W.

**Jane st, 93**, (2:642), ns, 56.5 E Washington, 23x49.10x22.11x49.10; Nov2; Nov3'11, due, &c, as per bond; Jno H Cooper to Title Guarantee & Trust Co, 176 Bway. 5,000

**Lispenard st, 13-5**, (1:211), ns, 125.11 E West Bway, 49.10x100x50x100; Nov3; Nov4 '11; 5y5%; Henry W Ellison to American Mort Co, 31 Nassau. 38,500

**Lispenard st, 13-5**; pr mtg \$38,500; Nov 4'11, due, &c, as per bond; same to Wm A A Brown, 691 Flatbush av, Bklyn. 7,500

**Macdougall st, 131**, (2:543), ws, 58.10 n 3d, 19.6x65.9; PM; pr mtg \$9,500; Oct28; Nov3 '11; 5y6%; Katie Hicks, 131 Macdougall, to Jno Franklin, 120 W 3. 10,000

**Morton st, 92-S**, (2:602) sec Washington (Nos 611-15), runs e188.11 to ws Greenwich (Nos 628-34), xs75xw120xn19xw64.10 to Washington, xn56.3 to beg; PM; Nov3; Nov4'11; 3y5 1/2%; Chas Laue to American Mort Co, 31 Nassau. 70,000

**Madison st, 207**, (1:271) ns, 105.8 E Rutgers, runs n73.6xw25xn26.4xe51xs100.1 to st xw26 to beg; Nov8; Nov9'11, due, &c, as per bond; Aaron S Ratkowsky, 47 Norfolk, to Henry Kligenstein, 1304 Mad av. 2,500

**Norfolk st, 136**, (2:354), es, 100 n Rivington, 25x100; pr mtg \$25,000; Nov3'11; 2 y6%; Fred M Solomon to David Feifer, 111 E 81. 2,000

**Oak st, 1-3**, see Cherry, 24-30.

**Oak st, 5**, see Cherry, 24-30.

**Pearl st, 390-2**, see Cherry, 24-30.

**Pearl st, 384**, see Cherry, 24-30.

**Prince st, 203**, (2:518); ext of \$11,000 mtg to Nov1'16, at 4 1/2%; Nov1; Nov4'11; Bankers Trust Co trste with Nicola Lanza, 203 Prince. nom

**Perry st, 155-9**, (2:637), ns, 70 w Washington, 66x100.3; PM; Nov6'11, 1y6%; St John's Park Realty Co to American Mort Co, 31 Nassau. 28,000

**Perry st, 155-9**; certf as to above mtg; Nov6'11; same to same.

**Pike st, 20-4**, see Henry, 101.

**Rivington st, 260**, (2:334) ns, 100 E Sheriff, 25x100; pr mtg \$25,000; Oct11; Nov 3'11; 3y6%; Abraham Geiger, 262 Rivington, to Wolf Franzblau, 26 E 109. 1,000

**Rivington st, 7**, (2:425), ss, 142.2 E Bowery, 28x99.9x28x99.10; pr mtg \$—; Nov2; Nov3'11, due as per bond; Rose Hyman to Mayer Katzenberg, 206 E 60. 30,000

**Rivington st, 7**; sobrn agmt; Nov1; Nov 3'11; same & Chas W Bohmfalk with same. nom

**Sheriff st, 77**, (2:339) ws, 81 n Rivington, runs n19xw50xs21xe25xn2xe25 to beg; PM; Nov3; Nov6'11, 3y5%; Rudolph Wallach Co to Wm Lustgarten, 113 Forsyth. 11,000

**Thompson st, 17**, see Grand, 33.

**Varick st, 101-3**, (2:578) ws, 63.6 n Watts, runs w80xn28xw2xn14xe15xe67 to Varick xs42 to beg; Nov9'11, 3y5%; Chas I Weinstein Realty Co to Title Insurance Co of NY. 57,000

**Varick st, 101-3**; certf as to above mtg; Nov9'11; same to same.

**Varick st, 101-3**; sobrn agmt; Nov9'11; Jacob Kottke & David & Henry Lippmann with Title Insurance Co of N Y, 135 Bway. nom

**Washington st, 611-5**; see Morton, 92-8.

**Warren st, 8**, (1:135) ns, abt 140 w Bway, 25x100; Oct31; Nov8'11, demand, without interest; Theodore Stewart, a corp to Wm Lanahan, 20 Light, Baltimore. 17,500

**Warren st, 8**; certf as to above mtg; Oct 31; Nov8'11; same to same.

**1ST st 36 E**, (2:443) ns, 132.8 E 2 av, 24.2x51.2x24.11x56; Sept18; Nov6'11, 2y6%; Mary Green to Oscar Arnold, 105 Rivington. 1,500

**2D st, 145 E**, see Av A, 25.

**5TH st, 235 E**, see 46th, 45 W.

**6TH st, 317 E**, (2:448) ns, 240 E 2 av, 20 x81.9; pr mtg \$15,000; Mar9'10; Nov4'11; 3 y6%; Solomon Neumann to Louis Horowitz. 1,600

**7TH st, 301-3 E**, see 7th, 233 E.

**7TH st, 233 E**, (2:377) ns, 35.1 E Av C, 18.1x48.9; also 7TH ST, 301-3 E, (2:363) n s, 40.7 w Lewis, 39.1x73; also 123D ST, 354-64 E, (6:1799) ss, 82.2 w 1 av, runs s86 xe2.2 x s14.10 x w95 x n100.11 to st x e 92.10 to beg; PM; pr mtg \$116,000; Nov2; Nov8'11, 20y6%; Gussie Raynes & Yetta Herskowitz to David Jacobowitz, 233 E 7. 17,000

**8TH st, 359-61 E**, see Bleecker, 288-90.

**12TH st, 722-8 E**, (2:381), swc Dry Dock (No 19), 84x75; pr mtg \$23,000; Nov2; Nov 4'11, due Dec 15'14, 6%; Salie Weil, 86 7th, to Public Service Realty & Mtg Co, 309 Bway. 4,500

**12TH st, 707 E**, (2:382), ns, 110.3 E Av C, 23.10x103.3; pr mtg \$18,000; Nov3; Nov4'11, due, &c, as per bond. Harris & Louis Koplik to David Frankel, 558 W 181. 1,400

**12TH st, 501 E**, see Av A, 194.

- 12TH st, 304 W.** (2:624) ss, 19 e 8 av, 19.8x61x28.9x41.6; PM; Nov9'11, 5y5%; Johanna C Duffy to Leroy L Goodrich, at South Cairo, NY. 7,000
- 13TH st, 423-9 E.** (2:441), ns, 269 e 1 av, runs n53.3xe25.3xn50.2xe50xs56.7 to cl Old Stuyvesant, xsw1.2xs54.11 to st, xw73.11 to beg; bldg loan; Nov3; Nov4'11, due May3 '15, 6%, until completion of bldg, & 5% thereafter; Carisbrooke Realty Co to Title Guarantee & Trust Co. 30,000
- 13TH st, 139 E.** (2:559) nes, 125 nw 3 av, 25x100; ext of \$28,500 mtg to Nov30'14 at 4½%; Oct31; Nov8'11; Elliott M Eldridge, trustee Orris K Eldridge for Edna H Fuller with Julius B Fox. nom
- 13TH st, 423-9 E;** certf as to above mtg; Nov2; Nov4'11; same to same.
- 14TH st, 202 W.** (2:618) ss, 100 w 7 av, 25x103.3; PM; pr mtg \$20,000; Nov9 '11, due Jan1'13; 5½%; Andw P Dubben, 65 7 av to Prudential Real Estate Corp., 220 Bway. 3,700
- 15TH st, 238 E.** (3:896), ext of \$17,000 mtg to Nov2'16, at 4½%; Nov2; Nov6'11; Trstes of Columbia College in City N Y with Geo B Grennell, 238 E 15. nom
- 15TH st, 44 W.** (3:816) ss, 600 w 5 av, 28.6x103.3; Oct27; Nov3'11; 5y5%; Isabel K Sone of NY, & Margt A Gaston, Jersey City, NY, to Title Ins Co of NY. 35,000
- 21ST st, 340 W.** (3:744), ss, abt 220 e 9 av, 25x91.11; pr mtg \$25,000; Nov3'11; 3y 6%; Terrace Holding Co to Nettie Simons, 115 W 118. 5,000
- 21ST st, 340 W;** certf as to above mtg; Nov3'11; same to same.
- 23D st, 244-6 W.** (3:772); ext of \$63,000 mtg to July 6'16, at 4½%; Sept30; Nov3'11; Jos W Cushman with Seamen's Bank for Savings in City N Y. nom
- 24TH st, 540-4 W.** (3:695) ss, 525 w 10 av, 75x98.8; leasehold; Nov8'11, 3y6%; Herman Kohn to Bertha M Johnson, 87 Avenue Henri Martin, Paris, France. 6,000
- 25TH st, 122 W.** (3:800), ext of \$8,000 mtg to Nov6'16, at 4%; Nov6; Nov8'11; Wm Lesser with Wm N Reed & Saml Keller, 122 W 25. nom
- 30TH st, 7 E.** (3:860, ns, 164.4 e 5 av, 21.5x81.2; Nov3'11, due, &c, as per bond; Wm C O'Brien & Alice G Tobin to Title Guarantee & Trust Co. 46,000
- 33D st, 164-70 E,** see 3 av, 484.
- 33D st, 311 W.** (3:757) ns, 182 w 8 av, 22.8x98.9; pr mtg \$8,000; Oct27'11, 3y5%; Robt E Walsh to Emigrant Industrial Savgs Bank, 51 Chambers; corrects error in last issue when amount of mtg was \$40,000. 4,000
- 36TH st, 332 W.** see 46th, 45 W.
- 37TH st, 418 W.** (3:734) ss, 250 w 9 av, 25x98.9; Nov8'11, due Jan8'17, 5%; Julius Dietz to Lawyers Mtg Co, 59 Liberty. 20,000
- 37TH st, 418 W;** sobrn agmt; Nov8'11; same & Philip C Arras with same. nom
- 39TH st, 36 W.** (3:840); ext of \$15,000 mtg to June7'13, at 6%; June30; Nov3'11; S Oakley Van der Poel et al with Holophane Glass Co, 16 E 40. nom
- 39TH st, 36 W.** (3:850), ss, 410 e 6 av, 25x99; Oct30; Nov3'11; 5y4¼%; Holophane Glass Co to Margarethe C Marx trustee Fred Marx, 530 E 19, Bklyn. 75,000
- 39TH st, 36 W;** certf as to above mtg; Oct30; Nov3'11; same to same.
- 40TH st, 408-12 W.** (3:737), ss, 120 w 9 av, 55x98.9; PM; Nov2; Nov3'11; 5y5%; Church of St Clemens-Mary, a corp, to Emigrant Indust Savings Bank. 52,000
- 40TH st, 105 E.** (5:1295) ns, 105 e Park av, 25x98.9; PM; Nov8; Nov9'11, 3y5%; Fortieth St Co to Marie F Coddington, at Princeton, NJ. 55,000
- 42D st, 559 W.** (4:1071) ns, 100 e 11 av, 25x100.5; additional loan of \$17,000; Oct 23; Nov9'11, due &c, as per bond; Peter J Ryan Bldg Co, 314 W 44, to Maiden Lane Savgs Bank, 170 Bway. 1,000
- 42D st, 559 W;** certf as to above mtg; Oct23; Nov9'11; same to same.
- 42D st, 559 W;** sobrn agmt; Nov9'11; Amelia Roche with same. nom
- 42D st, 112-14 W.** (4:994); ext of \$250,000 mtg to Nov15'16, at 4½%; Oct19; Nov 3'11; Jas McCreery Realty Co to Seamen's Bank for Savings, 76 Wall. nom
- 46TH st, 137 E.** (5:1301), ns, 100 e Lex av, 20x100.5; Oct31; Nov3'11, due, &c, as per bond; Margt A Kerr, 137 E 46th to Francis T Riker, Monmouth Beach, NJ. 1,000
- 46TH st, 45 W.** (5:1262) ns, 390 e 6 av, 20x100.5; ½ pt; AT; also 5TH ST, 235 E, (2:461) ns, 130 w 2 av, 25x97; ½ pt; AT; also 36TH ST, 332 W, (3:759) ss, 350 w 8 av, 25x98.9; ½ pt; AT; also CHRYSTIE ST, 128, (2:419), ses, 75 ne Broome, 25x 62.5; ½ pt; AT; also 57TH ST, 434 E, (5:1368) ss, 251.3 w Av A, 22.1x116.7x22.1x 118.1; ½ pt; AT; also JANE ST, 16-8, (2:615) ss, 215 e 4th, 48x63.6x48.2x68.2; ½ pt; AT; agmt that mtg of \$14,511.50 is a valid lien on above premises; Oct27; Nov6'11; Clarence E Brown with John G Agar. nom
- 47TH st, 620 W.** (4:1094), ss, 300 w 11 av, runs s121.10xw75xn65xe—xe—xn69 to 47th, xe25 to beg; Oct31; Nov3'11; 3y5%; Ernest Flagg of Borough of Richmond, to Edgar S Appleby, Glen Cove, LI. 35,000
- 47TH st, 129-31 W.** (4:1000) ns, 480 e 7 av, 40x100.5; certf as to payment of \$5,000 on ac of mtg; Nov1; Nov3'11; Chas H Phelps to Sigmund Stern, Cold Springs, N Y.
- 48TH st, 220-8 W.** (4:1019) ss, 275.6 e 8 av, 99.6x100.5; PM; Nov1; Nov9'11, 5y6%; Frazee Realty Co to Max M Warburg, Hamburg, Germany. 200,000
- 48TH st, 220-8 W;** certf as to above mtg; Nov1; Nov9'11; same to same.
- 48TH st, 220-8 W;** PM; pr mtg \$210,000; Nov1; Nov9'11, 5y6%; same to Forty-eighth St Realty & Constn Co, 62 W 90,000
- 49TH st, 204-6 W.** see Bway, 1604-10.
- 49TH st, 204-8 W.** see 7 av, 732.
- 52D st, 322-4 W.** (4:1042), ss, 266.4 w 8 av, 33.8x100.5; Oct25; Nov3'11; 5y4¼%; Mary E or Mamie E wife of Curtis Wigg, 135 Centre, Nutley, NJ, to Bowery Savings Bank, 128 Bowery. 18,500
- 53D st, 244 E.** (5:1326) ss, 133.4 w 2 av, 18.10x100; ext of \$6,500 mtg to Oct16'14 at 5%; Oct10; Nov9'11; Josephine E T Williamson with Gabriel Brenauer, 242 E 53. nom
- 53D st, 419 W.** (4:1063); ext of \$18,500 mtg to Sept26'14, at 5%; Aug24; Nuv4'11; Lawyers Mtg Co with Abr J Benaim. nom
- 56TH st, 314-6 E.** (5:1348) ss, 190 e 2 av, 40x100.5; Oct21; Nov6'11, 5y5%; Hyman & Saml Levy & Gussie Rawiszer to Mary A Lockman, 50 W 39 & ano. 36,000
- 56TH st, 314-6 E;** pr mtg \$41,000; Nov1; Nov6'11, 2y6%; same to Jos Engel, 220 W 110. 2,000
- 56TH st, 314-6;** sobrn agmt; Oct21; Nov 6'11; same & Saml Wacht & Nathan Kirsh with Mary A Lockman, 50 W 39 & ano. nom
- 57TH st, 634 W.** see 57th, 616-32 W.
- 57TH st, 616-32 W.** (4:1104), ss, 275 w 11 av, 22.5x144.11; also 57TH ST, 634 W (4:1104), ss, 500 w 11 av, 25x144.11; leasehold; Oct31; Nov3'11, installs, 6%; N Y Taxicab Co, 735 7 av, to Credit Lyonnais, 19 Boulevard des Italiens, Paris, France. £6,000
- 57TH st, 616-34 W;** certf as to above mtg; Oct31; Nov3'11; same to same.
- 57TH st, 434 E.** see 46th, 45 W.
- 58TH st, 37 W.** (5:1274); ext of \$35,000 mtg to Nov2'14 at 4½%; Nov2; Nov6'11; Title Guarantee & Trust Co with Edw H Landon, 40 E 51. nom
- 64TH st, W, nec West End av,** see West End av, 102-4.
- 66TH st, 343-5 E.** see 1 av, 1225-7.
- 67TH st, 228 E.** (5:1421); ext of \$40,000 mtg to Nov21'16, at 5%; Oct31; Nov4'11; Lawyers Mtg Co with Chas Werner. nom
- 69TH st, 115 E.** (5:1404); ext of \$55,000 mtg to Aug18'14, at 4½%; Sept20; Nuv3'11; Chauncey B & Ethel D Spears with Bank for Savings, 280 4 av. nom
- 69TH st, 117 W.** (4:1141), ns, 163 w Col av, 21x100.5; Nov1; Nov3'11, due, &c, as per bond; Clara J Gordon to Title Guarantee & Trust Co. 20,000
- 69TH st, 415 E.** (5:1464); ext of \$7,000 mtg to Oct16'14, at 6%; Oct16; Nov9'11; Mary A P Lemke with Bohemian Moravian Real Estate Assn. nom
- 72D st, 28 E.** (5:1386), ss, 40 e Mad av, 18.3x80; Nov3'11; 3y5%; County Holding Co to Union Mtg Co, 128 Bway. 56,000
- 72D st, 28 E;** certf as to above mtg; Nov 3'11; same to same.
- 73D st, 223 E.** (5:1428), ext of \$18,000 mtg to Sept 15'14, at 5%; Sept15; Nov8'11; Isabel D Cursti to Bertha Kaufmann, 1767 3 av. nom
- 74TH st, 216 E.** (5:1428) ss, 185 e 3 av, 25x102.2; pr mtg \$11,000; Sept1; Nov6'11, due July1'13, 6%; Hyman Harkavy, Harris Moskowitz & Annie Firstenberg to Jennie wife Hyman Harkavy, 510 E 85, 3,000
- 76TH st, 133-9 E.** see Lex av, 1080.
- 81ST st, 221 W.** (4:1229), ns, 250 w Ams av, 145.1 to Bway (Nos2260-8) x102.2x144x 102.2; PM; Oct31; Nov6'11, due Sept1'14, 5%; Leo M Klein to Hermann H Cammann, Merrick, LI & ano exrs Eliza M Bailey. 320,000
- 81ST st, 203-9 W.** (4:1229) ns, 100 w Ams av, 112.5x102.2; bldg loan; pr mtg \$142,500; Nov2; Nov6'11, 1y6%; S B Constn Co to Sender Jarmulowsky, 16 E 93, 190,000
- 81ST st, 203-9 W;** certf as to above mtg; Oct26; Nov6'11; same to same.
- 81ST st, 203-9 W;** sobrn agmt; Nov2; Nov6'11; 81st Street Co with same. nom
- 82D st, 3 E.** (5:1494) ns, 160 e 5 av, 25x 102.2; Oct17; Nov8'11, 5y5%; Robt Hager Jr to Lawyers Mtg Co, 59 Liberty. 85,000
- 88TH st, 507 E.** (5:1585); ext of \$15,000 mtg to Oct1'14, at 5; Oct30; Nov3'11; J Fred Boss with Jacob Eisenkramer. nom
- 94TH st, 28 E.** see Mad av, swc 94.
- 95TH st, 150 W.** (4:1225), ss, 289 e Ams av, 18x100.8; PM; pr mtg \$8,000; Oct10; Nov3'11, due, &c, as per bond; Julius Tishman, 25 W 90, to Margt McKeon, 423 W 146. 5,000
- 96TH st, 222 E.** (5:1541) ss, 305 e 3 av, 32x100.8; ext of \$27,000 mtg to Dec4'16 at 5%; Nov3'11; Central Trust Co of N Y trustee, 54 Wall, with Simon Schnurmacher, 309 E 74, Jos Schnurmacher, 56 E 87 & Anna Levy, 256 E 68. nom
- 96TH st, 224 E.** (5:1541) ss, 337 e 3 av, 32x100.8; ext of mtg for \$27,000 to Dec4'16, 5%; Nov3; Nov4'11; Central Trust Co, 54 Wall with Mary A Smith, 218 E 49. nom
- 97TH st, 229 E.** (6:1647) ns, 175 w 2 av, 25x100.11; Nov6'11, 5y5%; Fanny Gruen, 401 E 52 to Wm J Hoe, 327 W 14. 10,000
- 98TH st W.** see Riverside Drive, see Riverside Drive, 258.
- 100TH st, 66 E.** (6:1605), ext of \$18,000 mtg to July1'16 at 5%; Oct9; Nov6'11; Lawyers Mtg Co with Sarah Lese & Clara Blumenthal. nom
- 100TH st, 233 W.** (7:1872) ns, 200 e West End av, 25x101.10; pr mtg \$20,000; Nov8'11, due, &c, as per bond; Nameoki Club, a corp to Daniel Buckley, 58 W 72. 3,000
- 104TH st, 161 E.** (6:1632), ns, 250 w 3 av, 25x100.11; pr mtg \$8,000; May16; Nov4'11; due May1'12, 6%; Gertrude L Smith, 100 E 101, to Geo W Clune, 46 W 10. 3,500
- 108TH st, 237 E.** (6:1658) sobrn agmt; Oct30; Nov6'11; Lion Brewery with John J Buckley, 1700 Holland av. nom
- 108TH st, 237 E.** (6:1658) ns, 125 w 2 av, 25x100; pr mtg \$9,000; Oct30; Nov6'11, 2y 6%; Concetta Toterio, 520 Van Nest av, to John J Buckley, 1700 Holland av. 2,000
- 108TH st, 116-8 E.** (6:1635); ext of \$47,000 mtg to Oct24'14 at 5%; Oct25; Nov6'11; Lawyers Mtg Co with Eva E Weber. nom
- 108TH st, 212-4 W.** (7:1879) ss, 200.4 w Ams av, 2 lots, ea 25x100; 2 mtgs, ea \$10,000; PM; 2 pr mtgs \$25,000 ea; Oct16; Nov 8'11, 10y5%; Robt Jordan to Betty M Hilborn, 415 Riverside Drive. 20,000
- 109TH st, 311-5 E.** (6:1681); ext of \$40,000 mtg to June30'16, at 5%; July11; Nov 4'11; Helen E Weed Pearson with Little Italy Realty Co & Frank Garofalo. nom
- 111TH st, 316-8 W.** (7:1846), ss, 110 e Manhattan av, 37.6x106.2; Nov2; Nov3'11, 5y4¼%; Adolph Finkelstein to Citizens Savings Bank, 56 Bowery. 40,000
- 111TH st, 316-8 W;** sobrn agmt; Nov2; Nov3'11; same & Henry D Goodman with same. nom
- 114TH st, 108-10 E.** (6:1641); ext of \$40,000 mtg to Oct18'16 at 5%; Oct3; Nov9 '11; Wm de F Haynes et al, exrs Fredk W Haynes with Rosa Felenstein. nom
- 114TH st, 98-100 E.** (6:1641) ss, 34.10 e Park av, —x—; ext of \$38,000 mtg to Oct 18'16 at 5%; Oct10; Nov6'11; Lawyers Mtg Co with Saml Shapiro. nom
- 116TH st, 230 W.** (7:1831); ext of \$26,000 mtg to Dec7'16 at 5%; Oct26; Nov9'11; Emigrant Industrial Savings Bank with Philip L Berlinger, 230 W 107. nom
- 116th st, 156 E.** (6:1643) ss, 66.8 e Lex av, 16.8x100.11; Nov6; Nov8'11, due May1 '12, 6%; Donato M Cefola to Grace L Horton, 2881 Bway. 600
- 116TH st, 75-9 E.** (6:1622) ns, 110 e Mad av, 50x100.11; Nov8'11, 5y5%; Mary L Bell to Lawyers Mtg Co, 59 Liberty. 32,000
- 118TH st, 426-8 E.** (6:1711), ext of \$33,000 mtg to July16'16 at 5½%; Sept19; Nov 6'11; Virginia S Mackay-Smith with Abr D Weinstein. nom
- 118TH st, 316-8 E.** (6:1689), ext of mtg for \$45,000 to Sept10'16 at 5%; Sept26; Nov 8'11; Lawyers Mtg Co with Jacob Bobrow. nom
- 119TH st, 7 E.** (6:1746); ext of \$22,000 mtg to Dec22'16, at 4½%; Sept6; Nov3'11; Jos & Walter Kaufmann & Geo W Jacoby exrs, &c, Abr Kaufmann with An Assoc for the Relief of Respectable Aged Indigent Females, 891 Ams av. nom
- 123D st, 73 E.** (6:1748) sal Ls; pr mtg \$1,000; Nov3; Nov9'11, demand, 6%; Paul Naples & Jos Fiore to Geo Ehret, 1197 Park av. 1,000
- 123D st, 354-64 E.** see 7th, 233 E.
- 126TH st, 113-5 E.** (6:1775); ext of \$40,000 mtg to Oct24'16 at 5½%; Oct4; Nov9'11; Wm de F Haynes et al, exrs Fredk W Haynes with Philip & Max Weinstein. nom
- 130TH st, 5 E.** (6:1755) ns, 112.6 e 5 av, 18.9x99.11; Nov3'11, 3y4¼%; Delia Shongood to Lawyers Title Ins & Trust Co. 5,000
- 132D st, 149 W.** (7:1917), ns, 250 e 7 av, 25x99.11; PM; pr mtg \$17,500; Nov3; Nov4 '11, due, &c, as per bond; Kath L Kelly to Henry J Kelly, 623 W 152. 2,000
- 133D st, 312 W.** (7:1958) ss, 150 w 8 av; ext of \$18,000 mtg to Nov12'14 at 5%; Oct 27; Nov9'11; Julia C B Grant with Mary E Sipp. nom
- 135TH st, 308 W.** see 135th, 306 W.
- 135TH st, 306 W.** (7:1959) ss, 100 w 8 av, 25x99.11; also 135TH ST, 308 W, (7:1959) ss, 125 w 8 av, 25x99.11; PM; pr mtg \$—; Nov8; Nov9'11, 1y6%; Howe Realty Co to Rachel Bachrach, 1239 Mad av. 3,900
- 141ST st W.** (7:2010) ns, 100 e 7 av, 125 x99.11; bldg loan; Nov1; Nov3'11, 4y6%; Kramer Contracting Co to Title Ins Co of NY, 135 Bway. 162,500
- 141ST st W.** (7:2010) same prop; certf as to above mtg; Nov1; Nov3'11; same to same.
- 142D st W.** (7:2010) ss, 100 e 7 av, 150x 99.11; bldg loan; Nov1; Nov3'11, 4y6%; Kramer Contracting Co to Title Ins Co of N Y. 190,000
- 142D st W.** (7:2010) same prop; certf as to above mtg; Nov1; Nov3'11; same to same.
- 143D st, 156-8 W.** see 7 av, 2453-5.
- 143D st W.** see Convent av, see Convent av, swc 143.
- 143D st, 622 W.** (7:2089) ss, 325 w Bway, 25x99.11; Oct23'11, due, &c, as per bond; John Donovan to Title Guar & Trust Co; corrects error in issue of Oct28 when property was 145th st, 622 W. 1,500
- 144TH st, 541-3 W.** (7:2076), ns, 335 e Bway, 40x99.11; Nov3; Nov4'11, 1y6%; Patk Reddy to Peter McGinn, 2 E 116. 10,000
- 144TH st, 457 W.** (7:2059) ns, 197.8 e Ams av, 16.6x 99.11; ext of \$9,375 mtg to Oct1'13 at 5%; Aug30'10; Nov8'11; Edna P Jenkins with Edwin H Peck. nom
- 160TH st, 514 W.** (8:2118) ss, 175 w Ams av, 25x99.11; agmt as to share ownership in mtg; Nov1; Nov3'11; Max Meyer with J G Wm Pilgrim, 321 W 101. nom
- 180TH st W.** see Northern av, see Northern av, see 180.

# THE GEORGE A. JUST CO.

239 VERNON AVENUE  
LONG ISLAND CITY NEW YORK

# IRON WORK FOR BUILDINGS

**183D st, 560 W.** (8:2154) ss, 231.3 e St Nicholas av, 18.9x104.11; Nov4'11, due, &c, as per bond; Thos A Melody to Title Guarantee & Trust Co, 176 Bway. 8,000

**Av A, 194.** (2:406), nec 12th (No 501) 28.8 x51.10; PM; Nov2; Nov3'11, 5y5%; Annie Karp, 438 E 120, to Met Savgs Bank, 59 Cooper sq E. 17,000

**Av A, 25.** (2:429) swc 2d (No145) 15.3x 64, leasehold; Nov3; Nov9'11, 10y6%; Adelphi Holding Co, 25 W 42, to Eliz Sippelius, at Bush Pine, NY. 5,500

**Av A, 25;** certf as to above mtg; Nov3; Nov9'11; same to same.

**Av A, 1436-S.** (5:1488) es, 25.6 n 76th, 50.6x98; ext of \$43,000 mtg to Nov1'16 at 5%; Nov6'11; Manhattan Mtg Co with Ernest Kast, 726 Ams av & Ernest Blume, 713 Ams av. nom

**Amsterdam av.** (8:2149) es, 1,250.4 n Laurel Hill Terrace, runs e255.6xn101.3xw 271.5 to av xs100 to beg, except part for Fort George Park; pr mtg \$20,000; Nov8 '11, due, &c, as per bond; Jas Thom to City Real Estate Co, 176 Bway. 4,000

**Amsterdam av, 129-31.** (4:1137) es, 60.5 sw 66th, 40x80; Nov6; Nov9'11, 3y5%; Jno A Moore to Union Trust Co, 80 Bway. 22,000

**Amsterdam av, 129-31;** sobrn agmt; Nov 6; Nov9'11; Lina A Weber with same. nom

**Broadway, 1604-10.** (4:1020); also 7TH AV, 732, (4:1020); also 49TH ST, 204-6 W, (4:1020); certf as to mtg for \$50,000; Oct 18; Nov9'11; Century Holding Co to Fleischmann Co. nom

**Broadway, 2260-8.** see 81st st, 221 W.

**Broadway, 1608-10.** see 7 av, 732.

**Broadway, 1604-6.** see 7 av, 732.

**Columbus av, 783-5.** (7:1834), es, 25.11 n 98th, 50x74; Nov2; Nov3'11, due Feb2'12, 6%; Wm Otten to Lionel Jaeger, 508 Ams av. 1,200

**Convent av.** (7:2058), swc 143d, 99.11x 125; Nov2; Nov3'11; 1y6%; Albion Constn Co to State Realty & Mtg Co, 11 Pine. 110,000

**Convent av.** (7:2058), swc 143d, 99.11x 125; certf as to above mtg; Nov2; Nov3'11; same to same.

**Convent av.** (7:2058), swc 143d, 99.11x 125; PM; pr mtg \$110,000; Nov2; Nov3'11, 1y6%; same to same. 39,250

**Convent av, 457.** (7:2064) es, 18 s 150th, 15.11x50; Nov6'11, 5y5%; Wm H Markham to Geo B Markham, 457 Convent av, 5,000

**Edgecombe av, 165-7.** (7:2051) sw, 515 s 145th, 40x100; pr mtg \$—; Nov9'11, 2y 6%; Irene M Brobst, Bklyn to Abr Rice, 973 2 av. 4,000

**Lexington av, 1043.** (5:1409), es, 85.2 n 74th, 17x82.6; Nov3'11, 5y5%; Henry Meyers to Lawyers Mtg Co, 59 Liberty. 15,000

**Lexington av, 167.** (3:886) es, 65.10 n 30th, 21.11x100; Nov3; Nov8'11, due, &c, as per bond; Marietta Simmons to Title Guar & Trust Co, 176 Bway. 2,000

**Lexington av, 1080.** (5:1411) nwc 76th (Nos 133-9) 17.2x72.10; ext of mtg for \$30,000 to Nov1'13, 4 1/2%; Oct25; Oct30'11; Augusta Lindeman with Alex J Bruen, 41 Park Row; corrects error in last issue when property was 61st st, 154 E, ss, 241 W 3 av. nom

**Madison av.** (5:1505), swc 94th (No 28), 100.8x87.9; pr mtg \$221,000; Apr27'1910; Nov4'11, due Apr27'11, 6%; Simon Uhlfelder & Abr Weinberg to Wm H Seibert. 2,500

**Northern av late Haven av.** (8:2177) sec 180th, 100x147; bldg loan; pr mtg \$70,000; Nov9'11, 2y6%; Munden Constn Co to Bendheim Constn Co, 128 Bway. 90,000

**Northern av late Haven av.** (8:2177); same prop; certf as to above mtg; Nov9 '11; same to same.

**Northern av late Haven av.** (8:2177); same prop; PM; pr mtg \$32,500; Nov9'11; 2y6%; same to same. 37,500

**Riverside Drive.** (7:1995) nes, 236.6 n on curve from 127th, runs n50nxe79.3xn95 to 129th xse50xsl15xselxsw92.1 to beg; Nov2; Nov3'11, 3y6%; London Constn Co to American Mort Co, 31 Nassau. 25,000

**Riverside Drive.** (7:1995), same prop; certf as to above mtg; Nov1; Nov3'11; same to same.

**Riverside Drive.** (7:1995), same prop; sobrn agmt; Nov1; Nov3'11; Israel Lewis with same. nom

**Riverside Drive, 258.** (7:1887) sec 98th, 101.7x98.3x100.11x108.6; pr mtg \$475,000; July 27'10; Nov8'11, due Jan27'11, 6%; Century Holding Co, 1182 Bway to Julius Fleischmann, Cincinnati, O. 50,000

**Riverside Drive, 258;** certf as to above mtg; July27'10; Nov8'11; same to same.

**West End av, 188.** (4:1160) es, 75.5 s 69th, 25x100; Nov6'11, 5y4 1/2%; David Lubelsky to German Savgs Bank, 157 4 av. 20,000

**West End av, 186.** (4:1160) es, 75.5 n 68th, 25x100; Nov6'11, 5y4 1/2%; David Lubelsky to German Savgs Bank, 157 4 av. 20,000

**West End av, 102-4.** (4:1156), nec 64th, 50.2x100; bldg loan; Nov3'11, due Dec1'16, 5%; Auto Service Bldg Co, 1968 Bway, to Bettie Rothfeld, 163 W 72. 65,000

**West End av, 102-4;** certf as to above mtg; Nov3'11; same to same.

**West End av, 102-4;** sobrn agmt; Nov3 '11; Geo A Oppenheimer with same. nom

**1ST av, 2243.** (6:1687); ext of \$10,000 mtg to Nov12'16 at 5%; Oct31; Nov3'11; St Lukes Home for Aged Women, 21 E 20, with Giuseppe D'Alesio, 308 E 109. nom

**1ST av, 2329.** (6:1796); ext of \$10,000 mtg to Aug24'13, at 5 1/2%; Oct2; Nov4'11; Lawyers Mtg Co with Angiola Anzalone. nom

**1ST av, 1209.** (5:1440), ws, 50.5 n 65th, 25x92; PM; pr mtg \$24,000; Nov3; Nov4'11, 4y6%; Bertha Lewitus, 509 W 161st, to Elisa Mose, 19 E 89. 2,000

**1ST av, 1225-7.** (5:1441) nwc 66th (Nos 343-5), 50x75; Nov8; Nov9'11, due, &c, as per bond; Barney Isaacs, 224 Foster av, to Saml Wacht, 130 W 122. 3,000

**2D av, 943.** (5:1324) sal Ls; Nov4; Nov6 '11, demand, 6%; Dick Schlicting, 943 2 av to Henry Elias Brewing Co, 403 E 54. 2,175

**2D av, 434.** (3:930), ext of \$28,000 mtg to Nov26'14 at 5%; Oct26; Nov6'11; Lawyers Title Ins & Trust Co with Dora Hal Realty Co. nom

**2D av, 1269.** (5:1421) ws, 80.11 s 67th, 39x100; PM; pr mtg \$42,000; Nov8'11, 5y 6%; Catherine & Water St Constn & Realty Co, 14 Maiden Lane to Emanuel Menline, 200 w 112. 5,000

**2D av, 1269;** certf as to above mtg; Nov 8'11; same to same.

**2D av, 2324.** (6:1796) es, 25.6 n 119th, 25 x75; ext of \$11,000 mtg to Nov6'16 at 5%; Nov6; Nov9'11; Lawyers Title Ins & Trust Co with Rosa Gold. nom

**2D av, 522.** (3:935); sal Ls; Oct26; Nov 3'11, demand, 6%; Denis Scully to Lion Brewery, 104 W 108. 4,800

**3D av, 337.** (3:905), sal Ls; Oct31; Nov3 '11, demand, 6%; Patk McQueeney to Lion Brewery, 104 W 108. 1,000

**3D av, 482.** (3:888) ws, 25 s 33d, 24.5x75; PM; Nov6'11, 5y5%; Henry Tishman to Ella A Gregg, Kensington rd, Garden City, LI, & ano trstes Robt G Gregg, 18,000

**3D av, 484.** (3:888) swc 33d (Nos 164-70), runs w100xs49.5xe25xn24.5xe75 to 3 av xn25 to beg; pr mtg \$25,000; Nov; Nov 8'11, 3y6%; Henry Tishman, 316 W 112, to Frances Hein, 6 W 87. 15,000

**3D av, 1459.** (5:1528) es, 102.2 n 82d, 20x100; Oct3; Nov9'11, 5y % as per bond; Sarah Goldberg to Lawyers Title Ins & Trust Co. 15,500

**3D av, 1459;** sobrn agmt; Nov8; Nov9 '11; same & Isidor Federman with same. nom

**5TH av.** (3:837) ws, 37 n 35th, 37x100; ext of \$375,000 mtg to May2'14 at 4 1/2%; Nov2; Nov6'11; Lawyers Title Ins & Trust Co with Ball Realty Co. nom

**7TH av, 732.** (4:1020) ws, 112.6 n 48th, 22x128.5 to Bway (Nos 1604-6) x42.1x121.1 also BROADWAY, 1608-10. (4:1020) sec 49th (Nos 204-8), 47.3x58.10x55.7x65.1; pr mtg \$375,000; Oct18'10; Nov8'11, 1y6%; Century Holding Co, 1182 Bway to Fleischmann Co, at Cincinnati, O. 50,000

**7TH av, 2453-5.** (7:2011) sec 143d (Nos 156-8), 49.11x100; ext of \$70,000 mtg to June4'16 at 5%; Sept29; Nov4'11; Lawyers Mtg Co with Chas I Weinstein. nom

**7TH av, 732.** see Bway, 1604-10.

**7TH av, 211.** (3:798) es, 15.7 n 22d, 16.5x 60; Nov9'11, 3y4 1/2%; Henry Boschen to Louis Sachs, 1044 Mad av, et al, exrs, &c, Saml Sachs. 15,000

**8TH av, 2919.** (7:2047); ext of \$15,000 mtg to May1'16 at 5%; Oct9; Nov3'11; Hattie Pink, 2 W 89, & Minnie Ullman, 336 W 95, with An Assn for the Relief of Respectable Aged Indigent Females in City NY, 891 Ams av. nom

**11TH av, 667.** (4:1096), ws, 30 n 48th, 20.2x100; pr mtg \$7,000; Nov1; Nov4'11; 3y 6%; Jacob Katzenstein, 15 E 108, to Solomon Hamburger 66 E 108. 2,000

**Certf as to mtg** for \$40,000 covering land in Bklyn, NY; Nov3; Nov6'11; Menken Kraus Realty & Constn Co to Title Guarantee & Trust Co, 176 Bway.

## MORTGAGES

### Borough of the Bronx.

**Freeman st, nec Bryant av.** see Bryant av, nec Freeman.

**Fox st, 639.** (10:2684) ns, 110 e Av St John, 40.7x125; PM; pr mtg \$33,500; Nov1; Nov6'11, 2y6%; Frank Casper to Maze Realty Co, 148 E 49. 3,000

**Fox st, 568-72.** (10:2683) ss, 358.11 e Prospect av, 2 lots, each 40x109; 2 mtgs, ea \$26,000; Nov8'11, 5y5%; Julia J Hirsch, 210 W 140th to N Y Life Ins & Trust Co, 52 Wall. 52,000

**Fox st, 568-72;** sobrn agmt; Nov8'11; same & Margt Knox with same. nom

**Hicks st, (\*), ss, 684 w Corsa av, 50x—,** being lots 273 & 274 map Laconia Park; pr mtg \$800; Oct31; Nov3'11, 1y6%; Frank Mirra to Michele Arra, 230 Grand. 240

**Jennings st, (11:2972) swc Stebbins av,** 69.6x48.8x38.6x75.7; PM; pr mtg \$44,000; Oct31; Nov6'11, due, &c, as per bond; Ernestine Malino to Cioffi Co, 116 Intervale av. 2,250

**Kelly st.** (10:2705) nwc 165th, runs w 100.6xn62.5xn25xe104.7 to Kelly xs80.3 to beg; PM; pr mtg \$9,000; Nov2; Nov9'11, 1y6%; Simon Machiz to Moses Matthews, 870 Kelly. 12,000

**Pond pl.** (12:3289) es, 165.6 s 198th, 25 x118.2x25.9x124.5; ext of \$5,000 mtg to Jan11'15 at 5%; Oct3; Nov9'11; Cath Bigley with Anna C Bub. nom

**Rogers pl.** (10:2699) es, 472.1 n Westchester av, 20.3x90; Nov3; Nov4'11, 1y 5 1/2%; Victorine Curnick to Paul J Baumgarten, 334 W 88, & ano. 1,000

**Rogers pl.** (10:2699) ses, 672.4 ne West av, 30x74x23.9x78.11; Nov1; Nov8'11; 3y 6%; Sarah Markham wid to Lena Amter, 822 Faile. 1,000

**Simpson st.** (10:2724) ws, 270.8 n 163d, 42x109.7x42x110; ext of \$5,000 mtg to Nov1 '14 at 6%; Oct27; Nov3'11; American Real Estate Co with Podgur Realty Co. nom

**Tiffany st, 1080.** (10:2717) es, 154.3 s 167th, 25x100; Nov6'11, 5y5%; Saml Kramer to Jos H Selg, 1646 2 av. 8,500

**Tiffany st, 1080.** (10:2717) es, 154.3 s 167th, 25x100; pr mtg \$8,500; Nov6'11, 3y 6%; Saml Kramer to Alois L Ernst, 541 W 113. 1,200

**Whittier st.** see Lafayette av, see Lafayette av, ns, 230 e Whittier.

**4TH st, (\*), ns, 149.11 w Av C,** see 4th (\*), ss, 199.9 w Av C.

**4TH st, (\*), ss, 199.9 w Av C,** 49.3x103; also 4TH ST (\*), ns, 149.11 w Av C, 49.10 x103, Unionport; Nov6; Nov8'11; PM, due &c as per bond; Adam Mink to Matthew Sullivan, 353 E 141. 2,000

**140TH st, 472.** (9:2284) ss, 650 e Willis av, old line, 16.8x100; PM; Nov2; Nov3'11, due, &c, as per bond; Christiana A Budde to Cath L Walgrove, 1 W 127. 4,500

**146TH st, 439 E.** (9:2291), ext of \$3,000 mtg to Oct31'16 at 5%; Oct11; Nov6'11; Lawyers Title Ins & Trust Co with Fredk Getz. nom

**148TH st.** (9:2336) ss, 561.9 e Park av late Terrace pl, 25x100; pr mtg \$5,500; Nov3; Nov4'11, demand, 6%; Giovanni Bollella to Ebling Bwg Co, 760 St Anns av. 1,000

**151ST st.** (9:2398) ns, 250 e Courtlandt av, 50x115x50x115.2; Nov8; Nov9'11, due, &c, as per bond; Benj Benenson to Title Guarantee & Trust Co, 176 Bway. 37,000

**152D st, 414 E.** (9:2374); ext of \$5,000 mtg to Oct30'16 at 5%; Oct10; Nov4'11; Lawyers Mtg Co with Louise M C Kohler. nom

**152D st, sec Wales av,** see Tinton av, n wc 152.

**152D st, nwc Tinton av,** see Tinton av, n wc 152.

**160TH st, 723 E.** (10:2647) asn rents to ext of \$317.21; Nov3; Nov9'11; Emma M S Mestaniz with Frank Weiss, 723 E 160. nom

**164TH st.** (9:2368) ss, 141.6 e Washington av, 40x100; pr mtg \$28,000; Nov6'11, 3 y6%; Kingsley Contracting Co to Henry Dreyer, 914 Leggett av. 4,500

**164TH st.** (9:2368), same prop; certf as to above mtg; Nov6'11; same to same. nom

**165TH st, nwc Kelly,** see Kelly, nwc 165.

**166TH st, sec Park av,** see Park av, sec 166.

**168TH st, ss, 69.8 w Fulton av,** see Fulton av, nws, 103.9 sw 168.

**169TH st, 409 E.** (11:2893) ns, 81.6 w Brook av, 27x73.10; pr mtg \$10,000; Nov8; Nov9'11, 2y6%; Jno Butterfass to Lillian S Colitz, 57 W 111. 1,500

**169TH st, 685 E.** (11:2893) ns, 81.6 w Brook av, 27x73; Nov8; Nov9'11, due, &c, as per bond; Jno Butterfass to Title Guarantee & Trust Co, 176 Bway. 10,000

**173D st, (\*), es, 84.11 s Westchester av,** 25x100; pr mtg \$3,500; Oct23; Nov8'11, due Apr23'12; 5%; Elise Dahlin to Carl Dahlin, 1252 Beach av. 500

**174TH st, sec Washington av,** see Washington av, sec 174.

**175TH st, swc Eastburn av,** see Eastburn av swc 175th.

**180TH st, 1160,** see Honeywell av, 2090-2.

**180TH st.** (11:3080) ss, 100.1 w Crotona av, 25x88.2; Nov9'11, 5y5%; Emilia wife Alfonso Lucchini to Jno Theall, 71 E 84. 9,000

**180TH st.** (11:3080); same prop; sobrn agmt; Nov9'11; Emilia Lucchini & Pasquale D'Auria with same. nom

**187TH st, 651 E.** (11:3075) sal Ls; Nov 3; Nov8'11; demand; 6%; Michl Tiso to Ebling Bwg Co, 760 St Anns av. 2,978

**190TH st, sec Webb av,** see 190th, ss, 23.1 w Devoe Ter.

**190TH st.** (11:3219) ss, 23.1 w Devoe Terrace, 23.1 to es Webb av x—x43.2x94.3; ext of \$2,000 mtg to Apr24'14 at % as per bond; July12; Nov8'11 Anna Jensen with Jno P Pape, 287 E 236. nom

**198TH st.** (12:3296) nec Briggs av, 25.11 x97x25x103.8; ext of \$27,000 mtg to Jan1 '15 at 5 1/2%; Nov6'11; Henry Cleland with Wm A Larned, 5 Blackburn pl, Summit, NJ. nom

# HECLA IRON WORKS

North 10th, 11th, 12th and 13th Streets  
BROOKLYN, NEW YORK

# Architectural Bronze AND IRON WORK

**214TH st. (\*) nec White Plains av, see White Plains av, 3630.**

**220TH st. (\*) ns, 155 w Barnes av, 50x 114, Wakefield; Nov8; Nov9'11; 1y6%; Enrico Stanganelli to Raffaele De Nunzio, 317 2 av. 600**

**224TH st. (\*) ns, 180 e White Plains rd, 25x114, Wakefield; Nov1; Nov4'11, 2y5%; Louis Rauch to Henry Doemer, 332 E 151. 500**

**225TH st. (\*) ss, 105 w Olinville av, 100 x114, Wakefield; July12; Nov9'11, 3y5%; Jacob Stahl to Louis Langfield, 140 Alex av. 6,000**

**227TH st. (\*) ss, 105 e Barnes av, 50x 114, Wakefield; pr mtg \$8,000; July18; Nov 4'11, due, &c, as per bond; Henrietta L Higgins to Maryland Casualty Co, 100 Wm. 1,300**

**229TH st. (\*) ns, 205 e Bronxwood av, 25x114, Wakefield; Oct27; Nov3'11, due Aug 27'12, without interest; Domenico Parciasepe to Melrose Realty Co, 4380 3 av. 250**

**230TH st. (\*) ss, 305 e Barnes av, 25x 114, Wakefield; bldg loan; Oct30; Nov3'11, 3y5½%; Vincenzo Avarello to Eliz K Dooling, 179 E 80. 4,250**

**230TH st. (\*) ss, 305 e Barnes av, 25x 114, Wakefield; sobrn agmt; Nov2; Nov3 '11; G & S Realty Co with Eliz K Dooling, 179 E 80. nom**

**235TH st, nwc Keppler av, see Keppler av, nwc 235**

**Appleton av. (\*) ws, abt 620 s Buhre av, being lots 128 to 132 map 1122 land Dutchess Land Co, according to Benson Est, Throggs Neck, 125x136x—x159; Oct25; Nov 3'11, 3y6%; Bronxdale Realty Co to Rose Baer, 219 E 49. 2,000**

**Appleton av. (\*) ws, abt 845 s Buhre av, being lots 122 & 123, same map; Oct25; Nov3'11, 3y6%; same to same. 600**

**Appleton av. (\*) ws, abt 745 s Buhre av, being lots 124 to 127, same map; Oct25; Nov3'11, 3y6%; same to same. 1,600**

**Bathgate av, 1851, (11:2917), ext of \$28,000 mtg to Sept29'16 at 5½%; Oct6; Nov6 '11; Farmers & Mechanics Savgs Bank of Lockport, NY, with Gerbereux Co. nom**

**Bathgate av, 1847, (11:2917), ext of \$28,000 mtg to Sept29'16 at 5½%; Oct6; Nov6 '11; Farmers & Mechanics Savgs Bank of Lockport, NY, with Gerbereux Co. nom**

**Bathgate av, 2164, (11:3048) es, 105.2 n 181st, 26.4x100; Nov 4; Nov6'11, due Jan1 '15, 5%; Sarah E Schmeckenbecher to Caroline Roll, 821 E 168. 7,000**

**Becker av. (\*) sws, 50 e Bronx Blvd, 50x100, Washingtonville; Nov4; Nov6'11, 3 y6%; Frank B Doughty to Nicholas Wapler, 2394 7 av. 1,500**

**Bryant av, 1493, (11:2995), ext of \$7,000 mtg to Aug18'16 at 5½%; Sept28; Nov6'11; Fannie F Gips with Jackson Constn Co. nom**

**Briggs av, 2924, (12:3297); ext of \$4,500 mtg to Oct23'14 at 5%; Oct23; Nov3'11; Title Guarantee & Trust Co with Annie J Fay, 2924 Briggs av. nom**

**Bryant av, 1491, (11:2995); ext of \$7,500 mtg to Aug18'16 at 5½%; Oct3; Nov4'11; Lawyers Mtg Co with Jackson Constn Co. nom**

**Bryant av, (11:2999) nec Freeman; sal Ls; Oct26; Nov3'11, demand, 6%; Geo Graber to Lion Bwy, 104 W 108. 4,000**

**Briggs av, nec 198th, see 198th, nec Briggs av.**

**Boscobel av, (9:2520) swc Shakespeare av, 116.2x79.10x95x13; pr mtg \$6,000; Nov 8; Nov9'11, 1y6%; Henry Gundlach to Hermann Keil, 408 E Tremont av. 1,500**

**Baisley av (\*) nec Fairfax av, 50x100; Oct23; Nov9'11; 3y6%; Mary F McGrail to Frank Rauch, 1020 St Johns av. 500**

**Barnes av, 3911 (\*) ws, 92 s 223d, 22x 105; ext of \$3,500 mtg to Oct19'14 at 5½%; Oct27; Nov9'11; Julia C S Grant with Frank Boyle. nom**

**Carpenter av (\*) es, 200 n 240th; Lots 218 & 219, map Washingtonville, except part for av; ext of \$2,500 mtg to Nov18 '14 at 5½%; Oct18; Nov9'11; Jennina S & Jas Striker with Jeannette H Schoonmaker. nom**

**Crotona av, (12:3273) nwc Pelham av, 218x15.7x— to Pelham av x24.10; sobrn agmt; Oct23; Nov8'11; Sarah G Fuller & Mary E Halley & Margt Deane with Aline B Laue or Lane, Plainfield, NJ. nom**

**Creston av, (12:3314) es, 198.7 s 196th, 40x74.8x40x74.6; Nov8; Nov9'11, 3y5%; Wm Kaufmann to North Side Savgs Bank, 3230 3 av. 18,000**

**Cauldwell av, 704-6, (10:2628) es, 299.6 s 156th, 43.6x105.7x43.6x104.9; Nov6; Nov8 '11, due &c as per bond; Fanny Gruen, 401 E 52 to Julia E Cameron, 31 E 38. 32,000**

**Cauldwell av, 700-2, (10:2628) es, 343 s 156th, 43x106.5x43x105.7; Nov6; Nov8'11; 5y5%; Fanny Gruen, 401 E 52 to Luke Kouwenhoven, — Shore rd, Steinway, LI. 32,000**

**Eagle av, 675, (10:2617); ext of \$5,450 mtg to Aug4'16 at 5½%; Sept18; Nov4'11; Lawyers Mtg Co with Sarah Bulloss. nom**

**Ellis av. (\*) ns, 330 e Pugsley av, 25x 108; pr mtg \$5,000; Oct30; Nov3'11, due Oct30'13, 6%; Eliz C Fonda to Henry Osterholt, 409 E 147. 1,500**

**Eastburn av, (11:2795) swc 175th, runs s126.8xw50xn83.10 to Grand Blvd & Concourse xne59 to st, xe9.4 to beg; Nov8'11; 5y5%; Nathan B Levin Co to Geo W Dibble, Mt Vernon, NY & ano exrs Anne E Dibble. 57,500**

**Eastburn av, (11:2795); same prop; certf as to above mtg; Nov8'11; same to same.**

**Eastburn av, (11:2795); same prop; sobrn agmt; Nov8'11; same & Winton Realty Co with same. nom**

**Eastburn av, (11:2795); same prop; pr mtg \$57,500; Nov8'11, due &c as per bond; Nathan B Levin Co to Geo E Buckbee, 1941 Grand Blvd & Concourse. 10,000**

**Eastburn av, (11:2795) same prop; certf as to above mtg; Nov6; Nov8'11; same to same.**

**Eastburn av, (11:2795) same prop; sobrn agmt; Nov8'11; same & Winton Realty Co with same. nom**

**Franklin av, 1411, (11:2932); ext of \$4,500 mtg to Aug10'16 at 5½%; Sept9; Nov4 '11; Lawyers Mtg Co to Alvina K Meyers. nom**

**Fulton av, (10:2609) nws, 103.9 sw 168th, runs nw195.1xne103.6 to 168th xsel33.5xsw 28.2xse69.8 to av xsw74.11 to beg; PM; Oct 18; Nov6'11, due, &c, as per bond; Sarah F Conovan, 412 Pleasant av to Mutual Life Ins Co of NY, 32 Nassau. 13,500**

**Fairfax av (\*) nec Baisley av, see Baisley av (\*) nec Fairfax av.**

**Green av. (\*) ns, 100 w Mapes av, 75x 100; pr mtg \$2,000; Nov2; Nov3'11, 1y6%; Geo Costar to Benenson Realty Co, 407 E 153. 1,000**

**Grand Blvd & Concourse, ws, abt 216.4 n 165, see Walton av, es, 216.4 n 165.**

**Grand Blvd & Concourse, es, 59 s 175th, see Eastburn av, swc 175th.**

**Heath av, (12:3257) es, 211.6 n Boston rd, 33.4x63.3x33.4x63.5; Estoppel certf; Nov8'11; Peter Donahue to whom it may concern.**

**Honeywell av, 2090-2, (11:3122) sec 180th (No 1160), 80x97.5x80.1x97.6; PM; Nov6; Nov8'11; 2y5%; Central Bldg Impt & Invest Co, 149 Church of Chas P Halllock, 2092 Honeywell av. 15,000**

**Hoe av, (11:2981) ws, 25 n Jennings, 50 x100; Nov2; Nov3'11, due, &c, as per bond; J C Staab Realty Co to Johanna May, 1323 Ditmars av, Bklyn. 28,000**

**Hoe av, (11:2981) same prop; certf as to above mtg; Nov2; Nov3'11; same to same.**

**Hoe av, (11:2981) same prop; pr mtg \$28,000; Nov2; Nov3'11, due, &c, as per bond; same to Wm F Smith, 464 E 155, & ano. 1,000**

**Hoe av, (11:2981) same prop; certf as to above mtg; Nov2; Nov3'11; same to same.**

**Hughes av, (11:3070) ws, 138.3 n 180th, 50.2x195; ext of \$35,000 mtg to Oct31'16 at 5%; Oct31; Nov3'11; Lawyers Title Ins & Trust Co with Cleland Realty Co. nom**

**Hughes av, (11:3070) ws, 180.5 n 180th, 50.2x195; ext of \$35,000 mtg to Oct31'16 at 5%; Oct31; Nov3'11; Lawyers Title Ins & Trust Co with Cleland Realty Co. nom**

**Hughes av, (11:3070) ws, 138.3 n 180th, 50.2x195; agmt as to share ownership in bond & mtg; Oct31; Nov3'11; Maximilian Morgenthau, Jr, 123 W 87 with Lawyers Title Ins & Trust Co, 160 Bway. —**

**Hughes av, (11:3070) ws, 138.3 n 180th, 50.2x195; agmt as to share ownership in bond & mtg; Oct31; Nov3'11; Maximilian Morgenthau Jr, 123 W 87 with Lawyers Title Ins & Trust Co. —**

**Jackson av, 1184, (10:2652) ses, 41.10 sw from ses Boston rd, runs ne along av 20x sel32.11xsw20xw132.7 to beg; Nov6; Nov9 '11, demand, 6%; Caroline wife Christian H Schwenker to Melville H Bearn, 95 Joralemon, Bklyn. 4,000**

**Keppler av, (12:3370) nwc 235th, 75x 100; Nov2; Nov8'11; installs; 6%; Ida L wife of & Theo E Senior to Grace L Horton, 2881 Bway. 400**

**Keppler av, (12:3370); same prop; Nov2; Nov8'11; installs; 6%; same to same. 400**

**Lyon av. (\*) ns, 80 w Parker av, 25x100; PM; pr mtg \$4,000; Nov2; Nov4'11, 3y6%; Geo Costar to Benenson Realty Co, 407 E 153. 1,000**

**Lafayette av, see Whittier, see Lafayette av, ns, 230 e Whittier.**

**Lafayette av, (10:2762, 2764 & 2765) ns, 230 e Whittier, runs n305.2xe92.3xe171.7xe163.10xe66x76 to av xsw&w451.1 to beg; also LAFAYETTE AV, see Whittier, 200x 95.3x200x99.4; pr mtg \$—; Nov8; Nov9 '11, 3y5½%; Nonpareil Realty Co to Jno J Brady, 2395 Valentine av. 8,000**

**Lafayette av, (10:2762, 2764 & 2765); same prop; certf as to above mtg; Nov8; Nov9'11; same to same.**

**Monroe av late Av A, (11:3170) es, 250 n 181st late 5th, 50x130.6; PM; pr mtg \$—; Nov2; Nov3'11, due Jan1'14, 5½%; Edw Bleser to Theo Sattler, 2189 Creston av. 3,500**

**Matilda av, 4752, (\*) ses, 166.8 sw 242d, 40.7x100; Nov8'11; 10y; installs; 5½%; Margt Anger to Title Guar & Trust Co, 176 Bway. 2,500**

**Monterey av, (11:3060) swc 178th, 100x 20; pr mtg \$10,000; Nov8; Nov9'11, 2y6%; Ehrich Peterson to Anna Hepner, 2247 Valentine av. 2,000**

**Morris Park av. (\*) ws, 106 n 178th, 26 x—; ext of \$2,000 mtg to Jan6'14 at % as per bond; Nov2; Nov9'11; Chas Scholle with Fredk Muller, 1321 Hoe av. nom**

**Pelham av, nwc Crotona av, see Crotona av, nwc Pelham av.**

**Prospect av, 1328, (10:2694); ext of \$13,000 mtg to Sept8'14 at 5½%; Sept16; Nov 4'11; Lawyers Mtg Co with Harry & Morris Rosenwasser. nom**

**Park av, (9:2387) sec 166th, 255x192x238 x97; sub to mtg \$425,000; Aug18; Nov6'11; declaration that above are covered by lien of trust mtg for \$3,000,000 recorded Mar 29'10; Shults Bread Co, 26 Beaver to Peoples Trust Co as trste, 181 Montague, Bklyn; re-recorded from Gen Mtgs Aug23'11.**

**Prospect av, (10:2678) ws, 352 s 165th, 120x175, except part for av; PM; Nov3; Nov4'11, 3y5%; Bimberg-Welter Amusement Co to Augusta Liebertz, 971 Prospect av. 53,000**

**Rochambeau av, (12:3336) es, 125 s 208th, 25x100; Nov9'11, due &c as per bond; Karl Hoffman to Kate A Brennan, 157 E 36. 800**

**So Boulevard, (10:2546) ss, 225 e St Anns av, 100x138.2x100x115.7, except pt for 133d; Nov8; Nov9'11, 3y6%; Henry Brinckmann to Aug Brinckmann, 640 German pl. 2,520.32**

**Shakespeare av, swc Boscobel av, see Boscobel av, swc Shakespeare av.**

**Stebbins av, 1286, (11:2973) es, 45.11 s Chisholm, 40x105; Nov8'11; 5y4½%; German Evangelical Mission Church to German Savgs Bank, 157 4 av. 22,000**

**St Lawrence av. (\*) es, 50 n Mansion, 25 x100, except part for St Lawrence av; Nov 4; Nov6'11, due Nov1'14; 6%; Rudolph Hellman to Mary Scott, 28½ Windsor pl, Bklyn. 700**

**Stebbins av, swc Jennings, see Jennings, swc Stebbins av.**

**Taylor av. (\*) es, 155 n Col av, 25x100; PM; pr mtg \$4,000; Nov1; Nov4'11, due May1'14, 6%; Cora M Shaw to Chas Ringelstein, Jr, 847 E 222. 1,500**

**Tremont av late Waverly st, (11:2804) ss, 100 e Mt Hope av late Monroe av, runs e209.7xw125xw210.2xn125 to beg; PM; Nov 2; Nov3'11, due, &c, as per bond; Aug Jacob Constn Co to Title Guarantee & Trust Co. 20,000**

**Tremont av late Waverly st, (12:2804) same prop; certf as to above mtg; Nov2; Nov3'11; same to same.**

**Trinity av, 812, (10:2637) es, 125 n 158th, 25x99.1x25x99; PM; Nov3; Nov4'11, due May3'13, 5%; Simon Machiz to Augusta Stecker, 812 Trinity av. 5,000**

**Tinton av, (10:2654) nwc, 152d, 49.10x irreg to es Wales av x36.6v155.8; ext of \$5,000 mtg to Nov15'12 at 6%; Nov3'11; 152d St Constn Co with Carrie F & Helene Esberg, 129 E 47. nom**

**Timpon av. (\*) es, 175 n 205th, 100x100; PM; pr mtg \$2,400; Nov2; Nov3'11, due May2'12, 6%; Madison Constn Co to Geo Hill, 63 Beechwood rd, Summit rd, Summit, NJ. 2,500**

**Timpon av. (\*) same prop; certf as to above mtg; Nov2; Nov3'11; same to same.**

**Van Nest av. (\*) ns, 20 e White Plains rd, 12.6x100; Oct20; Nov9'11, 5y % as per bond; Michl Kelly, at Cornwall, NY, to Michl L Quinn, 580 W 156. 900**

**Wilkins av, 1424, (11:2966-2977) es, 257.10 n Jennings, 25x100; pr mtg \$4,500; Nov8; Nov9'11, due, &c, as per bond; Jennie Davidson to Jos Landauer, 1480 Bryant av. 2,000**

**Webb av, sec 190, see 190, ss, 23.1 w Devoe Ter.**

**Washington av, 1449, (11:2902); ext of \$5,000 mtg to Oct1'16 at 5½%; Oct11; Nov 9'11; Henry R Wood with Peter C Ritchie, Jr. nom**

**White Plains av, 3630, (\*) nec 214th, asn Ls by way of mtg; Oct20; Nov3'11; Fortunata Mastrobuono to Ebling Brewing Co, 760 St Anns av. nom**

**Walton av, (9:2472) es, 216.4 n 165th, runs n20xe241.2 to w Grand Blvd & Concourse xs25xw141.1xn7xw100 to beg; PM; July28; Nov3'11, due, &c, as per bond; Chas A Mapes to Emily H Bradbury, 2459 Davidson av; re-recorded from July29'11. 3,000**

**Washington av, 1451, (11:2902); ext of \$7,000 mtg to Oct1'16 at 5½%; Oct23; Nov 4'11; Lawyers Mtg Co with Mary A Ritchie. nom**

**Wales av, sec 152d, see Tinton av, nwc 152.**

# JOHN C. ORR CO., India, Java and Huron Sts., and East River City of New York, Borough of Brooklyn

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**Washington av.** (11:2915) sec 174th, 25x100, except part for av; Nov3; Nov6'11, 1y 6%; Bertram L Kraus to Lillie N Sternberg, 1111 Mad av. 1,250

**3D av, 3750** (11:2927) es, 87.4 n St Pauls pl, 40x100; pr mtg \$35,000; Nov6; Nov8'11, due May1'16; 5%; Smithtown Impt Co to Geo D Waas, 35 State, Flushing, LI, 7,500

**5TH av, (\*)** ws, 100 n Nelson av, 25x100, Edenwald; Oct28; Nov3'11, 3y6%; Hilda C wife of & Rudolph Swenson, at Harrison, NY, to Eugene Denison, 53 Clinton av, Stamford, Conn. 3,200

**E 1/4 lot 80 (\*)** map Olinville, 25x100; Oct23; Nov9'11; 3y6%; Lena wife Nicola Barbetta to Simeon C Bradley, 2702 Marston av. 2,000

**E 1/4 lot 80, (\*)** same prop; sobrn agmt; Nov4; Nov9'11; same & Wm Taylor with same. nom

**Lot 51** (11:2983) map 1323 Trask Est; PM; Nov9'11, 3y5%; Timothy F Sullivan to Jas A Farley, 26 E 48. 3,500

**Lots 473 to 490, 493 to 496, 505 to 510, 533 to 546, 569 to 576, (\*)** on map 530, being w part Benson Est, Throggs Neck; Oct30; Nov6'11, 2y6%; Bronxdale Realty Co to Mary E Wheeler, — Bridge, Bayhead, NJ. 3,000

**Lots 12 & 13, blk 20 (\*)** map 1443, Bruce-Brown Estate; PM; Oct30; Nov3'11, due &c as per bond; Frank Orth to Bruce-Brown Land Co, 110 5 av. 1,820

**31ST st, ss, 166.4 w** Madison av, 53.8x75x irreg; Mutual Life Ins Co of NY agt Jos Fleischman et al; F L Allen, atty.

**134TH st, ns, 385 w** 5 av, 50x99.11; Jas L Holland agt Mercy Seat Baptist Church et al; M Nussbaum, atty.

**75TH st, 415 E;** Louis Schulman agt Saml Birnbaum et al; M A Rabinovitch, atty.

**Lot 117,** map of 120 lots of Daily Estate, Bronx; Mary J Haviland agt Giovanni Morano et al; Clocke, Koch & Reidy, attys.

NOV. 10.

**Union av, ws, 89.7 s** Home, 16.10x100; Chas F Horne agt John Doe et al; accounting, &c; Strouse & Strauss, attys.

**1ST av, 352;** Saml Sidoroff agt L Frooks Engine Co et al; action to foreclose mechanics lien; M Zarnikaur, atty.

**27TH st, ss, 120 e** 9th av, 22x98.9; Greenwich Savings Bank agt John A Mandeville et al; G G De Witt, atty.

**170TH st, ss, 100.11 e** Franklin av, 47x105.7; Jas T Barry agt Mary McNulty et al; Earley & Carstarphen, attys.

**Lots 473 & 474,** map of Mapes Estate, Bronx; Herman Greenbaum agt Max Berkowitz et al; H B Singer, atty.

**Forest st, es, 125 n** West Farms rd, 25x106.2; Geo Brown agt Aaron W Tallman et al; Pratt & McAlpin, attys.

**66TH st, ns, 300 e** West End av, 25x100.5; Alex Hadden agt Christopher B Wyatt et al; Reed & Pallister, attys.

**2D av, 1846;** Henry Feldman et al agt Philip Krauss et al; B E Siegelstein, atty.

### FORECLOSURE SUITS.

### JUDGMENTS IN FORECLOSURE SUITS.

NOV. 2.

**Clinton av, lot 641,** map of Village of Morrisania, 25x137.11; Charlotte Kirchof agt Deudicibus Building Co; F P Hummel, atty; Sidney Harris, ref. Amt due, \$22,974.50.

NOV. 3.

No Judgments in Foreclosure Suits filed this day.

NOV. 4.

**Valentine av, ws, 150 n** Travers, 75x170; Saml C Master agt Laura L Leeson et al; Levi S Hulse, atty; Jno H Judge, ref. Amt due, \$2,642.50.

NOV. 6.

**AV A, es, 41.5 n** 88th, 20x75; Theresa Schappert agt Fannie Klossk et al; Wm L Allen, atty; Max S Levine, ref. Amt due, \$9,355.

**AV A, es, 21.5 n** 88th, 20x75; Same agt same; same atty; same ref. Amt due, \$9,355.

NOV. 8.

**63D st, ss, 325 e** 2 av, 25x100.5; Paula Wright agt Nathan Schwenk et al; Jos F Stier, atty; Jas W Dean, ref. Amt due, \$18,578.50.

**63D st, ss, 350 e** 2 av, 25x100.5; Same agt same; same atty; same ref. Amt due, \$18,578.50.

NOV. 4.

**Heath av, es, 238.2 s** 230th, 20.10x100.7; Hannah W Cromwell agt Alex Anderson et al; R K Brown, atty.

**Heath av, es, 258.11 s** 230th, 20.10x100.7; Malvina P Agur agt Alex Anderson et al; R K Brown, atty.

NOV. 6.

**Hoffman st, es, 26 n** 189th, 37x118; Eliza O'Kennedy agt Philip Cohen et al; J J K O'Kennedy, atty.

**Moegan av, ws, 75 s** 180th, 45x70; Isaac Baer agt Security Holding Co; Bogart & Bogart, attys.

**Pinehurst av, s** 178th, 130x92.8; Jacob Hirsh agt Peto Realty Co et al; I Stern, atty.

**95TH st, ns, 137.6 e** 2 av, 150x100.8; four actions; Ida Weinstein agt Meyer Jarmulowsky et al; J H San, atty.

**Spring st, — s, & Elizabeth st, — s;** Lot 862, Map of Bayards Farm; Laurance Curren agt Patk A Fogarty et al; W F Clare, atty.

**162D st, ss, 211.7 e** Prospect av, 5x111.9; also 162D ST, ss, 216.7 e Prospect av, 25x111.9; Wm H Sage agt Fred F French Co et al; W H Sage, atty.

**Audubon av, ws, whole** front bet 187th & 188th, 189.9x75; Renilo Mortgage Co agt Belland Building Co et al; M Winder, atty.

**Hunt av, es, 797.11 s** Bronxdale av, 25.2 x100; Josephine Acker agt Jane Kitchen et al; Clocke, Koch & Reidy, attys.

**73D st, 509-13 E;** two actions; Union Bank of Brooklyn agt Ruben Rubinstein et al; L Goldstein, atty.

**227TH st, ss, 130 e** Barnes av, 25x114; Ludwig Thonge et al agt Henrietta L Hugings; Seyfarth, Gunkel & Seyfarth, attys.

**Teller av, 1055, 1057, 1061, 1063 & 1065;** five actions; Loeb Hill Realty Co agt Edw Vaczy et al; S J Siegel, atty.

### 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.

NOV. 8.

**Mangin st, ws, 175 s** Delancey, 25x100; Danl Woodcock agt August Hubert et al; Menken Bros, attys.

**5TH av, ws, 49.11 n** 137th, 49.11x62.6; Julia A Groh agt Saml Schenker et al; James, Schell & Elkus, attys.

**Lexington av, ws, 50.11 s** 97th, 25x80; Saml L Wolff admr agt Mendell Cypress et al; Fixman, Lewis & Seligsberg, attys.

**93D st, 177 E;** Jacob Basheim et al agt Bertha Feldmark et al; D J Gladstone, atty.

**2D av, 1842;** Emanuel Lowinson agt Jno H Wynn et al; Bloomberg & Bloomberg, attys.

**Decatur av, es, 325 s** Woodlawn rd, 25x120; also DECATUR AV, nws, 366.7 ne 205th, 25x100; two actions; Nicholas Eckert agt Annie D'Ambra et al; H K Davis, atty.

**6TH av, s** 4th, 105.4x8.11x irreg; Attilio Piccirilli et al agt Sixth Avenue & Fourth Street Realty Co et al; Otis & Otis, attys.

**Audubon av, 390;** Lucius McAdam et al exrs agt Chas A Schueller et al; C A Flammer, atty.

Nov.

4 Alsbach, Saml J—Jno Forsythe...27.79

4 Altieri, Geo—B Crystal & Son...costs, 78.68

6 Abrahams, Nathan—City of N Y...264.41

6 Alexander, W Homer—the same...198.42

8 Avery, Robt—N Y Telephone Co...31.58

8 Alexander, Jacob—the same...35.84

9 Albern, Fredk\* & Geo Feindt—N Y Edison Co...12.83

9 Alexander, Ignatz—the same...12.31

9 Avene, Gaitano—G T Econemu...51.25

9 Abajian, Jacob—H Topalian et al...799.65

9 Altman, David—J F Taylor & Co...74.42

10 Abrams, I—S Scharf et al...37.31

10 Altieri, Mary—N J Packard et al...163.22

4 Bisbee, Eugene S—Lord & Taylor...21.80

4 Benedict, Julian—P Klahr...24.01

4 Brown, Geo C—L Wachtel...1,257.14

4 Boosin, Harry—A Horowitz...costs, 368.41

4 Baum, Eugene S—Cord Meyer Co...1,792.64

4 Byrne, Alfred S—Ludwig Baumann & Co...51.66

4 Bauer, Bruno—J B Heilbrun...111.91

4 Bigelow, W Dana—W E Smith, Inc...costs, 27.41

4 Blascoer, Frances admrx—Interborough Rapid Transit Co...costs, 117.88

6 Bisso, Victor—N Y Telephone Co...61.95

6 Bragg, H Lee—the same...62.17

6 Beane, Daisy C—the same...19.29

6 Bloch, Arthur H—the same...28.33

6 Bassett, Robt W—B Beckman...62.62

6 Berger, Herman—McClure Co...49.47

6 Briers, Elizabeth E—F W Bruns...371.91

6 Buchholz, Henry G—V Loewers Gammbrinus Brewery Co...2,299.27

6 Baraschick, Harry—J Levay...514.93

6 Brickner, Beno—Chas J Cohen & Co...41.71

6 Burns, Patk—J Stern et al...costs, 88.18

6 Bovi, Jos—M Hess...costs, 83.44

6 Bardsley, Jos & Wm—J Presczweski...costs, 160.75

8 Brown, Isaac—O Lustig...199.43

8 Bettelheim, Edwin S—F Isman...104.65

8 Baker, Heyman D—Otis Elevator Co...1,119.35

8 Barnett, Isaac—M Kurtz et al...189.65

8 Byron Alger Laundry Co—N Y Tel Co...26.89

8 Borgenski, Leo—N Y Tel Co...33.49

8 Burke, Jno K—G W Sweeney...89.06

8 Butinsky, Morris—Glenmont Ice Co...123.71

8 Barnet, Emanuel—R S Fosdick, Comr...costs, 105.40

8 Barringer, Theodore B—Board of Education...costs, 103.20

8 Blank, Norbert—Lawyers Title Ins Co...122.11

8 Burke, Chas—N Y Edison Co...26.16

8 Bain, Harriet—the same...26.84

8 Busick, May C—the same...11.11

8 Berry, O'Neill F—H B Soderberg...229.80

9 Blitt, Ernest—Tramrick Co, Inc...26.75

9 Brand, Claude Z—C L Scherwin...273.59

9 Burdick, Estella P—R A Chesebrough...448.86

9 Bader, Miriam—N Y Edison Co...34.43

9 Boyer, Edw H—J Brodie...68.63

9 Bours, John P—the same...47.09

9 Battam, Patk—the same...67.22

9 Byrnes, Richd R—the same...43.57

9 Bave, Walter C—E S Haveley...153.15

9 Bauer, Bruno—Bell Telephone Co of Penna...182.07

9 Buell, John F & Edw E—E H Chrystie...352.68

9 Burhans, Mary E & Dry Dock Savgs Institution—R A Johnstone...costs, 81.60

9 Brick, Max—A Levin...107.30

9 Baxter, Clarence E—A I Lewis et al...121.16

9 Burt, Harriet—A H Balcom...389.65

9 Bousa, Buhnich—J Nass et al...36.35

9 Byrnes, Wm H—J D Smith...245.05

### LIS PENDENS.

NOV. 4.

**Bathgate av, 1577-9;** Arthur Lowy agt Moses Maas; action to set aside deed, &c; Alexander, Cohn, Sondheim & Ettinger, attys.

NOV. 6.

**Decatur av, es, 300 s** Woodlawn rd, 50x120; Louis Sperber agt Annie D'Ambra; notice of levy; G C Beach, atty.

**Decatur av, es, 300 s** Woodlawn rd, 50x120; Sophie Busath agt Annie D'Ambra; notice of levy; A C Bragan, atty.

**Macdougall st, ws, 20 n** W 3d, 19.4x65.9; People of the State of N Y agt Mary Chappelle; notice of levy; C S Whitman, atty.

**46TH st, 65-9 W;** Helenita Realty Co agt Mutual Life Ins Co of N Y et al; action to confirm title; G R Hawes, atty.

**Broadway, 4236;** American Luxfer Prism Co of Illinois agt Barnard Realty Co et al; action to foreclose mechanics lien; Thompson, Warren & Pelgram, attys.

**West End av, 54;** also 150TH ST, ss, 125 w Bway, 130x99.11; Jos Lautenburg agt West 139th Street Realty Co et al; action to impress trust; S Greenbaum, atty.

**24TH st, ss, 175.4 e** 7 av; Chas Johnson agt Boreas Realty Co et al; counterclaim; J C Wair, atty.

NOV. 9.

**174TH st, ns, 100 se** Park av, 50x100; Brocaval Realty & Holding Co agt Bessie N Fisser et al; specific performance; Locker & Locker, attys.

**Home st, 835;** Thornton Bros Co agt Thos H Tully Construction Co; specific performance; Neier & Van Derveer, attys.

NOV. 10.

**46TH st, ss, 180 w** 1 av, 145x105; Empire Trust Co agt Mary E Harrington extr et al; Blumenstiel & Blumenstiel, attys.

**83D st, 140 W;** Hugo Gorsch agt Alex Crighton et al; H S J Flynn, atty.

**Steuben av, middle** line, 180 n middle line 210th, runs w 130xn50xe130xs50 to beg; also STEUBEN AV, middle line, 130 n middle line 210th, runs w 130xn25xe130xs25 to beg; also STEUBEN AV, middle line, 155 n middle line 210th, runs w 130xn25xe130xs25 to beg; Jas B Powers agt Andrew J Mulcahy; J A Donnelly, atty.

NOV. 9.

**174TH st, ns, 100 se** Park av, 50x100; Brocaval Realty & Holding Co agt Bessie N Fisser et al; specific performance; Locker & Locker, attys.

**Home st, 835;** Thornton Bros Co agt Thos H Tully Construction Co; specific performance; Neier & Van Derveer, attys.

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**46TH st, ss, 180 w** 1 av, 145x105; Empire Trust Co agt Mary E Harrington extr et al; Blumenstiel & Blumenstiel, attys.

**83D st, 140 W;** Hugo Gorsch agt Alex Crighton et al; H S J Flynn, atty.

**Steuben av, middle** line, 180 n middle line 210th, runs w 130xn50xe130xs50 to beg; also STEUBEN AV, middle line, 130 n middle line 210th, runs w 130xn25xe130xs25 to beg; also STEUBEN AV, middle line, 155 n middle line 210th, runs w 130xn25xe130xs25 to beg; Jas B Powers agt Andrew J Mulcahy; J A Donnelly, atty.

NOV. 9.

**96TH st, nec** 2d av, 650x201.10; Lillian Lipstadt agt Geo W Linck recvr et al (foreclosure of transfer of tax lien; A S Aaronstamm, atty.

**Elm av, s** ws, lots 7 and 8 map of South Belmont, Bronx; Jno D Weber agt Marie K Friebel et al; partition; J G Deecke, atty.

NOV. 9.

**183D st, ns, 134.7 w** Washington av, 35x100; Farmers Loan & Trust Co agt John Rendall et al; amended; C M Camp, atty.

**Edgecombe av, s** w 167th, 40.8x111.8x irreg; E Louise Sands agt Trial Realty Co et al; Bowers & Sands, attys.

NOV. 9.

**96TH st, nec** 2d av, 650x201.10; Lillian Lipstadt agt Geo W Linck recvr et al (foreclosure of transfer of tax lien; A S Aaronstamm, atty.

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| <p>9 Brand, Meyer—I Cohen &amp; Son...43.76<br/>                 10 Baldwin, Geo E—E E Hess et al...50.10<br/>                 10 Bowen, Artemia—O'Neill-Adams Co...98.27<br/>                 10 Bergenholz, Max &amp; Jos Krook—A Alperin et al...409.22<br/>                 10 Burger, Arthur—W Kroeger...33.75<br/>                 10 Bell, Nathan—N Y Tel Co...26.73<br/>                 10 Bird, Nathan H—the same...39.17<br/>                 10 Ball, Mary—Curtis-Blaisdell Co...51.91<br/>                 10 Benline, Harry C—Peter H Reilly &amp; Bro Co...337.88<br/>                 10 Bohling, Claus &amp; Hudson Trust Co—W W Farley...1,820.97<br/>                 10 Bonacci, Dominick, Moses Vincelli &amp; American Bonding Co of Baltimore—Seaboard Brick Co...3,096.84<br/>                 10 the same—the same...costs, 158.24<br/>                 10 Birnbaum, Sarah—L Johnston et al...55.90<br/>                 10 Birnbaum, Arthur K—the same...15.15<br/>                 10 Beck, Benedict M, Theresa &amp; Benedict M, Jr—A Levin...82.66<br/>                 10 Breidbart, Isidor—J Hanauer et al...544.64<br/>                 4 Crippin, Henry D—W T Peach...106.75<br/>                 4 Chambers, Wm G—W G Peckham...costs, 92.40<br/>                 4 Colt, Harris D &amp; A Henry Mosle, trstes—M G Byers...224.67<br/>                 4 the same—the same...224.67<br/>                 4 Cameron, Alex—R R Howard...80.06<br/>                 4 Carretta, Gaetano &amp; Jno Heffern—Cary-Doerhoefer Co...41.31<br/>                 4 Cheyney, Horace L—A A Hellick...158.60<br/>                 4 Cooper, Geo R—N Y Telephone Co...63.19<br/>                 4 Corelli, Angelo—D Coluccio...54.41<br/>                 4 Cavnoti, Salvatore—B Cury et al...89.21<br/>                 4 Clark, Anna—J G Smith...347.81<br/>                 4 Clausen, Rose—N T Swezey's Son &amp; Co...245.09<br/>                 8 Cullen, Wm E—F W Schelling...95.83<br/>                 8 Clark, Guy H—First Natl Bank of Earlville...8,921.74<br/>                 8 Coyle, Oscar I—Allen Advertising Agency...206.41<br/>                 8 Cimillo, Francesco—David Mayer Bwg Co...costs, 38.67<br/>                 8 Cohen, Israel—G Seligman...84.65<br/>                 8 Clerverly, Nelson F—Levine Bros, Inc...125.96<br/>                 8 Craig, Wm R, Wm P Jenks &amp; Reginald E Bonner—J J Smith...1,898.36<br/>                 8 Cooper, Wm H—J Milton...273.82<br/>                 8 Coleman, Danl—City of N Y...264.41<br/>                 8 Ciruzzi, Michael—A Belsito...131.40<br/>                 9 Caples, Byron H—N Y Edison Co...42.08<br/>                 9 Colm, Louis—the same...26.41<br/>                 9 Cowley, Edw A—A Brunker...2,273.59<br/>                 9 Crowe, Geo H—J Brodie...52.06<br/>                 9 Condon, Wm—the same...67.31<br/>                 9 Carter, Harry G—G B Wilson...388.86<br/>                 9 Cornet, Jacob—M Finkelstein...51.84<br/>                 9 Condren, Wm J—Richardson &amp; Boynton Co...131.15<br/>                 9 Call, Richd E—K A Fluckiger...40.26<br/>                 9 Castagnaro, Guisepe—Nassau Electric R R Co...114.20<br/>                 10 Crutchely, Wm—M Schiffman...28.15<br/>                 10 Cohen, Simon H—M Brauer...2,567.82<br/>                 10 Cocroft, Willis—H T Dempster...41.44<br/>                 10 Cowl, Stanton D—E P Rumsey...77.46<br/>                 10 Casper, Rein—A Sampson...46.72<br/>                 10 Canole, Jos &amp; Thos Donnelly—People, &amp;c...300.00<br/>                 10 Cohn, Harris—H Baum...145.32<br/>                 6 De Walter, Saml—Hoyt &amp; De Mallie...44.61<br/>                 6 De Korn, Gustave—F I Horn...214.41<br/>                 6 Dill, Clarence E—M Brainsin...353.01<br/>                 6 Duffy, Patk F—N Y Tel Co...23.03<br/>                 6 Dalleck, Moses—Duval Co...costs, 25.27<br/>                 8 Darabaris, Geo—Washington Paper Co...27.88<br/>                 8 Di Guisepe, Pasquale, Treas—J Gesualdi...239.90<br/>                 8 Daniels, Edw C—Lahr &amp; Co...151.11<br/>                 8 Dessauer, Hannah G—H W Mack et al...147.71<br/>                 9 Dougherty, Frace by gdn—City of N Y...costs, 114.50<br/>                 9 Douglas, Arthur L—O M Jackson...181.29<br/>                 9 Dabzio, Fannie—M B Horowitz...13.91<br/>                 9 De Luigi, Clementi—N Y Edison Co...16.40<br/>                 9 Donnelly, Francis J—the same...78.99<br/>                 9 Drumstadter, Harry—Jos Stern &amp; Sons, Inc...95.68<br/>                 9 Diamond, Saml—A Levin...41.65<br/>                 10 Douglass, Jas—Empire Trust Co...1,279.47<br/>                 10 Diosy, Helen, admtrx—D Finkler...94.53<br/>                 10 Delynski, Helen—N Y Tel Co...37.19<br/>                 4 Edson, David O—F M Holly...29.41<br/>                 4 Erdheim, Oscar—E Kaufman et al...74.44<br/>                 4 Endler, Richd &amp; Jacob Heintz Jr—P Schonfeld...1,772.07<br/>                 4 Enton, Louis—Brooklyn Heights R R Co...114.72<br/>                 6 Epstein, Harry, Abraham Goodman &amp; Harry Berger—Y Goldstein...100.00<br/>                 8 Epstein, Israel &amp; Jennie Epstein—D Bernheimer...567.47<br/>                 8 Epstein, Beno C—H Cohen et al...149.81<br/>                 8 Egner, Wm O—M Wooley et al...47.61<br/>                 8 the same—G H Lewis et al...61.76<br/>                 8 Erber, Emil—N Y Edison Co...16.34<br/>                 8 Edelstein, Jacob—D Friedman...42.44<br/>                 8 Elvers, Wm—C M Gregory...123.41<br/>                 9 Egan, Jas J—C E Bullock...197.34<br/>                 10 Egan, Jno J &amp; Wm J Norton—H L Bantelman...9,557.97<br/>                 10 Evans, Emma—M O'Sullivan...116.10<br/>                 10 Edelstein, Annie—S C Walls...144.17<br/>                 10 Eisenstadt, Hyman* &amp; David Prader—M Linner...249.65<br/>                 4 Fynes, J Austin—Lord &amp; Taylor...30.11<br/>                 4 Fox, Sigmund—S Reiner...340.91<br/>                 4 Foster, Harry—N Y Telephone Co...21.29<br/>                 6 Fullgraf, Frank G—E R Lozier...286.41</p> | <p>6 Finkelstein, Rebecca—E Kaufman et al...127.85<br/>                 6 Frankfurter, Leopold—Dr Jaegers Sanitary Woolen System Co...23.11<br/>                 6 Frankel, Jno—S Wolf's Sons...40.12<br/>                 6 Pine, Solomon—Hudson Metal Co...351.83<br/>                 8 Fiance, Harman—N Y Tel Co...15.69<br/>                 8 Flatt, Harry—the same...34.66<br/>                 8 Feigenbaum, Maurice—B M Schey, exr...38.79<br/>                 8 Friberg, Jno G—Z H Reakirt...128.67<br/>                 8 Ferris, Jos—M C McCafferty...132.17<br/>                 8 Flynn, Patk C—M Hasbruck et al...411.64<br/>                 8 Ferguson, Frank—B Abel...210.51<br/>                 8 Farrell, Thos—City of N Y...76.82<br/>                 8 Fitzgerald, Wm—the same...costs, 118.05<br/>                 9 Fenker, Richd H—W G Feick...279.35<br/>                 9 Fenton, Michael—M D Williamson Co...12.91<br/>                 9 Foerster, Paul—F C Hollister...408.29<br/>                 9 Farley, Mathew &amp; John Gordon—J Gaffney...2,639.33<br/>                 9 Friedberg, Morris &amp; Wm*—Union Packing &amp; Exporting Co...59.00<br/>                 9 Fielt, Louis, Jr—N Y Edison Co...89.35<br/>                 9 Feinberg, Abr—Muser Bros...85.22<br/>                 9 Fat, May Dong—N Y Edison Co...71.06<br/>                 10 Flannagan, Fredk—M Packard...59.53<br/>                 10 Friedman, Carl &amp; David Kesselman—S I Schwartz...81.82<br/>                 10 Fraser, Thos H, Hardwood Contracting Co, Harry Lewis* &amp; Isaac Lewis* &amp; Jos Lewis &amp; Thos K Timony—J Gately...765.08<br/>                 10 Fidaleo, Giovanni or Jno Fidellia, Metteo Gugliolmo &amp; Angelo Gugliolmo—People, &amp;c...500.00<br/>                 10 Fleming, Peter—J Saul...38.77<br/>                 10 Faber, Anna—M Roth...29.72<br/>                 4 Greenberg, Mendel—B Freedman...122.81<br/>                 4 Giovanni, Antonio &amp; Jas Varollo—People, &amp;c...500.00<br/>                 4 Godfrey, Jno &amp; Michael Houlihan—Kerin &amp; Dunn...92.54<br/>                 4 Graham, Jno H &amp; Illinois Surety Co—People, &amp;c...1,000.00<br/>                 4 Geissenhainer, Chas B—E Conway et al...832.89<br/>                 4 Guidera, Guisepe—B Bartoli...184.22<br/>                 4 Gilsey, Henry &amp; Margaret Gilsey exrs—Fredk Gilsey exr, Mary Gardner, Paul Starr, Alice Gilsey, Andrew F Gilsey, Fredk C Gilsey, Victor Gilsey, Mary M Perkins &amp; Peter Gilsey exrs—F J Lancaster...626.20<br/>                 4 Goldsmith, Jennie—E V Loew...costs, 125.24<br/>                 6 Greco, Fellipo &amp; Andrea Roconcia—City of N Y...264.41<br/>                 4 Goldsmith, Louis—N S U Motor Co...130.99<br/>                 6 Goldsmith, Alexandra—M O'Neill...95.51<br/>                 6 Goldsmith, Rebecca I—M Tolk...285.70<br/>                 6 Gobbey, Walter—S Wolfson...29.41<br/>                 4 Geier, Goldstein &amp; Gruberman &amp; Co—N Y Edison Co...12.91<br/>                 4 Golick, Anthony—M Oliver...240.31<br/>                 8 Geier, Benj—Washington Paper Co...25.77<br/>                 8 Gotthelf, Oscar—American Watch &amp; Diamond Co...64.65<br/>                 8 Gross, Louis—W H Ruland...154.16<br/>                 8 Goldstein, Abr &amp; Wm Kirchen—the People of the State of N Y...100.00<br/>                 8 Grossman, Hyman &amp; Sam Robino-witz—the same...100.00<br/>                 9 Galluci, Saml—A Barnett...29.41<br/>                 9 Gerber, Henry—C A Wilson...70.72<br/>                 9 Greenwald, Philip—I Zeissoff et al...155.52<br/>                 9 Gibson, John L—W H Sears...273.70<br/>                 9 Gordon, Kalman* &amp; Hyman B Gordon—L Scheinberg...301.71<br/>                 9 Goldstein, Louis—S Shapiro...89.41<br/>                 9 Goodkind, Saml—the same...83.01<br/>                 9 Goldberg, Sophie by gdn—A H Joline et al...costs, 33.01<br/>                 9 Geissenhainer, Chas B—F Lauterbach...45.31<br/>                 9 Gomez, Claude A—N Y Edison Co...32.12<br/>                 9 Glass, John Jr—E M Houghtaling et al...401.57<br/>                 10 Gaffney, Patk T—Geo Ringler &amp; Co...5,456.73<br/>                 10 Goodman, Isidor or Issy &amp; Nathan*—M Unger...132.55<br/>                 10 Goin, Jas D—C M Eaton...1,024.57<br/>                 10 Greenwald, Saml—A Cypress...60.64<br/>                 10 Glogower, Louis—D Coulton et al...254.28<br/>                 10 Gross, Ray—Goodfield Realty Co...79.41<br/>                 4 Hatfield, Ernest—Butler Bros...374.32<br/>                 4 Hertzberg, Benj—M Rosen...364.41<br/>                 4 Hotaling, Herbt—American Savings Bank...364.75<br/>                 4 Herd, Anderson T &amp; Chas B Gerssen-haimer—E Conway...854.50<br/>                 4 Higgins, Willard T, Jno McClave Co &amp; Jno McClave—O E Yeager...683.27<br/>                 4 the same—the same...costs, 25.02<br/>                 4 Hunter, Fredk L—J Evans...179.83<br/>                 6 Hahn, Edw—D Kahn...108.65<br/>                 6 Harper, Saml E—Jos H Meyer &amp; Bros...18.33<br/>                 6 Hall, Jno T—V Landes...240.98<br/>                 6 Helmsley, Minnie, Gussie Helmsley &amp; Ida Tonjes—C Traversers...300.00<br/>                 8 Hood, Archer L—Musical Currier Co...64.19<br/>                 8 Hirsh, Hattie—N Y Tel Co...158.14<br/>                 8 Hardman, Wm J—the same...285.26<br/>                 8 Herrnstorf, Jno—D Nussbaum et al...1,011.43<br/>                 8 Hartenstein, Morris—M Perell...91.76<br/>                 8 Holmberg, Aug—R A Hampton...127.67<br/>                 8 Hirsch, Jacob—L S Stroock et al...412.83<br/>                 8 Heissing, Saml—City of N Y...76.82</p> | <p>8 Hoeler, Wm—I S Vought et al...62.58<br/>                 9 Heide, Julia—A Tregor...51.85<br/>                 9 Hennen, Madge J—R Perlman Paint-ing &amp; Decorating Co...239.72<br/>                 9 Holland, Thos—Stahl &amp; Jaeger...costs, 70.19<br/>                 9 Hofstadter, Meyer—J Blauner...85.61<br/>                 9 Hopkins, Geo E—J Brodie...41.77<br/>                 9 Hesselgren, Gerard—N Y Edison Co...14.42<br/>                 9 Hayes, Wm A—J Bonue...159.41<br/>                 10 Hazel, Fred C—H Humphrey...costs, 109.10<br/>                 10 Heddendorf, Wm H—A Sutorius...286.41<br/>                 10 Hyman, Jacob—S Popow...647.82<br/>                 10 Haines, Jas E—S V Weiant...364.51<br/>                 10 Hassall, Henry—N Y Tel Co...27.42<br/>                 10 Hochman, Seindel—C Glassberg...691.08<br/>                 10 Hampton, Schuyler S—F A Ringler Co...52.21<br/>                 10 Hollereth, Jos—C E Edel...67.01<br/>                 10 Horowitz, Max &amp; Annie Hochman—People, &amp;c...500.00<br/>                 10 Helborn, Chas—H B Davis...1,536.96<br/>                 10 Hawkins, Martha V—J Saul...66.12<br/>                 10 Horwitz, David—L Maltin...12.53<br/>                 4 Irvine, J Leslie, J Ernest &amp; Francis—J S Sutphen et al...35.16<br/>                 6 Ilg, Casimir—A Huppels Sons...225.47<br/>                 8 Ittelson, Wolf—H Dazian et al...785.00<br/>                 4 Johnson, Nathan—W Isaacs...510.76<br/>                 8 John, Geo C—Pennsylvania Rubber Co of N Y...1,557.14<br/>                 8 Jones, Jas—Eagle White Lead Co...232.02<br/>                 8 Jacobs, Randall—N Y Edison Co...12.85<br/>                 8 Jacobs, Harry, Max Mayer, Geo J Steibel &amp; Marcus H Marks—N Y Tel Co...36.88<br/>                 10 Johnson, Willard V—Vanderveer Can-narsie Impt Syndicate...152.37<br/>                 10 Joseffer, Herman—I L Cohen...69.91<br/>                 10 Joline, Adrian H &amp; Douglas Robin-son, recrs—A H Affeld...costs, 103.55<br/>                 4 Kane, Martin J—T Lennon...49.17<br/>                 4 Kennelly, Chas A—M McGirr's Sons Co...44.67<br/>                 4 Kahn, Maxwell H—Owners Syndicate Co...136.00<br/>                 6 Krekey, Clementine—N T Swezey's Son &amp; Co...165.22<br/>                 6 Kunstlick, Saml R—National Alumni Bank...33.51<br/>                 6 Kram, Harry—European American Bank...2,825.09<br/>                 6 Kalfen, Saml—H Oppenheimer...387.48<br/>                 6 Katz, Jacob—S Hember et al...costs, 17.65<br/>                 6 Keane, David, Katherine K Phelan &amp; Anna P K Taylor exrs—City of N Y...costs, 119.97<br/>                 6 Kessler, Annie—W C Kahn...83.17<br/>                 8 Kimball, Wilbur R—H D Webster...35.88<br/>                 8 Krose, Chas—A Appleby...119.41<br/>                 8 Krause, C Arthur—C C Sibley et al...161.38<br/>                 8 Krauss, Henry—B Campbell et al...551.42<br/>                 8 Kirby, Johanna G—Judkins &amp; Mc-Cormick Co...700.78<br/>                 9 Keep, Henry V—J D Black...966.65<br/>                 9 the same—the same...835.01<br/>                 9 the same—the same...835.01<br/>                 9 Keller, Julius H—F Williams...703.57<br/>                 9 Kelty, Harry S—Herrick Berg &amp; Co...130.66<br/>                 9 Kroemer, Ernest—H Rosenblatt...40.89<br/>                 9 Kahn, Maxwell H—N Y Edison Co...13.75<br/>                 9 Krompfer, Simon—the same...38.86<br/>                 9 Karpis, Jacob—S Melnick et al...85.14<br/>                 10 Krohn, Saml—G Dranofsky et al...187.52<br/>                 10 Klein, Martin A &amp; Anna Heisler—J Best...28.72<br/>                 10 Kahn, Edw V—Saks &amp; Co...288.11<br/>                 10 Kazamirsky, Max &amp; Jos Krook—A Alperin et al...409.22<br/>                 10 Kornfeld, Saml—J Halyszyn et al...60.00<br/>                 10 Kauffmann, Geo—E D Blase...89.24<br/>                 4 Lederer, Norman—C Hirschhorn et al...154.72<br/>                 4 Lata, Louis—J Xiques...107.06<br/>                 6 Levites, Morris—M Rapoport...64.11<br/>                 6 Lancaster, Jas H—Royal Typewriter Co...79.41<br/>                 6 Lynch, Thos B—Mears Auto Co...100.05<br/>                 6 Le Clero, Meise J—Washington Heights Development &amp; Construc-tion Co...92.87<br/>                 8 Levitan, Benj W, Edmond Bensamon &amp; Ralph F Yost—M Davis et al...123.72<br/>                 8 Lowen, Chas H—I A Bogan...97.47<br/>                 8 Lewis, Jos &amp; Mary—Royal Hotel &amp; Restaurant Co...518.41<br/>                 8 Levin, Gregory S—Superior Savgs &amp; Trust Co, recrs...156.91<br/>                 8 Lichtendorf, Elias—L Wendel...329.31<br/>                 4 Lavelle, Paul—Russell Erwin Mfg Co...239.97<br/>                 8 Levison, Louis &amp; Max Karpas—The Canasawacta Knitting Co...113.22<br/>                 8 Loeb, Morris L—A Shomstein...113.11<br/>                 9 Levy, Max &amp; Jacob Herschman &amp; Marcio Frank* &amp; Jas Epworth*—W Solomon...66.80<br/>                 9 Lichtenstein, Isadore—K Friedman...324.21<br/>                 9 Lauria, Salvatore—M Lowenstein et al...127.22<br/>                 9 Lennon, Patk A—G J Bryan et al...33.00<br/>                 9 Lesser, Pincus—E Libman...233.31<br/>                 9 Leavitt, Abr—H de Fries...costs, 106.70<br/>                 9 Lloyd, Chas H—Craven Press...127.07<br/>                 9 Lapitz, Jos E—M Heller...822.76<br/>                 9 Lanahan, Andrew A—J Brodie...67.93<br/>                 9 Lee, Wm J—the same...118.70<br/>                 9 Levine, Morris—A A Bernstein...335.65<br/>                 10 Lendrum, Wm P—J Mahoney...85.67<br/>                 10 Luce, Clarence—Wesley &amp; Smythe...74.05</p> |
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10 Lapman, Chas—A S Siegel. 148.90  
10 Liedeker, Abr—Cedarwald Realty Co. 119.41  
10 Leake, Edw C—Barnard Realty Co. 155.91  
10 Liebschutz, Hyman, Jos Liebschutz & Max Weber—H Erde & Sons. 64.00  
10 Lewis, N Shelden—J H Blackwood. costs, 118.77  
4 Muller, Conrad, Jr—Bronx Borough Bank. 117.02  
4 Merrill, Wm J—P Braus. 534.79  
4 Martone, Antonio & Eduardo Bellucci—B C Samuel et al. 469.30  
6 Marks, Chas H—N Y Telephone Co. 26.91  
6 McKenna, Michael—Bluthenthal & Bickart, Inc. 37.55  
6 McLaughlin, Chas A—H O'Dougherty. 792.00  
6 McConnell, Jno J—I C Fox. 64.86  
6 McCrum, Lloyd C—E P Earle. costs, 97.65  
6 Mather, Lillian S—E Roller et al. 86.66  
6 Mahlstadt, Jno—E J Gillies et al. 23.70  
8 Mulnick, Morris—S Katz. 169.65  
8 Muller, Aug—S & J D Klein. 106.14  
8 Moritz, or I Joseph—P L Bryant. 128.65  
9 Maatz, John H—City of N Y. 264.41  
9 Masiello, Angelo & Carlo Benedetto—E D Murphy et al. 1,230.64  
9 McGovern, Patk F\* & Dudley—N Y Edison Co. 44.41  
9 Milano, Giovanni & Jos Riola—A Bel-sito. 118.90  
9 Madden, Peter—Auto Supply Co. 100.06  
9 Morrissey, John—J Brodie. 77.16  
9 Montgomery, John W S—M C Buck. 438.32  
9 Moller, Wm A—American Surety Co. 69.41  
9 Muller, Albert—Joe H Krenrich Commission Co. 131.27  
9 Musol, Jacob & Julius Lande—D T Merritt et al. 62.00  
9 McArdle, Patk J—M Donnelly. 46,992.70  
9 Militello, Frank—A Azzar et al. 190.76  
9 Meier, Barbara admtrx—Erie R R Co. costs, 61.85  
9 Muoroney, Jos S—J M Fischer. 42.41  
10 Metzger, Saml—H Heide. 28.21  
10 Molnar, Mikles—Equitable Trust Co of N Y. 95.23  
10 Meyer, Edw—E F Zimmermann. 1,287.77  
10 Mende, Paul—L A Phillips. costs, 12.41  
10 McCave, Jas—A Kronich. 44.41  
10 Minaldo, Jno A—Burns Bros. 235.21  
10 Meyer, Alfred W—J J Kelley. 96.06  
10 McNamara, Cornelius—J Schmidt et al. 28.01  
10 Mancinelli, Giovanni & Isidor Brigiotti—Jno Eichler Bwg Co. 150.87  
10 Miller, Hyman, Norman Miller, Max Schwartzberg & Jos Morowitz—A Rosenstein. 300.00  
6 Norris, Allison F B—T H Joover. 180.71  
8 Napier, Thos S—C Spielmann et al. costs, 121.21  
9 Nolan, Jos—N Y Edison Co. 24.21  
9 Nemrowsky, Max—N Y Edison Co. 34.71  
10 North, Chas—Jno Eichler Bwg Co. 174.12  
10 Nielson, Peter Co—N Humphrey. costs, 109.10  
8 Oppenheimer, Myron—S Allen, admx. costs, 129.28  
8 O'Brien, Jno J—R Waldo, Comrs. costs, 37.85  
8 Oussani, Jos—P J Shea. 4,078.81  
9 O'Brien, Jos C—J Brodie. 43.16  
9 O'Sullivan, Jos P—J Brodie. 43.16  
9 Oswald, Anthony or Jos—John Thos Murray. 86.37  
6 Propper, Alois—A H Ensenbach. 39.79  
8 Pollock, Harry—Bullock & Jones Co. 151.91  
8 Popper, Ludwig—A Golden. 665.55  
8 Pizzaeelli, Alfonso & Antonia—C A Impemba. 145.01  
8 Pini, Chas—H W Bassett. 171.01  
8 Pacher, Konrad O—Title Guarantee & Trust Co. 114.10  
9 Pauley, Richd U—Bell Operating Co. 31.41  
9 Purcell, Frank & Frank Captula\*—N Y Edison Co. 10.06  
9 Price, John H—C B Ramer et al. 67.65  
9 Popkin, Benj—C Kalmanowitz. 38.71  
9 Popper, Gisella—J Gans. costs, 109.83  
10 Perdue, Frank B—N Y Telephone Co. 33.98  
10 Potter, Geo W—S J Bloomingdale et al. 372.15  
10 Perkins, Edw A—W H Rolston et al. 4,716.50  
10 Proctor, Geo H—R C Morris. 66.36  
10 the same—the same. 112.62  
10 Freeman, Ida—W S Bickham. 42.41  
10 Quinto, Salvatore F—F Levoti. 146.49  
10 Rogers, Isaac N—F E Hunt. 948.16  
10 Robinson, Simon—N Y Telephone Co. 27.85  
6 Ribando, Thos & Anthony Liguori—A R Morris. 385.65  
6 Recine, Hilippo—M H Mornington. 21.15  
6 Rider, Robt E—M Kraecker. 44.05  
6 Redmond, Wm—S Jacobs. 70.56  
6 Ryan, Harry—J F Tracy. 68.52  
8 Ray, Laura L—Z H Reakirt. 121.77  
8 Rosenthal, Michl—A Gordon. 1,150.84  
8 Rifkin, Louis & Julius, also Morris Shapiro—M Kashowitz. 539.13  
9 Robinson, Paul—N Y Edison Co. 12.21  
9 Ruton, Wm—T L Kennedy. 42.51  
9 Rose, Jack—R J Hickson. 115.16  
9 Ray, Seymour L—P Pip. 223.79  
9 Rinzetti, Raffaele—Brooklyn Rapid Transit Co. 109.72  
10 Richardson, Mrs Freed—Saks & Co. 288.11  
10 Rosenstein, Henry—J Marinov. 71.15  
10 Roberts, Milton—J Bannon. 74.31  
10 Rowe, Thos—Rudolph Wurlitzer Co. 169.41  
10 Ragozzino, Gennero—M Barbieri. 62.17  
10 Ready, Wm B—G F McKeogh. 204.36  
10 Roth, Robt C—E A Taylor. 215.67  
4 Shaheen, Assey, Shaheen A, Thos A & Geo A—L Druckerman. 124.89  
4 Spitzer, Abr L & Benj—C H Phelps. 2,163.55  
4 Schneider, Saml & David\*—First National Bank of Guttenberg, N J. 62.41  
4 Suckels, Geo S—Albany Trust Co. 275.04  
4 Solomonowitz, Solomon & Louis Jaffe—J Wallach. 99.41  
4 Schotoff, Julius W & Louis Baron—M L Frank. 279.48  
6 Swan, Hector D—B Beekman. 79.46  
6 Stranger, Luther F & Lillie E C Strayer—R Yuill. 127.17  
6 Singer, Jos—E Kaufman et al. 98.82  
6 Sokolski, Abraham & Saml\*—B Cohen. 178.65  
6 Steen, Edw B—G E Backus. 63.41  
6 Strauss, Emil—W J Gillies et al. 17.56  
6 Spear, Cameron—W W Massie. 2,743.19  
8 Sheehan, Jno M—W S Odell. 474.55  
8 Sherick, Hulda—H W Mack et al. 195.66  
8 Sullivan, John—City of N Y costs. 111.65  
8 Steinberg, Sam—L Adler & Son. 526.60  
8 Smock, Clarence McKay—Memphis Realty Co. 126.32  
8 Schlusser, Morris—J E Gerlach. 113.12  
9 Senft, Elias—L Schaeffer. costs, 74.63  
9 Schneider, Christopher J—N Y Edison Co. 19.11  
9 Slahi, Frank & Mary—J Panuska. 112.46  
9 Sichel, Jos C—E Bergfeld. 365.77  
9 Snyder, Wm P & Laura R—L L Cowen. 281.58  
9 Schickerling, Conrad—N Welikson. 204.51  
9 Schwartz, John—J Brodie. 58.29  
9 Sepat, Geo—the same. 32.92  
9 Schwarzkopf, Oscar & Wm D C O'Day—W R Ostrander & Co. 26.28  
9 Sullivan, Jos F—S Cohn. 125.26  
9 Saunders, Edw W—C A Wilson. 51.86  
9 Scott, Wm H Jr—Equitable Trust Co of N Y. 105.64  
9 Stellone, Mary by gdm—Brooklyn Heights R R Co. 123.72  
10 Shroder, Geo W—N Y Telephone Co. 26.80  
10 Sasse, Chas G—Ludwig Baumann & Co. 65.37  
10 Solotaroff, Abr H—N Y Telephone Co. 49.86  
10 Steinberg, Morris—Jno J Mitchell Co. 30.85  
10 Strobeck, Jno A—M McNamara. 52.86  
10 Shuit, Wm W & Alpheus—N Y Telephone Co. 26.39  
10 Schmeidler, Isaac—L B Osterman. 1,054.68  
10 Stratton, Frank M—J L Manny et al. 109.65  
10 Smith, Saml A—C De Kyzer. 720.15  
10 Schmeidler, Isaac—F Ullman. 174.71  
10 Schaffner, Chas E—Henry T Bullman Co. 148.81  
10 Silverman, Isaac—J H Mead Co. 26.29  
10 Simons, Chas P—P M Randall. 329.72  
10 Soble, Chas—H Rich et al. 84.40  
10 Schulze, Frank—Buckley & Woodhull & Burns. 65.66  
10 Seldner, Arthur—Rudolph Wurlitzer Co. 169.41  
10 Spber, Casper—J Seaman et al. 134.43  
10 Schultz, Abr—P S Halpern. 63.65  
10 Spenle, Elise—G Sidenberg. 232.87  
10 Sullivan, Everett J—B Beekman. 168.07  
10 Schulhof, Max—Jas L Gidney & Bro. 70.87  
10 Storer, Jno H—N Y County National Bank. 9,726.33  
8 Trogge, Rudolph—Koenig & Stalz. 221.02  
8 Taylor, DeLarne—American Brass & Copper Co. 332.97  
9 Townsend, Clara J—A R Boyd. 287.11  
9 Trumpfeller, John C & Otillie F—Tisdale Lumber Co. 126.12  
9 Thomas, John E—Union Trust Co of Detroit, Michigan. 225.91  
9 Tremain, Geo F—H E Westbay. 183.01  
10 Thomas, Wendall M—Henry T Bullman Co. 139.41  
4 Uebellmessenger, Chas R—L Strunsky. 51.11  
4 Ungar, Berta & Saml Gross—People & Co. 500.00  
4 Valkenburgh, Richd—J J Convey. 126.92  
6 Van Mindemo, Abram J—Morse & Rogers. 446.31  
6 Voss, Wm H N—N Imandt. 148.65  
8 Vogel, Morris A—Lawyers Title Ins & Trust Co. 67.16  
6 Vanoni, Fredk Lawrence & Irene V—C Schneider. 2,057.13  
8 Von Bartenfels, Anna or Esser Cordts & Anna A Cordts—C Dene-witz, et al. 4,783.67  
9 Vanoli, Chas—N Y Edison Co. 21.21  
4 Wilson, Fred H, Walter H Stearns Co & Edw W Kierski—H S Rosenthal & Co. 536.75  
4 Wadsworth, Geo O—Lord & Taylor. 52.78  
6 Watson, Lavina—Needham Piano Co. possession of property or. 162.39  
6 Werth, Walter—G Gottesman et al. 75.28  
6 Welles, Frank M—Valvoline Oil Co. 61.81  
6 Waterman, Max—H Stark. 219.40  
6 Wenderhold, Wm, Carl Weber & Wm De Classon—Railway World. 781.77  
8 Wolfarth, Emma—E M Ford. 881.72  
8 Walker, Jos, Jr, & Mary R Washburn, exrs—R C M McCormick. 19,464.50  
9 Weisfeld, Max & Isidor—N Y Edison Co. 190.70  
9 Werdann, Geo F—J T Davis. 75.14  
9 Wardem, Niel W, Niel Warde & Co, Geo Guilland & Allen R Ferguson—L A Duckworth. 750.63  
9 Wagner, Jos—Frank Gass, Inc. 320.32  
9 Westall, Walter W, Chester L Von Spiegel & Edw V Slausen—Sixty Wall Street. 776.68  
9 Geilfus, Chas H & Andrew Jergebs—P E McCargo. 2,499.42  
9 Weiser, Abr D\* & Aaron—Corn Exchange Bank. 29.55  
9 Winne, Robt L—W M Pack. 65.51  
9 Wachsberg, David—R E Lober. costs, 284.77  
10 Wemyss, Jas S—N Y Telephone Co. 26.72  
10 Wainwright, Arnold F—the same. 115.58  
10 Walker, Elmira—the same. 41.55  
10 Whitehead, Jennie I—Geo Kean & Co. 207.68  
10 Wood, Fannie & Emily B Malcomson & Howard J Bishop—L R Brewer costs, 128.60  
10 Winter, Emilie A—L Kronfeld. 167.91  
10 Weinstein, Morris—J S Radway et al. 177.32  
9 Young, Jacob—N Y Independent Meat Co. 176.87  
9 Youmans, Alfred—O F Battaglia. 608.55  
10 Yonge, Henry—N Y Tel Co. 82.07  
8 Zahn, Fredk—G Sidenberg. 521.17  
9 Zisu, Jacob—D Coulter et al. 163.94

## CORPORATIONS.

- 4 Charles Heck Engineering Co, Fredk Kleinman\* & Chas Heck—Bronx Borough Bank. 230.02  
4 Middlesex Dry Goods Co—S Friedman et al. 102.65  
4 Dowdael Mfg Co—H W McCandless & Co. 114.44  
4 Warner Chemical Co—Basolio Ink & Color Co. costs, 10.91  
4 Concistro Bros & Co—J Baum. 104.41  
4 Safety Hygienic Horse Bit Co & Giovanni Ciammaichella—A J Romagna. 312.72  
4 Woodside Heights Land Corp—Investors Agency. 2,550.11  
4 City of N Y—J P Disbrow et al. 361.46  
4 Safferson & Weisberg Co—James Livingston Construction Co. 112.15  
8 Cafe Raub, Inc—S M Hitchcock, as-signee. 646.50  
6 Bankers Loan & Investment Co—L E Taylor. 8,405.25  
6 Matchless Match Co—J H Tunley & Sons. 423.61  
6 Nissequogue Canning Co—Jas Begg & Co. 130.27  
6 Melvin Stable Co—Consolidated Rubber Co. 70.61  
6 National Electric Welding Co, Wm Moller & Fanny Buckel—Jas Begg & Co. 528.79  
6 Friedland Realty Co—A A Sulberg. 3,129.94  
6 City of N Y—L Iske. costs, 94.37  
6 American Oil Cloth Co—A Eisner. 899.20  
6 Builders Marble Works & J Ensign Fuller—First National Bank of Dun-ellien. 655.06  
6 Young Realty & Construction Co, Hyman Baker & Wm S Baker—Cassidy & Son Mfg Co. 222.96  
6 John E Olson Construction Co—Harbison Walker Refractories Co. 524.31  
6 Long Island Contracting & Supply Co—J K Larkin et al. 1,127.00  
6 the same—Contractors Supply Co. 1,600.76  
6 the same—J K Larkin et al. 166.33  
6 the same—Contractors' Supply Co. 915.44  
6 the same—the same. 633.75  
6 the same—the same. 512.17  
6 the same—J K Larkin et al. 128.82  
6 Larkin, Jos K, Peter Igoe & Andrew Igoe—Merchants National Bank of New Haven, Conn. costs, 106.24  
6 the same—the same. costs, 4.84  
6 the same—the same. costs, 5.04  
6 the same—the same. costs, 5.24  
6 Broad Construction Co, Robt Altman, Louis Cohen & Adam Gross—M L Gross. 336.22  
6 the same—the same. 438.72  
6 James Taylor Iron Works—A B Warwick. 559.41  
6 Van Cortlandt Hotel Co, Clarence H Nichols & Edwin C Alden—Cook & Bernheimer Co. 1,893.93  
6 Amor Metal Polish Co—City of N Y. 36.23  
6 Anglo-American Law Society—the same. 20.69  
6 Automobile Buyers Assn—the same. 38.23  
6 Amsterdam Holding Co—the same. 38.23  
6 Architects, Engineers & Builders Law Assn—the same. 20.69  
6 Automatic Window Display Co—the same. 38.22



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 6 American Remedy Co—the same ..20.69  
 6 American Meal Bread Co—the same ..22.64  
 6 Association of Registered Attorneys—the same ..28.49  
 6 Alpha & Omega Realty Co—the same ..38.23  
 6 American Buckwheat & Grist Mills—the same ..38.23  
 6 Aply Transfer Co—the same ..22.58  
 6 Ashbrook Building Corp—the same ..38.23  
 6 Anna Gale Hair Dressing & Supply Co—the same ..38.23  
 6 American Telephone Journal Co—the same ..38.23  
 6 Chaeuffeurs Employment Agency—Cushman Globe Co ..65.21  
 6 Chicago, Milwaukee Road & Realty Co & Henry A Layman—Kienle Press ..156.16  
 6 Keterba Automobile & Wagon Mfg Co—J H Claffy ..80.02  
 6 Sun Construction Co & Benj Nieberg—Kanney Mfg Co ..116.06  
 6 Rockville Real Estate Co—S Friedlander ..94.81  
 6 Dacorn Realty Co, Geo E Cohen & Jno Davis—Thos C Edmonds & Co ..482.94  
 8 Standard Ice Cream Co—S Bernstein et al ..500.63  
 8 A Weidenbusch & Co, Inc—A Habisreiting ..153.20  
 8 Burlington Transfer & Storage Co—N Y Edison Co ..16.16  
 8 Bronx Bay Amusement Co—Texas Co ..323.41  
 8 Cornell Steamboat Co—Phoenix Construction Co ..costs 143.57  
 8 C L Nassauer Estates & G Nassauer, pres—S Epstein ..484.92  
 8 City of N Y—Chas Meads & Co ..40.41  
 8 Eldorado Amusement Co—N Y Edison Co ..250.09  
 8 Ehrmann Drug Co, The—A De Gaudenzie ..33.84  
 8 Ettlinger Delicatessen Co—Washington Paper Co ..40.39  
 8 Farrington Co—Metropolitan Life Ins Co et al ..costs, 18.41  
 8 Frawley Taxi Co—N Y Edison Co ..21.44  
 8 481 East 67th St, Inc—L F J Welher ..117.81  
 8 General Supply & Constn Co—Wells & Newton Co of N Y ..6,694.67  
 8 Graylock Realty Co—Commonwealth Roofing Co ..432.84  
 8 Harlem Brass Bed Mfg Co—N Y Edison Co ..18.50  
 8 Isaac Schneer's Sons & Co—C McMahon ..4,111.41  
 8 John J Hart Co—City of N Y ..costs, 127.85  
 8 One Hundred & Fifty-seventh St Realty Co—Curtis-Blaisdell Co ..430.74  
 8 Printz Photo Studios—E W Lerner ..377.17  
 8 Seitz Bwg Co—Farmers Feed Co of N Y ..3,140.78  
 8 S Blumenkrohn Co—H L Harburger ..173.66  
 8 Haynes Razor Strop Co—N Y Tel Co ..18.34  
 9 Keystone Slate & Tile Co—Fair Haven Marble & Marbleized Slate Co ..356.78  
 9 Horsfall Constn Co, Wm H A Horsfall, Emma H Horsfall, Bertha L Ankerson & Gustav H Ankerson—Mount Vernon Trust Co ..5,606.71  
 9 Knickerbocker Pen Co—Diamond Point Pen Co ..3,228.77  
 9 Law Reporting Co—Tribune Assn ..98.14  
 9 A Seraphic Co—N Y Edison Co ..47.55  
 9 Nicolet Amusement Co—the same ..364.65  
 9 W A Turpin Co—Fairbanks Co ..163.16  
 9 Real Construction Co & Hyman D Baker—John A McCarthy & Bro ..986.20  
 9 Carrie Realty & Construction Co, Morris Katlowitz & Samuel Gordon—S S Myers ..275.18  
 9 National Aniline & Chemical Co—K Aleon et al ..costs, 68.34  
 9 College World Co—F M Holly ..41.07  
 9 Picone Realty Co—Webster Iron Works ..711.62  
 9 Glen Island Casino Co—J T Smith ..654.70  
 9 Westfield Dairy Lunch Co—F C White ..245.79

9 Sigmund Krauter Inc—W Roch ..1,716.25  
 9 Wiener Broun Co or Wiener Brown Co—I M Kantrowitz ..230.60  
 9 Universal Express Co—A Lorsch et al ..128.55  
 9 National Burglar Alarm Co—C Reed ..37.41  
 9 Builders Marble Works, J Ensign Fuller & Saml Fuller—Ripley Simmons Co ..785.58  
 9 C K L Nassauer Estates—O Mills et al ..342.14  
 9 Industrial Land & Improvement Co—A M Dinner ..214.31  
 9 Federal Printing Co—C McMichael ..140.64  
 9 the same—the same ..182.63  
 9 Builders Marble Works & J Ensign Fuller—E Heidenheim ..1,054.73  
 9 Alfred E Norton Co—P C Gunderson ..2,641.70  
 9 Builders' Marble Works—A E Bookman et al ..338.79  
 10 James S Wemyss Co—N Y Telephone Co ..51.31  
 10 Hollis Court Realty Co—the same ..131.53  
 10 Greater 3, 9 and 19 Cents Co—Emil Eigner & Co ..35.34  
 10 Gutenberg Pearl Button Co—N Y Telephone Co ..28.53  
 10 Real Constn Co—Lockwood Co ..435.56  
 10 Brill Contracting Co—F W Schwiars ..123.47  
 10 T J Nolan Co—M Rabinowitz ..128.20  
 10 Colonial Fur Co & Alfred Bernstein—H Sandberg et al ..76.16  
 10 Knox Automobile Co—Merchandise & Constn Co ..329.65  
 10 Joseph Bloch Inc—Kenney Mfg Co ..2,098.52  
 10 the same—the same ..1,739.19  
 10 Middlesex Corp—S A Duncan ..10.51  
 10 Lincoln Monolithic Co—Keaseby & Mattison Co ..287.18  
 10 Hurtig & Seamon—H G W Pilcar ..942.78  
 10 Danbury Bargain Store—C Prichep ..329.53  
 10 Senora Phonograph Co—Doehler Die Casting Co ..269.38  
 10 Morton Silk Weaving Co—L Abrahams ..484.41  
 10 77th St 44 West Co—Mordecai Estate ..70.62  
 10 Ness Fireproof Constn Co, John C Sess & Saml D Ness—A Franke ..1,878.19  
 10 Codae Realty Co & Emanuel Doctor—G Damico ..601.40  
 10 Sun Constn Co & Benj Nieberg—N J Terra Cotta Co ..364.10  
 10 Merrivale Realty Co & Walter S Arthur—Illinois Surety Co ..852.61  
 10 Maze Realty Co—J Schattman ..1,335.29

### SATISFIED JUDGMENTS.

NOV. 4, 6, 8, 9 and 10.

Adler, Jacob P—B Bernstein; 1910 ..1,124.35  
 Same—same; 1911 ..114.69  
 Argueso, Manuel—W J De Rivera ..1911 ..571.14  
 Aspegren, Adolph & John—Crandall Petrie Co. 1911 ..90.85  
 Same—same. 1911 ..108.24  
 Beissbarth, Kurt E—C Wolfarth. 1910 ..406.01  
 Burns, Jno P—L V Thurston; 1901 ..2,409.08  
 Bremer, Alexander M—Ridabock & Co; 1911 ..68.63  
 Brittingham, Beverly M—C Weisberg; 1909 ..68.68  
 Beckmann, Otto H & Hudson Trust Co—W W Farley; 1911 ..1,820.97  
 Brown, Harvey T—Hobart Dairy Condensing Co, Ltd; 1903 ..2,311.93  
 Bacci, Frank J—R Abolafia; 1911 ..109.72  
 Bloom, Louis—A Hecht; 1911 ..759.20  
 Campbell, Maurice—M A Price; 1911 ..151.85  
 Carrough, Wm H & Frank W—N Y Telephone Co. 1903 ..30.50  
 Davis, David—Bergen Realty Co; 1910 ..93.10  
 the same—the same; 1909 costs ..112.27  
 the same—Lispensard Realty Co; 1909 ..costs 111.72  
 Edelson, Isaac—L I Wexler. 1911 ..530.25  
 Fink, Jacob—W Schlansky; 1911 ..139.15  
 Feinstein, Jos—S Weinerman; 1911 ..84.91  
 Frank, Kate F—L Stork; 1908 ..240.40  
 Flood, Alice S—L Schlesinger; 1905 ..900.00  
 Folliot, Maurice—J Lepori. 1910 ..178.75  
 Floeckher, Walter—G H Schmale. 1911 ..62.72

Goldfinger, Morris—E Freund; 1911 ..costs 107.95  
 Grimaldi, Geremia—J Caprillo; 1911 ..59.72  
 Heddendorf, Wm H—Long Dock Mills & Elevator. 1910 ..356.35  
 Haight, Benj—B C Samuels et al. 1911 ..125.26  
 Heddendorf, Wm H—D Buckley. 1910 ..1,225.18  
 Hohne, Emil C—F H Mehshing; 1911 ..52.07  
 Hurley, Edw J—National Tradesman's Bank; 1905 ..319.66  
 Haines, Chas D—First National Bank; 1902 ..2,037.65  
 Hochstein, Max—J C Wilson et al. 1910 ..254.40  
 Hunter, Wilson R—A S Bacon; 1909 ..143.57  
 Same—same; 1909 ..1,362.17  
 Same—same; 1911 ..171.43  
 Kerrigan, Jno M—Sayre & Fisher Co; 1911 ..347.81  
 Kline, Frank W & Fred H—Empire Hardware Co; 1911 ..142.75  
 Keyes, Jno M—H Seaman; 1910 ..454.01  
 King, Philip R—Columbia College Dramatic Society; 1909 ..52.54  
 Kardensky, Abraham—S Levine. 1910 ..52.15  
 Kaidensky, Abraham—S Levine. 1910 ..52.15  
 Leslie, Warren admr—K Tojetti ..costs, 107.82  
 London, Albt—I Frendenheim; 1908 ..311.91  
 Margulies, Morris—Mardece Construction Co; 1911 ..46.41  
 Same—same; 1911 ..118.49  
 Mosher, Philip S—M Badt; 1911 ..203.65  
 Murphy, Edgar G—H V Dodge. 1911 ..72.47  
 Madden, John J—D H Cohen. 1911 ..38.21  
 Martin, Jno—N Y Headquarters Knights of Columbus. 1911 ..112.88  
 Nielson, Alfred O & Violet—J Stamm; 1911 ..16.91  
 O'Reilly, Thomas J—N Y Edison Co; 1911 ..17.11  
 O'Neil, Frank—Central Consumers Wine & Liquors Co; 1909 ..547.61  
 Pigueron, Geo H—H C Mandel. 1911 ..264.76  
 Patrick Ryan & Andrew McC Parker—N Y Steam Co. 1911 ..152.05  
 Prout, Mary E, James B & Mac—E J Carey et al; 1909 ..371.90  
 Rafter, Edw—City of N Y; 1911 ..264.41  
 Reiman, Wm—J L Martin; 1911 ..350.00  
 Reid, Patk J—T A Bingham, Comrs; 1911 ..costs 128.50  
 Raedig, Minnie—M Rosenthal; 1910 ..95.00  
 Racich, Jacob—J A Cline. 1911 ..1,504.76  
 Ramos, Jose J—E R Thomas Motor Co. 1910 ..214.98  
 Ryan, Patk & Andrew McC Parker—N Y Steam Co. 1910 ..106.94  
 Rosenberg, Hyman S & Mary—S Seiden. 1911 ..60.48  
 St Denis, Ruth—I S Rose. 1910 ..10,087.22  
 Silberman, Morris & Sigmund Scher—C Brogan. 1911 ..39.92  
 Stelz, Peter Jr & Adolph Feldman—Louis De Jonge & Co; 1911 ..117.86  
 Stebbins, Chas H—L Purdy et al. 1911 ..152.30  
 Same—same. 1911 ..128.25  
 \*Urgo, Francesco—A Delli Paoli. 1911 ..101.83  
 Uhlfelder, Simon—Abr Weinberg, Celia Uhlfelder & Emma Weinberg—Union Exchange Natl Bank; 1911 ..113.95  
 Wood, Stephen I; Fredk E Jr & Saml J—E J Carey et al; 1911 ..340.76  
 Worms, Ansel—F Cohen; 1910 ..989.76  
 Willman, Isaac—A Rothschild et al. 1910 ..42.15  
 \*Wheeler, Everett P—W S Anderson. 1908 ..380.00  
 Zibelli, Guiseppe—F Jordan. 1911 ..29.65

### CORPORATIONS.

A G Hyde & Sons—W Hecht; 1909 ..19,894.27  
 Same—same; 1910 ..235.70  
 \*Friedman Realty Co—L Buchanan; 1911 ..363.27  
 Filer, Augusta, Morris Simon & National Surety Co—H Masken; 1911 ..332.39  
 Borden's Condensed Milk Co—A Sachs; 1911 ..67.29  
 Nonpareil Realty Co—J H Haas; 1911 ..74.72  
 O'Brien, Morgan J & U S Trust Co, exrs—A E Thomson; 1911 ..872.94  
 Fackner-Coats Constn Co—H W Melick. 1911 ..240.45  
 N Y Taxicab Co—A H Joline et al. 1911 ..32.67

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Table of property listings with addresses and amounts, including Tribune Assn-S F B Morse; 1909.7,869.85; Chartan Restaurant Co & Chas F Julig; Gimbel Bros of N Y. 1911. 1,068.85.

Table of property listings with addresses and amounts, including 3D av, 3999; Chas Chatzinoff agt Philip Hendricks; 79). 38.50; 6TH av, nwc 30th, 119x105; Ronalds & Johnson agt Loew Amusement Co; L Blake & Bro. (80). 689.80.

Table of property listings with addresses and amounts, including NOV. 6. 26TH st, 36 W; Jno H Scheier agt Paul Shotland et al; Jan16'11. 300.00; Bathgate av, es, 25 n 184th; Sanitary Fire Proofing & Contracting Co agt Special Building Co et al; Aug15'11. 45.00.

MECHANICS' LIENS.

NOV. 4.

Table of mechanics' liens with addresses and amounts, including 133D st, 144 W; Hendrique & Deade agt Louis Block & Middlesek Co. (49). \$67.00; Webster av, es, 134.3 n 173d, 75x156.6; Claremont Lumber & Mfg Co agt Kensia Improvement Co. (50). 240.00.

NOV. 6.

Table of mechanics' liens with addresses and amounts, including 134TH st, 539 E; Rider Ericsson Engine Co agt One Hundred & Thirty Fourth Street Co. (52). 160.57; Clinton av, es, 193.2 n McKinley Square, 102.2x186.11 to Boston rd; Arthur Brounet agt Wm H Weissager. (53). 1,180.50.

NOV. 8.

Table of mechanics' liens with addresses and amounts, including Northern av, nec 179th, 100x100; Savoy Glass Co agt R H M Realty Co and Zipkes Realty Co. (62). 206.00; 99TH st, nec Riverside Drive, 112x105; Jacob H Werbelovsky agt Highwood Realty & Constn Co. (63). 2,515.58.

NOV. 8.

Table of mechanics' liens with addresses and amounts, including 25TH st, 127 W; Danl F Murphy agt Jno E Olson. (66). 103.68; 123D st, 232-236 E; Nathan Bergstein agt May Lyons. (67). 77.50; 62D st, 223 E; same agt same. (68). 18.00.

NOV. 9.

Table of mechanics' liens with addresses and amounts, including Bathgate av, es, 25 n 184th, 25x95.7; Jas G Wentz loans Scalzo Realty Co; to erect a 4-sty apartment; 5 payments. 6,500; Fox st, ns, 353.9 e Av St John, 80.3x125; Title Guarantee & Trust Co loans Maze Realty Co of N Y; to erect two 5-sty apartments; 3 payments. 46,000.

BUILDING LOAN CONTRACTS.

NOV. 4.

Table of building loan contracts with addresses and amounts, including 226TH st, ss, 403.9 e Paulding av, 50x109; Railroad Co-operative Building & Loan Assn loans Kate B Higgins to erect a - sty bldg; - payments. \$4,000.

NOV. 6.

Table of building loan contracts with addresses and amounts, including 13TH st, ns, 269 e 1 av, 73x53.3xirreg; Title Guarantee & Trust Co loans Carlsbrooke Realty Co to erect a - sty bldg; - payments. 30,000; 81ST st, ns, 100 w Ams av, 112.5x102.2; Sender Jarmulowsky loans S B Construction Co to erect a - sty bldg; - payments. 190,000.

NOV. 8.

Table of building loan contracts with addresses and amounts, including No Building Loan Contracts filed for this day.

NOV. 9.

Table of building loan contracts with addresses and amounts, including Bathgate av, es, 25 n 184th, 25x95.7; Jas G Wentz loans Scalzo Realty Co; to erect a 4-sty apartment; 5 payments. 6,500.

SATISFIED MECHANICS LIENS.

NOV. 4.

Table of satisfied mechanics liens with addresses and amounts, including Lexington av, 1641; Heiman Grossman agt Berent C Gerken et al; Oct 30'11. \$46.00.

NOV. 6.

Table of property listings with addresses and amounts, including NOV. 8. Marmion av, swc 179th; Giehl Bros agt C K Realty Co; Sept25'11. 311.00; 179TH st, ns, bet Belmont and Hughes avs; H Rafkofsky et al agt Salvatore Varisco et al; Oct18'11. 1,200.00.

NOV. 8.

Table of property listings with addresses and amounts, including Grand Boulevard, sec 175th; Standard Fireproof Sash & Door Co agt Nathan B Levin Co et al; Oct20'11. 210.00; 156TH st, ns, 200 e Bway; Sebastian Trapani et al agt Louis Meryash et al; Apr10'07. 900.00.

NOV. 9.

Table of property listings with addresses and amounts, including Creston av, es, 198.7 s 196th; Jos Rice agt Wm Kaufmann et al; Sept26'11. 475.00; Creston av, same prop; same agt same; Sept15'11. 550.00.

NOV. 10.

Table of property listings with addresses and amounts, including 2Webster av, es, 158.6 n 169th; Chas Shapiro agt Bernard Constn Co et al; Oct 5'11. 95.17; Pinehurst av, ws, bet 179th & 180th; Herringbone Metal Lath Co agt Rountree Realty Constn Co et al; Nov3'11. 288.00; 77th st, 332-336 E; Paul Bernstein agt Otto Doepfner et al; Aug9'11. 1,550.00; Bleeker st, 213-219; Commonwealth Roofing Co agt Florence V C Parsons et el; Jan7'11. 200.00.

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

ATTACHMENTS.

NOV. 2.

No Attachments filed this day.

NOV. 3.

Table of attachments with addresses and amounts, including Baker, Jno B; Frost & Johnson; \$2,500; J J Schwartz. Zeilmann, Jno; Chas S Carscallen; \$1,-639.34; Pinks & Steckler.

NOV. 4.

Table of attachments with addresses and amounts, including Englander, Gussie et al; Hyman Cohen; \$600; B H Bernstein. Black, Louis & Hyman; Colwell Lead Co; \$7,564.35; R B Honeyman.

NOV. 6.

No Attachments filed this day.

NOV. 8.

Table of attachments with addresses and amounts, including Imburgia, Vincenzo & Salvatore Trepani; Fruit Auction Co; \$1,722.24; McElheny, Bennett & Sicher.

CHATTEL MORTGAGES

AFFECTING REAL ESTATE.

Nov. 2, 3, 4, 6 and 8.

Table of chattel mortgages with addresses and amounts, including Paldow Constn Co. Washington av, e s, near 183d st..Colonial Mantel & Refg Co. (R) 110; Glass, John, Jr. 178th st bet Audubon & St Nicholas avs-Darn & Hoffman. Gas Fixtures. 860; Modico, M. 406 E 13th..C Doino & Bro. Moving Picture Booth. 225.