

## HARLEM'S PREMIER STREET NEEDS REBUILDING.

The Full Development of 125th Street is Hindered by the Lack of Modern Buildings and the Owners Are Maintaining an Obstructive Policy

HARLEM was the oldest settlement in upper Manhattan. Originally, an isolated village on the Boston Post road, it is now a district of the city, comprising the territory above 110th street, between Morningside and Colonial parks and the Harlem River. Not many years ago it had an abundance of fine private residences, but its population has radically changed, and to-day it is distinctly an apartment house section, possessing no exclusive private house quarter. Many of the old residences that still exist have been turned into business places or flats or used as boarding houses or furnished room houses.

The growth of Harlem has brought many changes and several shifts of population, but the local character, which was always its distinguishing feature, still persists. Yorkville, Manhattanville and Bloomingdale were all well-known settlements of early New York, but they have been engulfed to such an extent that their boundaries are no longer distinct; Harlem is still Harlem, a city within a city.

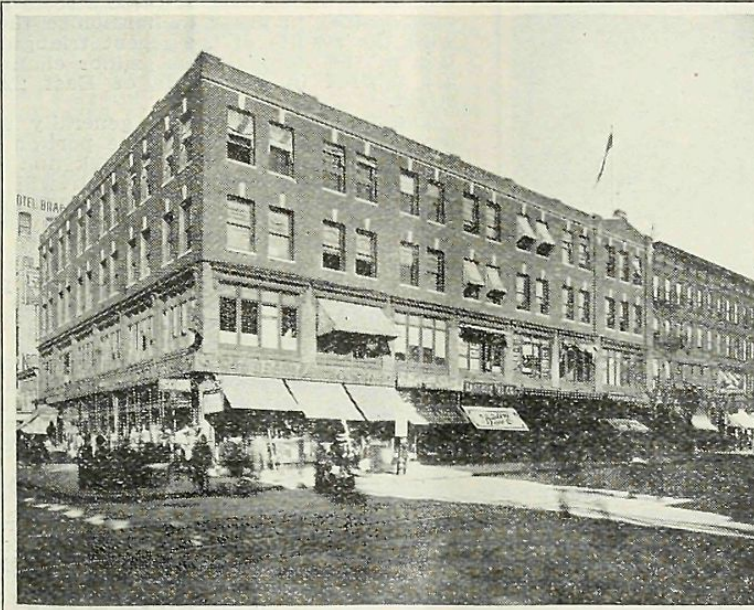
ings where much business is transacted, as a rise in values is generally reflected in a building movement. A decade ago 125th street did its fair share of business, and since that time its earning power has increased many times, yet one almost searches in vain to find a substantial improvement, and so far as buildings are considered, the street resembles the main thoroughfare of a thriving village.

The best block is the one between Seventh and Eighth avenues, yet only one or two six-story buildings are in evidence and much of the property on the south side of the street is taken up with one and two-story buildings.

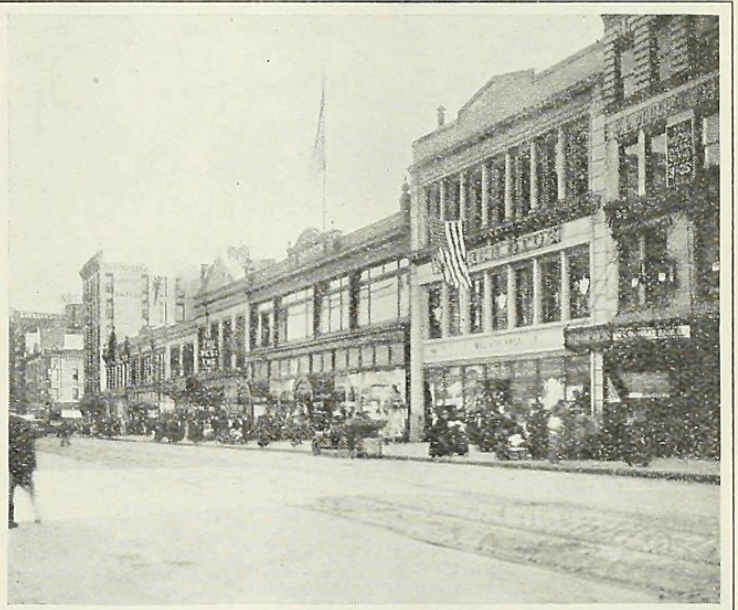
Considering the prices which prevail and the rentals obtained, this is indeed surprising. Very little land is for sale on the south side of this block, and real estate men in the neighborhood place a value on it of from \$5,500 to \$6,000 a front foot. A twenty-five foot store, of full depth, would easily rent for \$10,000, and might bring more in prosperous times. The north side of the street is

one finds some of this valuable property encumbered with antiquated frame structures that would hardly be tolerated on the business street of a third-rate town.

That the maintenance of these inadequate structures is unwise and unprofitable is shown by the few modern buildings which have been erected. A few years ago a building of a modern type was erected on the northwest corner of Seventh avenue, extending through to 126th street. Within a very short time the space was all taken at good prices, and this particular improvement has resulted in making the corner one of the best in Harlem. Up to a certain point, stores alone can return a fair percentage on the value of the land which they occupy, but when the cost of a lot exceeds \$100,000, either the owner must improve it in an adequate fashion or he must be content with an inadequate return on his investment. Beyond a certain point, store rentals cannot be raised without disaster, and apparently that condition has been reached, at least in the blocks between Lenox and Eighth avenues. In the last



THE NORTHEAST CORNER OF 8TH AVENUE—ONE OF THE FEW MODERN BUILDINGS ON 125TH STREET.



THE MOST VALUABLE BLOCK IN HARLEM—125TH STREET, BETWEEN 7TH AND 8TH AVENUES.

Its population has increased enormously and as a result land values have risen and the commerce of the neighborhood has become so important that Harlem possesses the most notable crosstown thoroughfare in the city.

From a business standpoint, 125th street has more value than any other similar thoroughfare north of Forty-second street and values and rentals on the best blocks compare favorably with those in the midtown section. Excepting Thirty-fourth and Forty-second streets, no crosstown thoroughfare has exhibited such increases in rentals as 125th street, the shopping and amusement center, not only for all Harlem, but in a large measure for Washington Heights and the Bronx. Some of the best known houses in the city have located there, and one or two department stores are to be found. Other streets in Harlem have derived benefit from the enlarged population, and small retail stores are supported on nearly every avenue, but the bulk of the district's general shopping is done on 125th street. From early morning until late at night a continuous throng is to be found, especially on the blocks between Eighth and Third avenues, and in mid-afternoon the casual observer would be led to believe that the entire population of Harlem was parading 125th street.

In spite of all this travel and apparent activity, the street presents a condition radically different from that of any other thoroughfare of equal value. In this city one naturally looks for substantial build-

naturally not so valuable, worth about one-third less, and yet the difference between the two sides of the street is not nearly so marked as in many other of the city's crosstown streets. A station of the Sixth and Ninth avenue elevated lines is at Eighth avenue, and this is one of the busiest corners in the city, yet the two westerly corners are given over to Raines law hotels and the easterly ones are improved, respectively, with four and five-story buildings.

The reason for this remarkable state of affairs appears to lie almost entirely with the owners. For a long time the bulk of the property has been under wealthy and extensive ownerships, and most of the land holders have adopted an obstructive policy, either refusing outright to sell or else asking such fancy prices as to drive the prospective builder elsewhere. Some, it is true, have leased their property for long terms, but the conditions have rarely been sufficiently advantageous to induce the lessees to make extensive improvements, and one or two-story buildings, occupied solely by the tenants, have resulted. These conditions are not confined to the block mentioned, but are met with on nearly the entire length of the street. The block between Seventh and Lenox avenues is not quite so valuable as the one to the west, property being worth about \$1,000 less a front foot, but retail stores are in demand and tenants are easily obtained at fair prices. The subway station at Lenox avenue makes this an extremely busy corner, and yet

two years there has been very little enhancement in these blocks, and every effort to raise rents has been met with a determined opposition on the part of retail merchants.

What 125th street needs to-day, according to brokers in the neighborhood, is modern six or eight-story mercantile buildings, and a careful survey of the entire situation should, it is said, convince any owner or prospective purchaser that the future of the street is sufficient to warrant investments in this class of structures. No important street in the city is so well supplied to-day with transportation lines calculated to bring business to the district as is 125th street. The western end is served by the Broadway branch of the subway, and the Broadway and Tenth avenue surface lines. The Sixth and Ninth avenue elevated lines and the Lenox avenue subway branch, as well as the Eighth and Lenox avenue surface cars, run through the central district. The eastern end has the New York Central Railroad, the Second and Third avenue elevated lines and the surface cars on every avenue. The Third avenue surface cars turn into 125th street, cross to Amsterdam avenue and run up that thoroughfare to Washington Heights, tapping a residential district in which dwell an almost countless number of buyers. Besides the lines mentioned, which are all in operation, the new Lexington avenue subway will have an express station at 125th street. Undoubtedly this will be extensively used by Har-

lem residents, as the operation of express trains as far north as 125th street on a line practically without curves, will necessarily save considerable time. The Lexington avenue subway will also furnish another direct and quick means of communication with the Bronx, and the borough has in the past furnished a great many buyers of Harlem merchandise. The station of the New York Central at Park avenue takes care of a large amount of travel, and many buyers at present are coming in from the outlying towns of Westchester County. The ferry to New Jersey is also the means of bringing many out-of-town shoppers to the street.

Of course, the shopping on 125th street is not of the same class as on Twenty-third, Thirty-fourth or Forty-second streets, but is more like the Fourteenth street trade of the present time. The population of Harlem is not of the wealthy order, and the adjacent districts from which the street could draw are mainly middle-class quarters. But this does not prevent them from supplying good customers for stores offering the proper lines of merchandise. One or two department stores are already there and they do a good business, but several more are needed in order to offer a sufficient

### Telephone Company Grants Great Concessions.

The New York Telephone Company has just officially advised George W. M. Clark, of No. 1 Madison avenue, the President of the Woodlawn Heights Taxpayers' Association, that the company has decided to establish a new central office station in the northern part of New York City, to be called "Woodlawn," which will take in all that part of New York City now served by the "Williams-bridge" central office station north of 233d street, including Woodlawn Heights and the section east of the Bronx River as far as Eastchester, together with the southeasterly part of the City of Yonkers known as McLean Heights. This new central will also be located in what the Telephone Company calls the "Third District," which will thereby serve direct, for the first time, a portion of Westchester County, giving them the same advantages as now enjoyed by other parts of the Bronx.

Another attractive feature of the new schedule will be that subscribers in the "Woodlawn" district will be entitled to free calls to Mt. Vernon and Williams-

### THE EAST BRONX.

#### Final Map of Section 45—Givans Creek To Be Closed.

The Board of Estimate and Apportionment, on May 29, 1911, adopted a general design for a system of streets, avenues, public places, squares, etc., in that part of the Borough of the Bronx lying easterly of the Bronx River. This plan was a general plan only, drawn on a scale of 300 feet to the inch, without showing dimensions and grades excepting the width of streets.

In order to render more definite this general design of the street system, maps are being prepared on a scale of 150 feet to the inch, with all necessary information thereon, and Section 45, which is bounded by Pelham Parkway South, Eastchester road, Mace avenue, Kings-bridge avenue, Bartow avenue, Ely avenue, Arnou avenue, Baychester avenue, Adeo avenue, East 222d street, Hutchinson River, Allerton avenue, Wright avenue, Bushnell avenue, Edson avenue, Waring avenue, Demeyer avenue, Bassett avenue, Pelham Parkway North and the prolongation of Mayflower avenue, has been submitted for adoption.

This plan relates to an area of about 400 acres. The street system indicated on the plan appears to conform with that shown on the tentative map of the Chester district which was adopted by the Board on May 29, 1903, excepting that provision is made for laying out Astor avenue with a width of 80 feet. This street will subdivide what would otherwise be an extremely long block, and it will have a position harmonizing with that given it in the adjoining section on the west, plans for which have already been adopted.

Final maps have heretofore been approved for Gun Hill Road and for East 222d street; modifications in the angles and block dimensions of these streets are now desired in order to harmonize them with the results of the recent triangulation of the Borough, and minor changes are desired in the grade of East 222d street.

The territory affected is generally undeveloped, and a considerable portion of it is traversed by Givans Creek and its tributaries, the closing of which will be required before the proposed street system can be constructed. This physical closing, it might be noted, will have to be preceded by the consent of the Federal authorities, whose ratification of the position indicated for the bulkhead line of the Hutchinson River will also be required.

The attention of the Borough President has already been called to the desirability of submitting a plan for the consideration of the Board which will definitely fix the position of the bulkhead lines of the Hutchinson River through its entire length in order that it may be presented to the Secretary of War and to the Commissioner of Docks and Ferries for approval. It is understood that steps are now being taken for the preparation of such a plan.

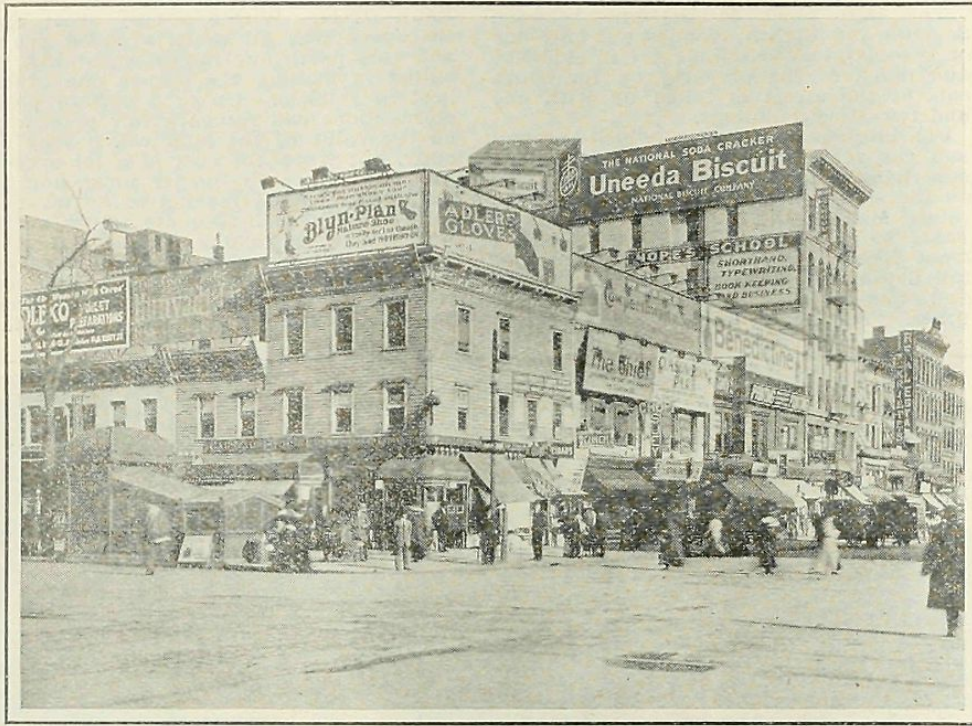
#### A Shore Drive.

Proceedings have been instituted by the local Board of Chester, in the Bronx, for acquiring title to "Shore Drive" from Layton avenue to Pennyfield avenue, at Throgg's Neck. The proceedings affect twelve blocks, or a little over one mile of Shore Drive, which has been laid out upon the city map to have a width of 100 feet. The street is not in use and the abutting property is almost entirely unimproved, but it is believed that a number of buildings encroach upon the land to be acquired.

Through most of its length the street falls partially or wholly outside of the line of mean high water, and for this reason the area of benefit is largely limited to the property situated on the westerly side. It was, however, pointed out when the maps for the vicinity were approved, that the street layout was extravagant, and would probably result in burdensome assessments.

No bulkhead line has been fixed in this vicinity, and on May 18, 1911, application was made to the War Department for permission to fill in that portion of Eastchester Bay required to make the street a serviceable highway. The project was approved by the Secretary of War on September 11, 1911.

A map laying out a public park, bounded by Shore Drive, Layton avenue, Eastchester Bay and Gridley avenue, was approved on October 5 last, with the understanding that arrangements for its purchase would be included in the proceedings for acquiring title to the adjoining section of Shore Drive, and that the entire expense would be assessed upon the property benefited.



AN IMPORTANT CORNER NEAR A SUBWAY ENTRANCE ENCUMBERED BY A FRAME BUILDING.

variety to the public to keep the local buyers from seeking a downtown market. A careful consideration of these conditions should be sufficient to demonstrate to the owners that 125th street has the promise of a brilliant future, but that proper conditions for realizing the promise can never be attained until adequate buildings are the rule and not the exception. The construction of a few good buildings would go far towards inducing some of the downtown dry goods firms that cater to the class of trade found in Harlem to locate there, and there is little doubt that such buildings would prove profitable.

At present the blocks between Eighth and Lenox avenues are at a standstill. What activity there is on the street is east of Lenox avenue. Stores in there are renting well, except in a few cases where prices are too high, and a canvass of the merchants reveals the fact that business is picking up to a noticeable extent. It is likely that the Lexington avenue subway will give an added impulse to property as far east as Third avenue, and that the next few years will witness the development of a much better tone in all these blocks. What may be expected for this part of the street is foreshadowed by two large leases recently made, both of which were closed by out-of-town interests. One of them involved a large plot at the southeast corner of Madison avenue and the other affected the property at the southwest corner of Lexington avenue, owned by Miss Lotta Crabtree. Extensive improvements are contemplated for both corners.

Several of the older brokerage firms that have grown up with the neighborhood are making an intelligent and persistent effort to bring about a new order of things, and if the owners will only give them the co-operation they deserve, the street will undoubtedly assume a commercial importance far in advance of that which it already possesses.

bridge and that the toll to Yonkers will be five cents instead of ten cents as at present.

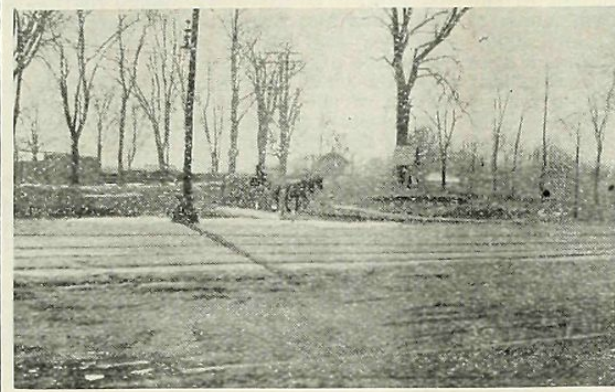
This new schedule is expected to go into effect about February 1, 1912, or as soon as the engineering arrangements can be completed by the Telephone Company.

The negotiations for this schedule were conducted by Albert Stone, secretary of the McLean Heights Taxpayers' Association and Mr. Clark in behalf of the Woodlawn Heights Taxpayers' Association direct with the various officials of the Telephone Company, and extended over a period of most of the past year.

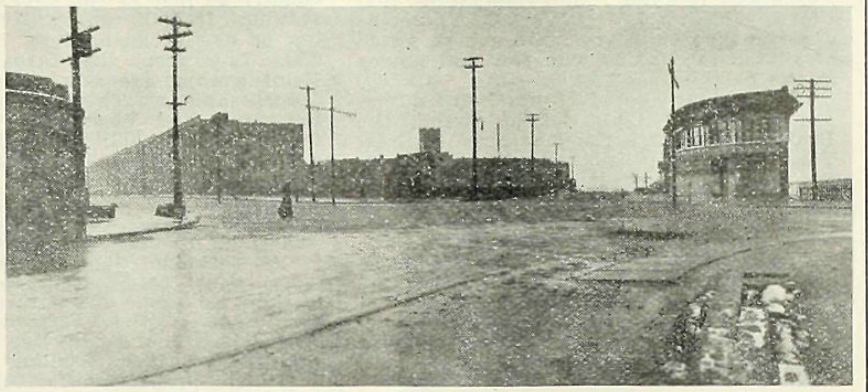
Heretofore, persons telephoning from Woodlawn Heights across the city line to McLean Heights, which is but a short walking distance, were called upon to pay ten cents. It is believed by all interested that this new schedule of rates will be a great boon to that section and will cause it to be much more closely identified with Mt. Vernon and Yonkers than heretofore.

#### Chattels Attached to Buildings.

The Appellate Division of the New York Supreme Court for the First Department held, in the case of Central Union Gas Company vs. Browning, that under the section of the New York lien law, providing that contracts for conditional sales of chattels attached to a building should be void as against subsequent bona fide purchasers or incumbancers of the premises unless the contract was filed and indexed as prescribed by the statute, an unfiled contract of conditional sale of gas ranges with the knowledge of the vendor, installed with pipe and flue connections in the kitchens of apartment houses, was void as against a purchaser on foreclosure sale of the realty without notice of the contract.



HUNTS POINT AVENUE IN 1909.



HUNTS POINT AVENUE LOOKING EAST FROM SOUTHERN BOULEVARD IN 1911.

## A COMING MERCANTILE CENTER.

Hunts Point Has Been the Seat of a Notable Growth in Population and Bids Fair To Become Before Long a Most Important Business Section.

HUNTS POINT was years ago chiefly remarkable as the seat of the old Hunts Point Inn, where the Westchester coaches changed horses. The inn faced on Fox Square, which served as the starting point for the fox hunts of the neighborhood. Mansions and old manor houses such as Faile's, Tiffany's, Simpson's and Spofford's, added to the picturesqueness of this section of the Bronx.

Hunts Point proper consisted at one time of the section lying between Longwood avenue and the Bronx River and extending from Southern Boulevard to the Long Island Sound. Later the territory between the boulevard and Westchester avenue was included under the name.

For years the only transit facility to Manhattan was by way of the New York, New Haven and Hartford Railroad, which had a station on Hunts Point avenue and connected at 129th street with the Second avenue elevated. In the past few years trolley lines have been built along the main arteries of the section, namely, 163d street, Hunts Point avenue, Southern Boulevard, and Westchester avenue. The

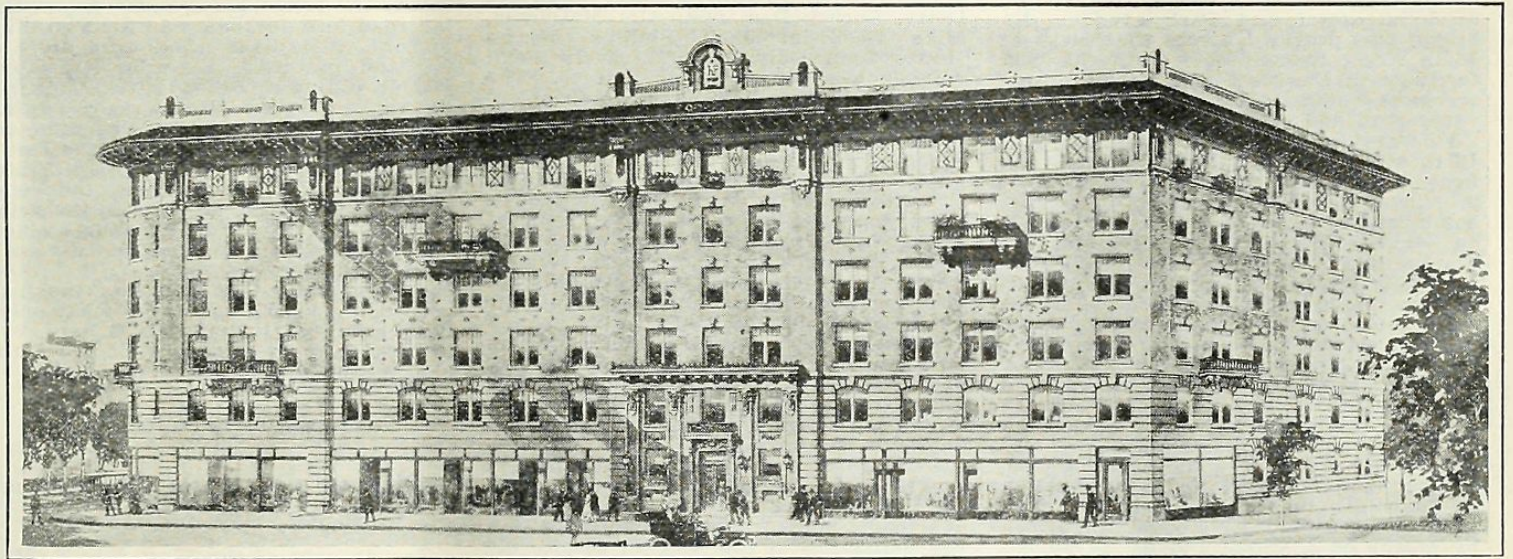
by all the elevated railroads in Manhattan and the Bronx.

Robert E. Simon, vice-president of the Henry Morgenthau Company, in discussing the development of Hunts Point made the following statement: "Foreseeing the effect such great transit facilities were bound to have on this section and realizing its many other advantages, most of this property was bought up by our company, that of George F. Johnson and the American Real Estate Company. These three interests owned all of the land from Lafayette avenue to Westchester avenue and from Longwood avenue to the Bronx River."

In 1905, only six years ago, this entire section was still as the old land proprietors had left it, containing only their old mansions. The long lanes thickly wooded on both sides were used as streets. Westchester avenue, which was unpaved, and Southern Boulevard, which was ungraded, were the only exceptions. Within these few years there has been accomplished what usually takes generations. Every street with the above mentioned bound-

ern house on any of this property. For the fiscal year ending June 30, 1911, the sale of tickets at Prospect avenue was 4,998,786; at Intervale avenue, 1,567,638, and at Simpson street, 3,191,245; a total of 9,757,669 which does not include the traffic of the New Haven road and the trolleys.

This section is particularly interesting because the development has been unique and like that of a small independent city. In the past few years the three large interests with the addition of two other building companies, have erected many large and beautiful apartments. These buildings are very modern and fully equipped with every convenience offered by the best apartments in Manhattan. One feature from the architectural point of view is the regularity of the buildings on certain streets. Tiffany street contains on both sides between 163d street and Westchester avenue, buildings which are exactly alike, giving a very pleasing effect to the eye of a probable tenant. Certain streets have all private dwellings while others have two family houses. All these



"THE HUNTS POINT"—THE LARGEST APARTMENT HOUSE IN THE BRONX.

next five years will make Hunts Point avenue and Southern Boulevard one of the most accessible junctions in the Bronx. In addition to the present subway along Westchester avenue, Southern Boulevard will have the new Lexington avenue subway, which is now being built. The New York, Westchester and Boston Railroad will run over the present tracks of the New York, New Haven and Hartford and will use the station at Hunts Point avenue. Both these roads will connect and interchange traffic with the Pennsylvania and Long Island Railroads, by way of the New York Connecting Railway Bridge, now being constructed over Hell Gate. The 163d street and Hunts Point avenue trolley is to be extended westward, connecting with the 161st street trolley at Third avenue, making a continuous line from the Long Island Sound to Eighth avenue and 155th street, Manhattan. The 149th street trolley will cross Randall avenue and run to 145th street and Broadway. Therefore this section will be accessible by the great railroads of the country, by two subways and

aries was opened, regulated, graded, curbed and flagged by these three companies at their own expense. With private capital even sewers were built, pavements laid, the Bronx River dredged and docks built to permit of ready delivery of building material and supplies. The Morgenthau-Johnson interests even went so far as to build and give to the city a subway station with an escalator at Intervale avenue, at a cost of \$85,000.

The growth of population in the Bronx has been very rapid. Between the years 1900 and 1910 there was an increase of 114.9 per cent., and when 1920 comes along, it is expected that there will be close to 900,000 people living in this borough: This increase can be accounted for by the development of the different sections in the same way that Hunts Point has been built up in the past few years. The sale of tickets at the three subway stations, Prospect avenue, Intervale avenue and Simpson street may be used as a means of showing the growth of the Hunts Point section. When the subway was opened there was not a single mod-

have been built with the same regularity and the streets have become known by the kind of buildings they contain.

Westchester avenue, between Southern Boulevard and Longwood avenue, is the principal business street and shopping center of this section. On the south side of Westchester avenue, between Tiffany and Fox streets, seventeen business stores have just been completed which bring rents ranging from \$2,000 to \$4,500 per annum. Every line of retail merchandise as well as amusement can be obtained along this avenue without going to lower Manhattan, as people of other sections do.

After providing the homes, shopping centers, churches of all denominations, schools furnishing religious and educational instruction, theatres presenting the best Broadway attractions, were built. Besides these above mentioned assets, many large manufacturing industries have been established such as the American Bank Note Company, whose building occupies a large area between Garrison and Lafayette avenues and Manida street, the

Pease and Kramer Piano Companies, and the Royal Embroidery Works. These industries give employment to a high grade of skilled mechanics who can find homes in the neighborhood.

The extreme end of Hunts Point offers, on account of Long Island Sound, the Bronx River and the nearness to New York City, fine possibilities for a mercantile colony like the present Bush Terminal in Brooklyn. Commodities could be shipped by water to New York and all other seaboard towns. Besides the shipping possibilities the railroad facilities are also very good. It has been rumored that this point would sometimes be utilized as a mercantile terminal, but thus far no indications of such development have presented themselves.

The value of property has increased

equally as fast as the development of the section. In 1905 the Faile Farm, consisting of one thousand lots, brought \$900,000. Lots from this farm along Hunts Point avenue are now selling at about \$10,000 apiece. The northeast corner of Longwood and Westchester avenues sold for \$37,000 in 1903; it has since been sold for \$300,000. Lots on Westchester avenue sold in 1903 for about \$4,500 apiece. The inside lots to-day bring about \$17,000, while corners are worth about \$25,000. Lots on these side streets, which sold for \$2,500 some time ago, are selling for from \$6,500 to \$7,500 to-day, according to their location. From these few figures some idea of the enormous increase in land values in the past five years may be obtained. It is still selling for less than half that property sells for in Harlem,

though it is but forty blocks further north and has many greater advantages, and its houses and stores show a smaller percentage of vacancies.

This vast development has gone on in spite of the fact that the city authorities have starved the Bronx of transit facilities, for the past six years, while millions have been poured into bridges and tunnels to Brooklyn and Jersey. The present subway has reached its capacity and if the Interborough Company can arrange satisfactory terms for extending its lines and improving its elevated railroad, this section will continue to grow as rapidly in the future as it has in the past and prove to be one of the most attractive, valuable and important tributaries and sources of income of the Greater City.

## REMINISCENCES OF THE CENTRAL BRONX.

### Old Fleetwood Park and the Notable Men Who Frequented It— Suburban Homes and Gardens—Remarkable Rise in Realty Values.

By WILLIAM R. BROWN.

THE central part of the Borough of the Bronx has undergone a change that was never anticipated by those who peopled this pleasant suburb a generation ago. Jerome avenue on the west, Union avenue on the east, 161st street on the south and the boundary line between the 23d and 24th wards (St. Paul's place) on the north—these are the bounds of the Central Bronx which I have reference to. At the time of the annexation of this part of the Bronx to New York City and County, by act of the Legislature of 1873, which annexation took effect January 1, 1874, what is to-day 167th street was known as 5th street, and on it were located the stores, offices, hotels and post office which made it the shopping center for the old town of Morrisania.

At the foot of 5th street was the Morrisania depot of the Harlem Railroad, the then only means of transit downtown by steam railroad, and in the vicinity was the Town Hall and the Athenaeum, where all entertainments and political and civic gatherings were held. When the tracks of the Harlem Railroad were depressed, in 1888 to 1890, the Morrisania depot was removed a block north and is now located at 168th street and Park avenue. No bridge was provided across the tracks at 167th street to connect it with the vast territory to the west and give it direct access to Third avenue, on which the elevated road had been constructed.

This neglect to provide a bridge caused 167th street to become a cul-de-sac, and instead of maintaining its prestige as a prominent street, all of the stores, offices, hotels and the business formerly carried on sought locations elsewhere, and the thoroughfare became a sad recollection of a glorious past. Happily, this condition has been recently remedied by the construction of a vehicle bridge over the railroad at this point, and an awakening is now taking place.

To the west of the Harlem Railroad was Mill Brook, in the vicinity of the present Brook avenue, in which brook swimming pools were maintained at various points by boys of the neighborhood, without fear of molestation by the police. At a point one hundred feet north of 167th street a roadway crossed Mill Brook by means of a bridge and led to Sylvan Park, which was for years maintained as a picnic park, with a dancing platform of large proportions, a bandstand, restaurant and all the other adjuncts of a well-conducted amusement park. This was maintained until the opening of Webster avenue, which ran about through the center of it and destroyed it as a pleasure resort. This same road led to the Morris mansion, still standing on the block bounded by 167th street and 168th street, Teller and Findlay avenues, the grounds of which ran down to the old Fleetwood Park trotting track, which lay in the territory bounded by 165th and 167th streets, Clay and Sheridan avenues, the grandstand being on or about the west line of Sherman avenue, as now laid out, and the judges' stand stood at about the intersection of Sherman avenue and 166th street.

#### The Horsemen of Other Days.

It was at this trotting track that such great lovers of horses as William H. Morris, A. Newbold Morris, "Jim" Fisk, S. Foster Dewey, Harry Genet, William H. Harbeck, Commodore Vanderbilt, John D. Rockefeller, William H. Rockefeller, William Flagler, Capt. Jacob Vanderbilt, Fred W. Vanderbilt, F. C. Eastman, General U. S. Grant, J. Hood Wright, Major

Dickinson, W. E. D. Stokes, Frank Work, Nathan Straus, Robert Bonner, E. H. Harriman, F. R. Olcott, Hugh J. Grant, Col. Kip, Louis Lorillard, William H. Harbeck, Jr., Jay Gould, Sheppard Knapp, William H. Turnbull, Bill Humphries, J. A. Bailey and David Bonner met to test the merits of their favorites, among which were numbered such well-known horses as Josephine, 2.32; Richard, 2.19; Harry Genet, 2.14; Bertha, 2.24; Gazelle, 2.20; Patchen Wilkes; Majolica, 2.15; Dexter, 2.17; Edwin Forrest, 2.24; Rarus, 2.13½; Sunol, 2.08; Stamboul, 2.07; Athol; Kennilworth, 2.19; Jay Gould, 2.21; Judge Fullerton, 2.18; and Maud S., individually, 2.08½, and when teamed with her mate, Aldine, 2.15%; also other famous teams, as Lady Mac and Small Hopes, 2.23; Independence and Cleora, 2.19; Glendale and Bob Acres, 2.22; Aubine and Lady Wellington, 2.15; and Dick Swivler and Edward, 2.16½.

These horses were continually kept in training at the track, and every day such famous drivers as Dan Mace, Budd Doble, Benny Mack, John Murphy, John Monaghan, Jack Front, William E. Weeks, Mike Rodden, Pat. Fleming, John L. Dotty, Barney Demarest, Alta McDonald, Mike Goodwin, Jack Phillips, Hiram Howe, John Daly and Ed. Geers could be seen working out their charges. The sound of beating hoofs and words of encouragement for greater effort were all that could be heard where to-day the sound of the hammer and chisel and other implements of trade are so pronounced that it seems but a dream when one's mind goes back over the brief span of about twelve years, during which this great change has taken place, to the never-to-be-forgotten days when this entire tract was intact and was devoted to exciting pleasure and sport.

Morris avenue, named after the owners of Fleetwood Park, was the first street opened through this property, in 1899, followed in rapid succession by Clay, Teller, Findlay, College, Grant, Sherman and Sheridan avenues and 165th, 166th, McClellan, 167th and 168th streets. During the time that these street improvements have been going on over three hundred apartment houses have been built within the boundaries of this section, despite the fact that it has not received the benefit of the long-expected but still hoped-for subway extension.

#### Land Values Twelve Years Ago.

Twelve years ago lots were sold thereabouts at \$1,500 to \$1,900 each, and to-day these same lots bring \$3,500 to \$4,000. North of 169th street, a section known as "Claremont Heights," lots were sold at auction in October, 1890, from \$800 to \$1,000 per lot; to-day they are bringing \$2,500 to \$3,000. It may be mentioned here that the Board of Education is about to acquire title to a plot about midway between these two sections for the erection of a school.

The section lying between Park and Third avenues, where formerly existed the homes of many of the original settlers of Morrisania, has, by the march of progress, undergone a decided change, and where once stood these homes now stand modern apartment houses, occupied almost to their limit. This section takes in Park, Washington, Brook and Third avenues. Twenty-five years ago Park avenue lots brought about \$1,200 a piece; to-day the same lots bring from \$4,000 to \$4,500. Washington avenue lots, twenty-five years ago, were bought for \$2,000 each; to-day the same lots bring \$7,500 and upward.

Third avenue lots, years ago, bought from \$5,000 to \$6,000 each anywhere in this section; the prices paid to-day, differing according to local conditions, are from \$7,000 to \$35,000.

#### The Hill Section.

The section east of Third avenue, known as the "Hill Section," where lived those whose means permitted them to have large grounds, laid out with care and brightened by the colors of selected flowers, and whose method of reaching the depot, post office and shopping center was the ever-ready and reliable family horse, have likewise been driven out by the development which has taken place. Boston road, on which were located the finest of these residences, is now a business center of activity, and at various sections where it is intersected by cross streets stand buildings given up to trade and amusement instead of the palatial homes of the former owners of the land.

Along Fulton and Franklin avenues, which are the first streets we reach from Third avenue, in the "hill section," lots were sold in 1888 at \$2,000 to \$2,500 each; to-day the price paid is \$6,500 a lot. Boston road lots, in 1888, sold for \$3,000 and upward; to-day the prices paid are \$15,000 and upward. A corner lot, 50x100 feet, in the neighborhood of the McKinley Square section on Boston road, was sold in 1894 for \$8,500; in 1906 this same corner was sold for \$50,000. In the rest of this section, east of Boston road, Tinton, Jackson and Union avenues, the conditions are about the same as in the neighborhood of Fulton and Franklin avenues.

Thus is the development of this entire section of the Borough of the Bronx changing things that were, and making a condition so different from what might have been expected that it is hard, even at this date, to predict what the future has in store.

## TREND OF VALUES.

### Discussed By Messrs. Morgenthau, Stabler, Day and Davies.

The opening of the West Side Y. M. C. A. Course was the best attended and most enthusiastic ever known in the history of this class at the West Side Y. M. C. A. The floor of the house was filled and the galleries were well occupied. It is evident that the opportunity to meet and talk with the foremost exponents of real estate is one welcomed by the real estate public.

Joseph P. Day, the well known auctioneer, presided at the meeting and introduced the speakers. Mr. Day is a born orator and a very forcible speaker. His introductions were in his happiest vein. The first speaker of the evening was Walter Stabler, Comptroller of the Metropolitan Life Insurance Co. In this capacity Mr. Stabler has his fingers on the pulse of New York real estate. The tone of his speech was rather along the lines of conservative optimism. He stated that he felt that for the immediate present New York was slightly over-built, but that such a condition was only temporary, and the next year ought to see an increase of activity and a resumption of building enterprises.

He was followed by Henry Morgenthau, one of the best known and successful operators in New York. Mr. Morgenthau's speech brimmed over with concise figures and illustrations. He entered into

the spirit of the occasion, and gave not only generalities, but actually named the purchasing and selling price of a number of properties, of which he is thoroughly conversant. He brought out the point that in spite of the tremendous price paid for New York real estate these prices were exceeded by real estate prices in all the great capitals of the world, and there were even cities in the United States which had left New York behind in the way of high prices on certain plots of land.

He spoke of the rapid consumption of untenanted property, instancing a case on the upper West Side that had rather a plethora of private residences. In one year he had them counted, and they amounted to nearly 400. It did not seem possible that this number could be absorbed in any reasonable length of time, and yet in two years there was not one to be had. He called attention to the fact that booms following the extension of subways and elevated lines rarely occurred until the cars were about to run, so slow is the public in gauging the possibilities of real estate. He wound up by introducing Mr. Clarence Davies as the broker to whom he had paid \$80,000 in commissions in one year.

Mr. Davies was felicitous in the extreme. His thorough knowledge of values justified his appellation of "King of the Bronx." One of the most interesting facts brought out by him was the commensurate rise of values in the neighborhood of 149th street and Third avenue with the increase of the population in this borough. In 1880 lots sold for \$6,000 a lot. In 1910 they rented for more than a lot per annum, and the percentage of growth in value is greater than the percentage of growth of population. His statement that the business centers of the Bronx would never cease to grow in value as long as the Bronx continued to grow in population was greeted with vociferous applause.

### Next Real Estate Lecture.

Commissioner John E. Eustis will address the real estate class of the West Side Y. M. C. A. on the subject of "How Rapid Transit Facilities Affect Property Values." In view of the importance of this subject at this time, and Commissioner Eustis' prominence, this lecture will be open to the public. Commissioner Eustis will be followed by Raymond P. Roberts, real estate editor of the Record and Guide, who has recently compiled very valuable statistics for the Chicago Subway Commission.

### W. W. Astor Buys On 34th Street.

Mooyer & Marston have sold for Mrs. Anna Benjamin to William Waldorf Astor 17 East 33d street, a three-story dwelling, on lot 25x98.9 feet, between Fifth and Madison avenues. The buyer owns adjoining and abutting property, and bought the parcel to fill out his already large plot. Last year he acquired the southwest corner of Madison avenue and 34th street, together with adjoining parcels on both thoroughfares.

### PRIVATE REALTY SALES.

#### South of 59th Street.

**BLEECKER ST.**—William A. White & Sons sold for Miss Helen C. Butler and other members of the Butler family 136 Bleecker st, a 4-sty building, on lot 25x100, adjoining the corner of West Broadway. This is the third house in this street sold by the above brokers this month.

**FIFTH ST.**—Emanuel Klein has sold for Joseph H. Mittelman 725 and 727 East 5th st, a 6-sty tenement, on plot 33.4x97.

**SOUTH ST.**—The Charles F. Noyes Co. sold for Edward H. Kelly 269 South st, a 5-sty building, on plot 32x65.

**WEST WASHINGTON PL.**—Daniel Rosenbaum has sold 115 to 119 West Washington pl, three 4-sty buildings, on plot 75x97, located just west of St. Joseph's church, at the northwest corner of Sixth av. The buyers are understood to be Lowenfeld & Prager.

**11TH ST.**—Van Vliet & Place sold for Daniel Rosenbaum to an investor 223 and 225 West 11th st, old buildings, on plot 40x95.

**14TH ST.**—Furey & Co. sold the 4-sty dwelling at 249 West 14th st for Louis Berni to Martha Schaefer & Sons. Mr. Berni purchased the premises through the same brokers last week.

**23D ST.**—The County Holding Co. bought from the Brown Realty Co., the 12-sty store and loft building at 153 to 157 West 23d st, on a plot 60x98.9, between 6th and 7th avs. The buyer gave in part payment the Victoria apartment house, a 7-sty structure, on plot 99.10x100, at the southeast corner of Lenox av and 138th st. It is understood that the loft building figured in the trade at \$425,000, and the apartment house at \$200,000. The 23d st property was sold under foreclosure last week to Henry I. Goodrich, representing the seller, for \$350,000.

**30TH ST.**—M. & L. Hess sold for Jennie G. Biddulph, Wellington and Herbert Germond and Mary Palmer to the Realty Holding Co. 151 to 155 West 30th st, a plot 75x98.9, located 75 ft. east of 7th av. The plot will probably be resold to a builder with a loan for the erection of a 12-sty mercantile building. The property was reported sold some weeks ago, but the deal fell through at that time, the present sale being an entirely new transaction.

**48TH ST.**—The New Amsterdam Realty Co. and Irving I. Lewine bought from Joseph Honig 128 West 48th st, a 3-sty dwelling, on lot 20x100. J. Romaine Brown & Co. and the firm of L. J. Carpenter were the brokers. The seller has held the property for the last fifty-two years.

**38TH ST.**—Michael Coleman has about completed negotiations for acquiring the property at 48 and 50 and 56 West 38th st. He already owns Nos. 52 and 54, and the additional parcels will make a plot 104x98.9. The property will probably be resold to a builder for improvement with a 12-sty loft building, which will be the largest structure yet attempted on this street.

**AV A.**—Maurice Mandelbaum resold 194 Av A, northeast corner of 12th st, a 5-sty tenement, on lot 26x52. The buyer is said to be a brewer. The seller acquired the property recently from the estate of Mary A. Blinn.

**BROADWAY.**—Mooyer & Marston sold for Seth Low, 502 and 504 Broadway, together with 44 to 52 Crosby st, consisting of 5 and 6-sty loft buildings, on a plot containing 16,600 sq. ft. of ground. The property sold has a frontage on Broadway of 46.6 ft., extending through 200 ft. to Crosby st, with a frontage of 129 ft. in that thoroughfare. The property is assessed by the city at \$445,000, and the brokers in the transaction state that Mr. Low has held it for sale at \$400,000, and that the actual selling price was somewhat below this. The buildings are at present leased to two tenants, Klauber Brothers having possession of the store and basement, and Phillips, Jones & Co., the upper floors. The buyer is Chas. Laue.

**BOWERY.**—Pierce M. Clear & Co. sold for Simon and Amelia Herrman to Lowenfeld & Prager, the 6-sty loft building, on plot 50x100, at the southwest corner of the Bowery and Hester st. The property was held at \$150,000, and has not changed hands since 1884.

#### North of 59th Street.

**SICKLES ST.**—W. J. Huston & Son resold for Dr. Leonard Adair the plot of eleven lots in the south of Sickles st, having a frontage of 240 ft. in the latter thoroughfare and a south line of 350 ft.

**74TH ST.**—William H. McElroy sold 236 West 74th st, a 3-sty dwelling, on lot 19x102.2.

**88TH ST.**—The McVickar-Gaillard Realty Co. sold for George Ely, secretary of the New York Stock Exchange, to Mathilda Rich 32 West 88th st, a 4-sty dwelling, on lot 23x100.

**89TH ST.**—Lawrence L. Gillespie, of the banking firm of J. S. Bache & Co., bought from the estate of Laura Manley the vacant plot, 25.6x100.8, at 11 East 89th st, located about 230 ft. east of 5th av. The buyer will improve the property with a 5-sty American basement residence, with a facade of marble, from designs by Arthur C. Jackson. The Douglas Robinson, Charles S. Brown & Co. are reported to have been the brokers in the deal. At the north corner of 5th av and 89th st is the dwelling erected by Dr. J. J. Lawrence, which was sold about a year ago to Percival Farquhar, and at the south corner is the residence of Benjamin N. Duke.

**93D ST.**—Frederick Zittel & Sons and Payson McL. Merrill sold for James Livingston to the Nippon Club the property at 163 and 165 West 93d st, a plot 51x106.10x irregular. A 3-sty clubhouse will be erected from designs by John V. Van Pelt. The club now has leased quarters at 44 West 95th st.

**94TH ST.**—Judson A. Harrington sold for a Mr. Wulf 245 East 94th st, a 5-sty double flat, on lot 25x100.

**108TH ST.**—Calder, Nassoit & Lanning sold for the Irving Judis Building and Construction Co. to the Douglas Realty Co., represented by E. H. Ludlow & Co., the Canterbury apartment house, 6-sty elevator structure, in the south side of 108th st, 100 ft. west of Amsterdam av. The buyer gave in exchange 83 Beekman st, a 5-sty loft building, on plot 30.1x107.11x irregular, near Cliff st and 96 Bank st, a 4-sty building on a lot 18.6x54, near Greenwich st. The Canterbury has been held at \$350,000, and the total amount involved in the transaction was approximately \$500,000.

**109TH ST.**—Matilda W. Brower sold 308 West 109th st, a 5-sty American basement dwelling, on lot 19x100.11, to Maurice Runkle.

**116TH ST.**—Josephine Bleier sold the two 6-sty apartment houses with stores at 227 to 233 West 116th st, each on plot 40x100.11.

**121ST ST.**—Shaw & Co. sold for Wm. E. Eisen 160 West 121st st, a 3-sty dwelling to a client for occupancy.

**122D ST.**—Emanuel Klein has sold for Herman Bauman 425 East 122d st, a 3-sty dwelling, on lot 16.8x100.11.

**184TH ST.**—Ennis & Sinnott resold to an operator the plot, 50x100, in the north side of 184th st, 475 ft. west of St. Nicholas av. Maurice W. Halpin was the broker.

**211TH ST.**—W. J. Huston & Sons sold for John W. Stanley the plot of four lots, 100x86x irregular, on the south side of 211th st, 175 ft. east of 9th av.

**BROADWAY.**—Mrs. Catherine C. Middleton sold the property at the southeast corner of Broadway and Fairview av with frontages of 75 ft. on Broadway, 73.4 ft. on Fairview av, and 100 ft. along the new Tunnel street, which is now under construction from Broadway to the 191st st subway station.

**SHERMAN AV.**—Max Marx sold to Charles Hensle, president of the Hensle Realty and Construction Co., the plot of eighteen lots at the northwest corner of Sherman av and Academy st, which was acquired by the seller last week from the estate of A. R. Altmayer. The property has a frontage of 400 ft. on Sherman av and a depth of from 100 to 150 ft. in the street. No definite plans have been made for the improvement of the site, but negotiations are now pending with Frederick A. Snow for the financing of a building operation.

**WEST END AV.**—Frederick William Jockel bought, through Levine & Lefkowitz, from Valentine Gumprecht and Millard Veit, the northeast corner of West End av and 94th st, a 5-sty apartment house, on plot 42x100. The property is one of the few remaining corner plots on West End av available for improvement, and a tall apartment house will likely be built on the site in the near future. The property has been held at \$150,000. The buyer gave in part payment a 6-sty elevator apartment house at 212 and 214 West 141st st, on plot 50x100.

**WEST END AV.**—W. E. D. Stokes sold to the newly formed 562 West End Avenue Co., Sidney B. Klee, Abraham L. Berman and Irving H. Kremer, 562 to 568 West End av, four 4-sty dwellings, on plot 78x100, 22.8 ft. north of the northeast corner of 87th st. The purchasing company will improve the site with a 12 or 14-sty apartment house. The dwelling at the corner is owned by Victoria Kuzdo, and it is reported that the company has also acquired this house, which measures 22.8x100. There has been considerable activity recently in this part of the avenue.

#### Bronx.

**PROSPECT PL.**—The Jerome Property Corporation sold for Elizabeth Doherty the 3-sty single flat at 352 Prospect pl, near Underhill av. The buyer gave in part payment the two family brick house at 285 Maple st.

**179TH ST.**—John A. Steinmetz sold for the Ozark Realty Co. a 4-sty apartment house at the southeast corner of 179th st and Daly av to Fred K. Flechtner.

**186TH ST.**—John A. Steinmetz sold for a client the three 4-sty single flats at 460 to 464 East 186th st.

**187TH ST.**—G. Carlucci & Co. sold for the Russo-Barba Realty Co. the 5-sty new-law tenement, with store, at 626 East 187th st, on lot 25x100. The buyer gave in part payment a plot on Grand av, 50 ft. north of North st, running through to Aqueduct av East, 25x166 ft.

**189TH ST.**—Ernst & Kahn and J. J. Pitman sold to Myer Markowitz 560 East 189th st, a 5-sty new-law house, on plot 30x90.

**AQUEDUCT AV.**—L. & A. Pincus sold to Thomas English the vacant plot, 75x100, at the corner of 184th st and Aqueduct av. Charles Levy was the broker.

**EATHGATE AV.**—Manuel Perez sold to Ida Bogolowitz, 1606 Bathgate av, a 3-sty building on lot 27.7x82.7 for \$5,500.

**COURTLANDT AV.**—Ernst & Cahn and J. J. Pittman sold 927 Courtlandt av, a 5-sty tenement, on lot 25x100, to John J. Schweitzer.

**HEATH AV.**—Ennis & Sinnott bought from John P. Duff, through John W. Hotaling, ten lots, comprising a plot 274x100, at the northwest corner of Heath av and 229th st.

**INWOOD AV.**—Charles E. Cathie sold for Louis Lowenstein, of Pearl River, N. Y., the plot on the west side of Inwood av, 32 ft. south of Belmont st, 218x165x irregular.

**JEROME AV.**—Shaw & Co. sold for Margaret J. Ellis the 3-sty store property at 2347 Jerome av, on lot 18x60.

**JACKSON AV.**—Nicholas Lopard sold for Elizabeth Cramer to P. S. Hoffman, the three family house at 1114 Jackson av. In part payment the buyer gave the two-family dwelling at 24 Harrison av, Leonia, N. J.

**LONGWOOD AV.**—J. Clarence Davies sold for Winifred Day, the southwest corner of Longwood and Whitlock avs, a plot 25x216.

**PARK AV.**—Thomas & Son sold for a client to the Hope Construction Co. the plot, 50x100, at the southeast corner of Park av and 184th st, for immediate improvement.

**PROSPECT AV.**—W. E. & W. I. Brown, Inc., sold for Ida Keese the apartment house on the east side of Prospect av, 96 ft. south of 175th st.

**WESTCHESTER AV.**—F. M. Weiss & Co. sold for the Commercial Finance Co. the half block fronting on Westchester av, known as Lots 1, 2, 3, 4 and 5, in Block C, in Dore Lyon map, 130x67, to J. Kaplan, who will immediately start construction of 3-sty stores and dwellings.

**WESTCHESTER AV.**—F. M. Weiss & Co. sold for Bessie Gainsberg to Bernard J. Farrell the southwest corner of Westchester and Mahan avs.

**WEST FARMS RD.**—The Tucker estate sold the triangular block bounded by West Farms rd, Hoe av and 167th st. The property contains about seven city lots, fronting 273 ft. on West Farms rd, 228 ft. on Hoe av, and 148 ft. on 167th st. Lowenfeld & Preyer are the buyers and the Douglas Robinson, Chas. S. Brown Co. was the broker.

#### Recent Buyers.

**DR. ANDREW P. DUBBEN** is the buyer of 202 West 14th st, recently sold through the Duross Co. After alterations, Dr. Dubben will occupy the house.

**MARY L. FRASER** is the buyer of the 12-sty loft at 18 West 27th st, reported sold last week by the Lewis H. May Co. for the James Livingston Construction Co. The buyer gave in part payment 10 and 12 James Slip, two 4-sty loft buildings, on a lot 23x50 ft.; 60 Beekman st, a 5-sty loft and office building, on a lot 23x58; and 23 and 35 Hamilton Terrace, two private houses, each on a lot 23x100. The properties given in exchange were free and clear, and have not changed ownership for fifty years. The deal involves about \$500,000.

## Leases.

THE GEORGE BACKER CONSTRUCTION CO. leased the 8th floor in their building at 62 West 45th st. to the T. S. Harms Co., Francis Day & Hunter, music publishers.

THE UNION PACIFIC RAILWAY leased the entire 24th and 25th floors in 165 Broadway for their executive offices, auditing, maintenance and purchasing departments.

THE HORNBY CO. leased the store and basement in 111 Reade st for offices and shipping department.

EDWARD M. LEWIS leased the 6th loft in 129 and 131 West 22d st to Seader Bros.; also the 10th loft to Rabowitz & Koen; also the 8th loft in 3 and 5 Waverly Place to D. Pekowitz & Sons; also the 9th loft in 12 and 14 West 21st st to Goldberg & Smitman, and the 10th loft in 143 and 145 West 29th st to the Eagle Waist Co.

DOUGLAS L. ELLIMAN & CO. leased 134 East 71st st for Lucius Wilmerding.

BRODY, ADLER & KOCH leased the 11th loft in 12 West 17th st to Chas. Bassell.

HOROWITZ BROS. leased the 2d and 3d lofts in 523 Broadway for factory and offices.

DANIEL BIRDSALL & CO. leased for the Irevell Realty Co. the fifth loft in 37 and 39 West 28th st.

THE TWENTY-FIFTH CONSTRUCTION CO. leased the ninth loft in 131 to 141 West 29th st to Sack & Bernstein.

L. J. PHILLIPS & CO. leased for M. I. & N. Horwitz to the Dreyfuss Export Co. the 5-sty building at 139 Front st.

THE MIDWEST REALTY CO. leased the eighth loft in 159 to 163 West 25th st to the firm of Philip Mechowitz.

HAROLD H. HARDING leased for Bernhardt C. Wuenke to Sam Horowitz the store in 996 Ogden av for a term of 5 years.

SLAWSON & HOBBS leased a loft in 2824 Broadway to Boscher & Cleary; also the store in 2642 Broadway to S. Caracosta.

THE JOHN P. PEEL CO. leased the second floor store in 362 West 23d st, where it will conduct a general real estate business.

S. OSGOOD PELL & CO. leased the first floor in the building, now in course of construction, at 10 East 46th st, to Flavien, modiste.

DOUGLAS L. ELLIMAN & CO. leased the 4-sty dwelling, 1037 Madison av, near 79th st, for Mrs. R. M. De Acosta to Thomas Crimmins.

THE GEORGE BACKER CONSTRUCTION CO. leased for the Gurney Elevator Co. the entire 10th floor in 62 West 45th st for their general offices.

WORTHINGTON WHITEHOUSE leased for E. W. Brown & Co. the store in 28 East 46th st; also the first loft in 336 Madison av to Storms & King.

THE DUROSS CO. leased the 6th loft in 110 West 14th st to the Us-Mer-Jar Chemical Co. and the 12th loft in 48 and 50 West 21st st to Philip Stromberg.

JOHN N. GOLDING leased for the Fire Companies Building Corporation to C. W. Little part of the eighth floor in 80 Maiden la, extending through to Cedar st.

COOKE & ODDIE leased for Eversley Childs the building at 101 Park Row for a term of twenty-one years and four months for J. B. Koplik & Co., pawnbrokers.

THE CROSS & BROWN CO. leased for William Crawford the rear half of the eighth floor in the Lincoln Building, 1 Union sq, to the Samuel Supplee Co. for a term of years.

HUBERTH & GABEL leased 76 West 12th st to Dr. A. Caccini; also 67 Lexington av; also the store in 89 Mercer st to T. W. Adams, and the third loft to Fishman & Dworkin.

H. C. SENIOR & CO. leased the dwelling at 119 West 61st st to Josephine A. Collins; also the dwelling at 103 West 69th st to Bertha Russell, and 46 West 91st st to Kathlyn A. Melvin.

THE DOUGLAS ROBINSON, CHARLES S. BROWN CO. leased for Mrs. Mary E. Bloodgood the furnished American basement dwelling at 14 West 54th st, to Marshall J. Dodge.

SENIOR & STOUT, INC., leased for the Barney Estate the garage at 141 West 55th st to the Henry Mfg. Co.; also for Thomas J. Daly the 3-sty private house at 241 West 52d st to Mrs. Cassie Pawcett.

THE CROSS & BROWN CO. leased the store and basement in 42 West 34th st to the Brodli Importing Co.; also the ninth loft in 129 and 131 West 22d st for E. P. Earle to Adolph Steinmetz for a term of years.

DAVIS & ROBINSON leased for Lloyd Warren, of the firm of Warren & Wetmore, architects, his house, on plot 44x102, at 1041 5th av, adjoining the corner of 85th st, for the winter months. The asking price was \$14,000.

HEIL & STERN leased for Thomas A. Sperry in the "Putnam Building," at 2 to 6 West 45th st, the seventh floor comprising 7,500 sq. ft. for a long term of years. The lessees are the Grolier Society, publishers of books, etc.

DOUGLAS ROBINSON, CHARLES S. BROWN & CO. leased 133 East 65th st to Silas Wadell; also the stable in 45 East 62d st to Messrs. Cryder Co., and, in conjunction with Henry D. Winans & May, 15 East 66th st to Winthrop Burr.

M. & L. HESS leased for the Realty Holding Co. the first loft in the building at 5 to 9 West 37th st to W. J. Daly & Co., importers of gowns, laces, etc., and space on the 9th floor to Salen & Schroder, importers and commissionaires.

E. DE FOREST SIMMONS leased in 30 West 58th st the ground floor and part of parlor floor

to Madame Suzanne, milliner; also in the southeast corner of Madison av and 58th st, the parlor floor to the Clover Club, to be used as a tea room.

DAVID H. HYMAN leased space in the new Croisic Building, 5th av and 26th st, to S. Sternberger & Co., the Fur Merchants' Association of New York, "Zandewiess," George W. Taylor, George J. Worth, S. Mundheim, the F. & M. Co., and N. B. Blackstone.

CARSTEIN & LINNEKIN leased space on the sixth floor of the American Woolen Building to Walter Wesendonck & Co., one of the large hosiery concerns formerly located on Worth st; also space in the same building to the woolen house of Dana & Clarke.

THE CROSS & BROWN CO. leased for the Udo Fleischmann the store and basement in 1964 Broadway to Fred W. Sewell, who will represent the Minerva Motors Company of Antwerp, Belgium, for the entire United States. The lease is for a term of years.

PEASE & ELLIMAN leased the entire basement in the Postal Life Insurance Co.'s building, at the southwest corner of Nassau and Liberty sts, for a long term of years, at an aggregate rental of \$100,000, to the Modern Restaurant Co., which will occupy the premises about December 15.

CARSTEIN & LINNEKIN leased for Klein & Jackson the entire 4th loft in the building at the southwest corner of 4th av and 20th st, to Bailey, Green & Elger; also a suite of offices in the Fifth Av Bldg. to the Rochester Stamping Company, and space in the American Woolen Building to Bennett & Luchs.

SAMUEL H. MARTIN leased for William B. Thom for a term of years the 3-sty building at 213 West 69th st. Mr. Thom recently purchased this building from Emil Talamini for the express purpose of altering the same into a garage and salesroom to be occupied by the Jacard-Walcott Co., of Paris, France.

THE CROSS & BROWN CO. leased for Leander S. Sire the store and basement, 45x100, in 238 and 240 West 56th st, to the Motor Car Equipment Co., of 55 Warren st. The tenants are wholesale dealers in automobile supplies, and will use the store as an uptown branch to supply the trade in the automobile district.

JAMES B. DUKE and William W. Fuller leased the plot 66x102.2, in the south side of 85th st, 133.4 ft west of Park av. The property adjoins the new edifice recently completed by the Old South church, at the southwest corner of Park av and 85th st. L. J. Phillips & Co. and Leon S. Altmayer were the brokers in the deal.

DENZER BROTHERS leased for the estate of Frank B. McDonald the south store in the Donald Building, at the southwest corner of 32d st and 6th av, to S. Lindau; also for the Beers estate the store and basement in 7 East 17th st, running through to 18th st, and for Frank G. Ormsby to Harry B. Christopher the store in 36 East 22d st for fifteen years.

POST & REESE leased 16 East 53d st, with E. de Forest Simmons, for Mrs. Jennie K. Stafford to George M. Pyncheon; also 119 East 61st st for J. Hopkins Smith to Frederic Cromwell; also 35 East 64th st for Mrs. Walton Oakley to Mrs. N. Thayer Robb; also 875 Madison av for Samuel W. Andrews to William Porter, and 51 East 74th st for Mrs. Walter E. Beer.

THE CHARLES F. NOYES CO. leased for Theodore Burt Sayre the 6-sty building at 440 Washington st, southwest corner of Desbrosses st, to the Hoffman LaRoche Chemical Works for ten years, at a total aggregate rental of about \$50,000. The same brokers recently sold the property to Mr. Sayre, and this lease shows an increase of about 10 per cent. over the existing rental.

BENJAMIN ENGLANDER leased for Jacob W. Riglander a loft in the building at the northeast corner of 11th st and University pl, containing 20,000 sq. ft., to Durst & Rubin; for the Brody, Adler & Koch Co., in 12 West 17th st, the sixth loft to M. Horowitz; for the A. & S. Construction Co., in the new building, 142 and 144 West 26th st, the fourth loft to the G. & F. Skirt Co.

PEASE & ELLIMAN leased to the Northern Pacific Railroad Co. for Mrs. Jennie K. Stafford, proprietor of the Hotel Imperial, for a long term of years, a store in the hotel, fronting 33 ft. on Broadway and being 55 ft. deep. The premises will be extensively remodeled for use as a ticket office. The company will make it the principal office, but will maintain the present downtown office.

THE H. M. WEILL CO. leased the Calumet Hotel, at 159 West 34th st, for M. L. & C. Ernst and Max Weil to Charles Disbrow; also the following dwellings: 138 West 34th st for Albert A. Levi to H. Ratner, 125 West 29th st for Charles Gachot to Jean Mondot, 250 West 25th st for Edward Baer to Giovanni Marabini, and 32 West 120th st for Henry Harburger to a Mrs. Holmes.

STEPHEN H. TYNG, Jr., & Co. leased to the Ging Costume Co. the fourth loft in 3 and 5 West 18th st; to the Carter Manufacturing Co. the third loft in 142 to 146 West 24th st; to the Neale Publishing Co. the tenth floor in West 24th st; to the Neale Royal Worcester Corset Co. space on the sixth floor in 33 and 35 West 34th st, and to Mack & Potter the third floor of 106 and 108 West 32d st.

JEROME GAZZO leased through the John H. Fife Co. his restaurant and cafe in the Metropolitan Opera House Building at the southwest corner of Broadway and 40th st, for a long term of years at an average rental of \$12,000 per year to W. S. Gaines, who was for eleven years connected with the management of the Hotel Arlington, Washington, D. C.; the Hotel Gotham, and the New York Yacht Club in this city.

HENRY W. DE FOREST leased to David A. Schulte for a term of twenty-one years, with the privilege of renewal for a same period, the 5-sty building at the southwest corner of Lexington av and 23d st, on plot with a frontage of 98.9 ft. on the avenue and 25 ft. in the street. It is understood that the lease involves about \$325,000. The two houses, adjoining, at 128 and 130 East 23d st, were sold recently for improvement. Denzer Bros. were the brokers.

THE PLAZA BANK leased from the Equitable Trust Co. the large banking room and safe-deposit vaults in the building at the southeast corner of 5th av and 60th st, for a term of twenty-two years, the bank having outgrown its present quarters at 5th av and 58th st, which it has occupied for the last twenty years. The premises just leased were formerly occupied by the Van Norden Trust Co., which was taken over some time ago by the Equitable Trust Co.

FREDERICK FOX & CO. leased for the A. & S. Construction Co., the second, sixth and top lofts containing about 15,500 sq. ft. in the new building at 142 and 144 West 26th st to Samuel Simoff, J. Shaff & Shakman, and S. Wiener & Co.; also for the Weisen & Goldstein Realty Co., 12,000 sq. ft. of space in 151 to 155 West 25th st to I. Sternberg; also for Samuel Simoff the third loft in 34 West 17th st to A. Silverman, and for M. & L. Hess the tenth loft in 39 East 20th st to Mack Kanner.

D. KEMPNER & SON leased for the estate of David Froehlich to Isidor H. Kempner, the 5-sty building on a lot 25x100, at 668 3d av, for ten years, at an aggregate rental of \$18,200 net; also for the estate of Simon A. Asch to Isidor H. Kempner the 5-sty building at 408 West 36th st, for five years at an aggregate rental of \$11,000; also for Elizabeth Breuer, executrix of the estate of Margaret Stengel, of Richmond Hill, to Isidor H. Kempner, the 5-sty building at 343 West 40th st, for five years, at an aggregate rental of \$10,400.

DENZER BROS. leased for the Metropolitan Street Railway Co. for a long term of years the entire store and 8,500 sq ft of basement space in the Cable Building, at the southwest corner of Broadway and Houston st. The store fronts 128 ft in Broadway and in Mercer st; also 200 ft in Houston st, and covers 25,600 sq ft. With the exception of the H. B. Claffin store it is the largest used for wholesale purposes in New York. The lessees are Denzer & Nathan, cotton converters. The store was formerly occupied by William Vogel & Son, clothiers.

M. & L. HESS leased the 11th loft in 12 and 14 West 32d st to Regina Kobler; the 10th loft in 142 and 144 West 26th st to Louis Frumkes; the 7th loft in 30 and 32 West 15th st to Simon Gutner & Bros.; the 7th loft in 29 West 15th st to the Majestic Dress Co.; the 3d loft in 121 and 123 Greene st to H. Mahler & Bros.; the 4th westerly loft in 12 and 14 West 18th st to Leo F. Sturm; the top loft in 149 to 155 West 24th st to Jampert Bros. & Myerson; for L. Tanenbaum Strauss & Co., agents, the 4th loft in 26 and 28 Washington pl to Charles P. Thill; the 5th loft in 124 West 18th st to Dubin & Ginsburg, and the 11th loft in 43 to 47 West 16th st to the Johnson Leather Co.

PEASE & ELLIMAN leased 725 Park av for Mrs. Walter A. Burke to Mrs. A. L. Morton, 36 West 9th st for Mrs. E. N. Potter to Charles W. McKelvey, 162 East 74th st for Frederick R. Swift to Herbert S. Stone, 133 East 54th st for Mrs. Walter Alexander to Rockhill B. Potts, 51 West 54th st for Dr. Zollikoffer to Dr. John Douglas, 50 East 73d st for Dr. James H. North to Harold B. Clark, 26 West 40th st for Dr. G. N. Cox to W. A. Gleason, 17 West 11th st for Mrs. J. F. Tobin to Eugene Klapp, 160 East 38th st for Allan A. Robbins to A. S. Vatable, 110 East 70th st for Elizabeth Cochran to A. H. Swayne, 17 East 65th st for Louis J. Pooler to Mrs. J. Temple Gwathmey, and the stable, 105 East 63d st, for Mrs. J. S. Lyman to Mr. Armenter; for Moore & Wyckoff the store in 41 West 36th st to Miss Jerda Simonson. Upon completion of alteration, same will be used for restaurant purposes.

ALFRED E. TOUSSAINT leased the following dwellings: 57 West 68th st for George G. Benjamin to Oscar von Bernuth, 130 West 70th st for Clara Williams to a Mrs. Hurlburt, 213 West 70th st for J. S. Farlee to William F. Wall, 150 West 75th st for Charles Weinberg to Francis F. Flagg, 221 West 78th st for Blanche F. Flannigan to Eugene H. Eising, 121 West 79th st for H. Jaeckel to James W. Putnam, 44 West 83d st in conjunction with Ashforth & Co. to Lena Feurst; 31 West 84th st for Isaac Friend to Mary E. Tuohy, 64 West 84th st for Martha A. Sprague to Mary Keeley, 136 West 88th st for Mary Foote to Julius Heiman, 257 West 88th st for Sarah De Lacy to R. Abrahams, 155 West 94th st for Virginia D. Babet to Margaret R. Wallace, 348 West End av for Mary E. Gardiner to Fannie Cohen; also the following stores: 256 West 88th st to I. Reigler, 306 West 110th st, in conjunction with L. J. Phillips & Co., to Joseph Lizzio; 600 1/2 West 111th st to Joseph Lizzio, 2429 Broadway to John J. Geis, 2541 Broadway to the Malanza Co. and 4242 Broadway to Joseph Lizzio and Louis Luca.

## Real Estate Notes.

COMMISSIONER JOHN E. EUSTIS will speak at the Y. M. C. A. on "How Rapid Transit Facilities Effect Property Values" on Tuesday evening, November 21st.

THE HERALD SQUARE REALTY CO. has borrowed from the Farmers' Loan and Trust Co. \$2,000,000, at 4 1/2 per cent., on the Saks Building at 34th st and Broadway.

PEASE & ELLIMAN have been appointed renting agents for the new 12-sty apartment house being erected at the southeast corner of

Park av and 60th st; also the similar building at the southeast corner of Park av and 78th st.

F. W. HOTCHKISS was associated as broker in the lease of the corner of Morton and Greenwich sts, to Simpson-Crawford & Co.

JUSTICE BISCHOFF of the Supreme Court has appointed Howard B. Sands receiver of the rents of the Le Marquis, an apartment hotel on the south side of 51st st, 166.4 ft west of Madison av, on plot 53.8x112.6, pending a suit brought by the Mutual Life Insurance Co. of New York against Joseph Fleischman and others to foreclose a mortgage of \$350,000 made on Feb. 16, 1905.

VASA K. BRACHER has been appointed agent for the following properties: 128 West 29th st, 130 West 70th st, 149, 151 and 153 West 70th st, and 64 West 84th st.

O'CONNOR, LAWRENCE & ELLISON have moved to larger offices on the 2d floor of 9 Church st, between Cortlandt and Liberty sts.

O'CONNOR, LAWRENCE & ELLISON have placed a mortgage of \$46,000 on 7 East 30th st with the Title Guarantee & Trust Co. for William C. O'Brien.

THE J. G. UNDERHILL REALTY CO. has opened real estate offices at 43 E change Place and 37 Wall st. Mr. Underhill, the president, was formerly of the firm of Underhill & Frances, 5th av and 34th st, which firm was succeeded by Tucker, Speyer & Co. For the last four years Mr. Underhill has been operating in the new South Side business district of Chicago, where his sales amounted to over \$3,000,000 in one year.

SMITH & PHELPS report that they have placed first mortgage loans to the amount of \$154,000 on properties located in various sections of the Bronx.

THE DUROSS COMPANY has been appointed agent for the following properties: 48 and 50 West 21st st, a 12-sty loft building; 124 West 18th st, an 8-sty loft building; 139 and 141 West 15th st; 49 and 53 West 16th st; 318 West 19th st; 457 West 22d st; 82 6th av, and 200 West 14th st.

THE TINGUE, BROWN CO., dealer in felt, is the lessee of the new 12-sty store and loft building now in course of construction at 118 and 120 East 25th st. The lease was reported some time ago, but no lessee was given. The structure will be known as the Tingue Building. Louise C. H. Dyckman is the owner.

THE F. R. WOOD, W. H. DOLSON CO. have been appointed agents for the Fahys Building, a 12-sty office structure at 54 Maiden la, running through to 29 and 31 Liberty st.

AT THE REGULAR MONTHLY MEETING of the Board of Governors, held Monday, Nov. 13, the following gentlemen were unanimously elected members of the Real Estate Board of Brokers: J. Irving Walsh, 147 6th av, and T. Ward Wasson, of the firm of Knap & Wasson, at 4207 Broadway; honorary associate member, Verein Berliner Grundstücks-Und Hypotheken-Makler in Berlin, Adolf Rosenbaum, president.

MUNICIPAL FORECAST.

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

Monday, November 20.

SEAMAN AV.—Opening, from Academy to Dyckman sts; and of an UNNAMED ST, north-easterly from Dyckman st, from Seaman av to Broadway; 3 p. m.

TREMONT AV.—Opening, from the eastern end of the preceding now pending on that avenue at the Eastern Blvd to Fort Schuyler rd; 2 p. m.

WEST 231ST ST.—Opening, from Bailey to Riverdale avs; 3.30 p. m.

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

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

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

GUN HILL ROAD.—Assessment, from Webster to Elliott avs; 11 a. m.

GUN HILL ROAD.—Widening and extending, from Webster to Elliott avs; 10.30 a. m.

RICHARD ST.—Closing, from Bronx and Pelham Parkway to Morris st; 2 p. m.

TIBBETT AV.—Opening, from West 230th to 240th sts; and of CORLEAR AV, from West 230th to West 240th sts; 10.30 a. m.

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

Tuesday, November 21.

WHITE PLAINS RD.—Opening, from West Farms rd to the bulkhead line of the East River; 3 p. m.

GRAND AV.—Opening, from Burnside av to Fordham rd; of WEST 180TH ST, from Aqueduct av East to Davidson av; and of AQUE-DUCT ST EAST, from West 180th st to West 184th st; 3 p. m.

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

GILBERT PLACE.—Opening, from Hunt's Point rd to Faile st; 12 m.

Wednesday, November 22.

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

Thursday, November 23.

WEST 138TH ST.—Widening, at its junction with 5th av; 4 p. m.

Friday, November 24.

GARFIELD ST.—Opening, from West Farms rd to Morris Park av; and FILLMORE ST, from Van Nest av to Morris Park av; 3.15 p. m.

Supreme Court Hearings.

Application will be made on the date given, to the Supreme Court for the appointment of Commissioners of Estimate and Assessment.

KINSELLA ST.—Opening, etc., between Matthews (Rose) av and Bear Swamp rd and of VAN NEST AV, between West Farms rd and Bear Swamp rd; November 20.

156TH ST.—Opening, etc., from Southern boulevard to Truxton st, and of TRUXTON ST, from Leggett to Longwood av; November 20.

WHITE PLAINS RD.—Opening, etc., from a point near old Unionport rd to a point near Thwaites pl and to the area between Bronx Park East and White Plains rd, south of the northerly line of Bear Swamp rd; November 20.

ADAMS ST.—Opening, etc., from Berrian st to the northerly line of the right of way of the N. Y., N. H. & H. R. R.; of MELVILLE ST from Morris Park av to the same line, and of VAN BUREN ST, from Morris Park av to the same line; November 20.

BLONDELL AV.—Opening, from Barlow st to Westchester av; November 20.

190TH ST.—Opening, etc., from Jerome to Creston av; November 20.

LOCAL BOARD RESOLUTIONS.

Local Board of Washington Heights.

Action was taken at the meeting held Nov. 14 on the following resolutions:

1. 141ST ST, from Broadway to Riverside Drive, paving with asphalt block pavement on concrete foundation:

Estimated cost ..... \$65,010  
Assessed valuation of property affected.....1,009,000

The work of grading and sewerage is now under contract. Water mains and gas mains have been laid from Broadway to a point 250 feet westerly therefrom only.

In a communication, dated October 26, 1911, from the Deputy Commissioner of Dept. of Water Supply, Gas and Electricity, it is stated that a contract for water mains, which includes 141st st, from a point 250 ft. west of Broadway to Riverside Drive, is now in preparation, but that the exact date of the laying of the main cannot now be given; approved.

2. 177TH ST.—Sewer between Audubon and St. Nicholas avs.

Estimated cost ..... \$5,798  
Assessed valuation of property affected .....1,239,000

The petitioner in this case is the Board of Education which intends to erect a new school building in 177th st, between the avenues mentioned; approved.

Local Board of Harlem.

Action was taken at the meeting held Nov. 14 on the following resolutions:

1. 112TH ST.—Alteration and improvement to sewer between 1st and 3d avs.

Estimated cost ..... \$13,000  
Assessed valuation of property affected .....1,877,500

The petitioner in this case is Mr. Mortimer M. Singer, who has complained of sewage backing into premises 242-8 E. 112th st. The Chief Engineer of Sewers recommends that a new sewer be constructed throughout the entire distance; no meeting, laid over for two weeks.

2. 1ST AV.—Alteration and improvement to sewer in 1st av, between 119th and 120th sts, and in 119TH ST, between 1st and 2d avs.

Estimated cost ..... 7,900  
Assessed valuation of property affected .....1,680,000

The petitioner in this case is Mr. Noah Lubo who complains that there is constant trouble with the sewer at premises 332-34 East 119th st, and that hardly a week passes when the cellars at the above mentioned location are not full.

The Chief Engineer of Sewers recommends that the sewer be altered and restored; no meeting, laid over for two weeks.

Local Board of Bowery.

Action was taken at the meeting held Nov. 14 on following resolution:

Receiving basins in Kenmare st, at Elizabeth st, Mulberry st and the Bowery.

No estimate of cost has yet been made. Laid over pending receipt of such report: ,

Local Board of Yorkville.

Action was taken at meeting held Nov. 14 on following resolutions:

1. EXTERIOR ST.—Paving with granite block pavement on concrete foundation, curbing and recuring between 64th and 79th sts.

Estimated cost ..... \$81,050  
Assessed valuation of property affected .....1,564,000

Water mains have been laid from 64th to 70th sts, and from 74th to 75th sts, only. Neither sewers nor gas mains have been provided. Investigation by the Chief Engineer of Sewers reveals the fact that in all probability sewers will not be required. Communication with the Dept. of Water Supply, Gas and Electricity discloses the fact that contract for water mains is now in preparation and will be advertised within a short time. The Consulting Engineer recommends favorable action; laid over for four weeks.

2. 77TH ST.—Receiving basins and new street between Exterior st and Av A.

Estimated cost ..... \$1,000  
Assessed valuation of property affected.983,000

Laid over pending reply from the petitioners as to whether they are willing to undertake this work at their own expense.

Local Board of Hudson.

Action was taken at the meeting held Nov. 14 on the following resolution:

47TH ST.—Alteration and improvement to sewer in 47th st, between 10th and 11th avs.

Estimated cost ..... \$10,821  
Assessed valuation of property affected.575,100

This sewer has been a source of trouble for many years, and once before, in 1902, was brought before the Local Board but failed of passage. The Chief Engineer of Sewers reports that it is in imminent danger of collapse and recommends immediate favorable action; laid over for two weeks.

Local Board of Crotona.

Action was taken at the meeting held Nov. 13 on the following petition:

481. 184TH ST.—Acquiring title, between Southern Boulevard and West Farms rd. Adopted.

Local Boards of Crotona and Chester.

Action was taken at the joint meeting held Nov. 13 on the following petition:

482. 174TH ST.—Regulating, grading, setting curbstones, flagging sidewalks a space four feet wide, laying crosswalks, building approaches and erecting fences where necessary, between Southern Boulevard and Bronx River av.

CONDEMNATION PROCEEDINGS.

Bill of Costs.

Bills of cost in the following proceedings will be presented to the Supreme Court for confirmation on the dates given.

211TH ST.—Opening, for Woodlawn rd to Perry av, and 212TH ST, from Jerome av to Woodlawn rd; November 27.

ST. LAWRENCE AV, COMMONWEALTH AV, ROSEDALE AV, NOBLE AV, CROES AV and FTELEY AV, opening, from Westchester av to Clasons Point rd; November 23.

HAVEN AV.—Opening, from 170th st to Fort Washington av, at or near 168th st and of 169TH ST, from Fort Washington av to Haven av; November 24.

MAIN ST (City Island).—Opening, from land to be acquired for the east approach of City Island Bridge to Long Island Sound; December 1.

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.

S1ST ST.—Restoring asphalt at the northeast corner of 5th av. Area of assessment lot 1 in block 1493; January 2.

NORTH RIVER.—Reconstructing sewer under Pier Old No. 8. Area of assessment affects blocks 16, 17, 18, 19, 20 and 21, and 49, 50, 51, 52, 53, 54 and 55; January 8.

171ST ST.—Regulating, grading, etc., from Webster av to Clay av. Area of assessment affects blocks 2784, 2786, 2787, 2788, 2817, 2818, 2832, 2887, 2895 and 2896; January 9.

Richmond.

SEWELL BROTHERS sold for Peter Larsen the new eight-room cottage at 187 Heberton av, Port Richmond, to Adolph Lienhardt.

J. STERLING DRAKE sold for George W. Allen to Morris Ely Siegel and Dora Goodman the new residence on the north side of Washington pl, between Jewett av and Dakota pl, West-erleigh. The same broker also leased for Frederick W. Kerr to Luke Burke, Jr., the new cottage at 271 Deems av, West New Brighton.

Suburban.

MOORE & WYCKOFF and H. B. Turnbull sold for F. J. Bernholz his property at West Park, N. Y., consisting of a large dwelling, with about 300 acres of land, fronting on the Hudson, to A. Brosseau, of Chicago, who will improve and occupy the property.

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The demand for Long Island homes is not likely to be improved by the announcement of the Long Island Railroad that hereafter twenty trains on the Montauk division will be eliminated from the daily schedule.

Real estate interests are not unmindful of the harm which much grumbling at the taxes may do to the market, but a word fitly spoken now and then unquestionably has a good effect in curbing the extravagance of those departmental heads who care little or nothing for the welfare of real estate.

The architectural profession is not without its satisfying rewards. Some callings there are in which even the most successful of men can leave no mark to show that they have passed along that way, but an architect leaves many monuments in testimony of his usefulness to his day and generation.

The ashmen have been subdued and next week the streets will be clean again. Night work, to avoid which the drivers struck, will be resumed as soon as Big Bill can get his force of green men going smoothly. It's not so easy for public servants to make a "strike" as it once was.

"Exactly where every cent of the [budget] increase goes may be learned by any layman in less time than it takes to write misstatements. So obvious are the needs provided for that taxpayers are unwilling to oppose most of them openly."—William H. Allen, director Bureau of Municipal Research.

The Mayor's Committee on New Sources of Taxation announces two public hearings, one on Nov. 23 and the other on Nov. 29, in the Council Chamber of the City Hall at 3 p. m. The first hearing will be devoted exclusively to the Sullivan-Shortt bill; for the second there is no fixed program. The Sullivan-Shortt bill, it will be remembered, proposes a 50 per cent. lower tax on buildings than on land.

The Bronx Bar Association has taken steps to renew the campaign for separating the borough of the Bronx from New York county and making an independent county of it. Invitations have been sent out to all the local civic and other associations to arrange for a mass meeting, the date of which is to be decided later. The Bronx county bill has met with some opposition from property owners on the ground that many mortgages on local property have a cancellation clause under which the mortgages expire if the borough becomes a separate county. Inquiry at the offices of the leading title companies shows that the opposition is founded on a misunderstanding. None of the title company officials of whom inquiry was made had ever seen or heard of such a clause in any mortgage. In some wills, however, the provision is contained that money if loaned on mortgages shall not be invested outside of New York county. The Bronx county bill, by the way, will not, if passed, authorize the creation of the proposed county, but will merely give the voters of the Bronx a chance to express themselves on the matter at the next election.

### Municipal Research.

To those of our friends who are canvassing the expediency of interesting property owners in an expert study of the budget and of the city's fiscal policy generally, we would say that there should be no hurry to form an independent organization. At least, no such organization should be formed until an attempt has been made to bring about a federation of the existing associations. The purpose of the federation and the functions of the federal board of directors should be limited to collecting and disseminating information.

The unpaid board of directors, drawn from the federated organizations, should engage a small, well-paid permanent staff of recognized students of municipal affairs, which should distribute the results of its investigations to all the members of the various organizations in the form of printed reports. The federation should be represented in the National Municipal League, and the staff reports should deal not only with local matters, but with the work of such agencies as the municipal statistics division of the Federal Census, the New York Tax Reform Association, the International Tax Association, the National Housing Association, the Bureau of Municipal Research and other similar bodies.

Property owners' associations will never accomplish anything of permanent value to their members except through a competent solution of the varied administrative problems confronting the city. To help solve these problems requires a knowledge of what other associations are doing in the same direction. The aim of the property owners' associations should be to insure such solutions of our own city problems as are in harmony with American legal, political and social traditions.

To give an illustration, the tenement house problem was solved in principal at least by the Tenement House Commission of which Lawrence Veiller was secretary. The policy worked out by that commission was radical in many ways, but it merely involved an existing principle of American law. It did not commit the city to the exotic idea that taxpayers were bound to supply funds for city built tenements to be rented to the poor at nominal prices.

If it is found impossible to bring about a federation of the existing property owners' associations for the educational purpose here outlined, there will be room for an independent organization.

### Inadequacy of 59th Street.

As long ago as the Low administration, when the Queensboro Bridge was still far from completion, a serious attempt was made to lay out a plan of improvement for the Manhattan end of that structure. The attempt proved to be abortive chiefly because local property owners could not be brought to any agreement as to the widening of 59th street. The property owners on the north side wanted the strip taken from the south side of the street, and property owners on the south side insisted that the additional width be obtained at the expense of the owners on the other side. Nothing, consequently, was accomplished at the time when all the necessary real estate both for a plaza and an approach could be obtained at a relatively small expense.

For about eight years the matter has been dormant; but it is now being revived for a number of reasons. The growth of the Borough of Queens is extremely rapid, and the bridge is consequently being used to an ever menacing extent. A subway is being planned along Broadway, Seventh avenue, 59th street, and the bridge and the layout of that subway makes it desirable, if not necessary to provide some sort of a plaza at the Manhattan end which will facilitate the passage of the trains from a 59th street tunnel into an elevated structure on the bridge.

At present that costly improvement terminates at Second avenue, somewhat off the line of 59th street, in a barricade of brick walls. President McAneny's plan is to take the entire block bounded by

Second and Third avenues, 59th and 60th streets, and one hundred feet of the block to the north side, and throw the whole space into a public square. Whether it is necessary to condemn two blocks instead of only one is, of course, a matter for engineering consideration. A plaza measuring over 300 feet one way by over 400 feet the other looks large enough to a layman, but that is not the point. Whatever the size of the square there can be no doubt that the improvement should be undertaken immediately, before property values become any higher.

Within the next five years the Queensboro Bridge will become one of the most popular lines of travel between Long Island and Manhattan. Accommodations will have to be made for the reception of this traffic; and there is everything to be lost and nothing gained by delay. We trust that the project will be seriously pushed during the coming winter, and that the necessary legal and engineering preparations will be far advanced by the time spring has arrived. The matter, however, of providing an approach to the plaza will, we presume, have to wait. Eventually there will be a very heavy automobile and wagon traffic across the bridge, which will probably require some wider means of approach than any provided by such narrow streets as 59th and 60th streets. But this aspect of the matter is less pressing than is the plaza, and will have to be postponed until conditions make it critical.

### A Training School for Public Business.

Mrs. E. H. Harriman has for a second time earned the gratitude of her fellow citizens by carrying out a beneficial public project, conceived by her late husband. By her liberal contribution towards municipal research she has for the first time provided means whereby young men can be trained in the technical problems of municipal government. The school for the study of public business which is to be started because of her generosity and initiative should accomplish a great deal towards a gradually improving standard of administrative efficiency in New York. One of the great troubles about good government in this city is that its attainment is not merely a matter of good intention.

The financial administrative problems of New York are so complicated and so technical that they cannot be thoroughly understood and mastered save by experts; and hitherto the number of such experts has been extremely few. If the school of public business does its work properly their number will, little by little, be increased, and as they graduate they will be in a sense forced into public service. We do not mean, of course, except in rare cases, that they will be elected to office, but whenever a well intentioned man becomes the Mayor, a Borough President or a head of department, he will have every reason to seek the assistance of these trained men. Their work will have a leavening effect on the whole public service because it will help to establish higher standards of administrative efficiency. It may be considered certain that the school will become a permanent institution and that its success will provoke the foundation of other similar schools elsewhere in the country. Every large city ought to have its administrative college in which the problems of local finance, engineering, social amelioration and government are scientifically investigated and expounded.

### The Pennsylvania's Claims.

There have been statements in the newspapers during the week that the matter of a Seventh avenue subway connected with the West Side Interborough line is again under investigation. Apparently the instigator of these negotiations is the Pennsylvania Railroad Company, which considers that its whole enormous investment in a Manhattan terminal is compromised by the failure of the city to build a subway connected with its station. The grievance of the Pennsylvania cannot be denied, and its interest in promoting such a subway is obvious, but it is difficult to see what can



be accomplished under existing conditions. The negotiations of last summer failed just when they were on the point of succeeding, chiefly because of the attitude of two members of the Board of Estimate. The Interborough Company, in view of the competition which it would be obliged to meet by the construction of the Broadway-Lexington avenue line, insisted upon a guarantee that its net earnings should not fall below a sum amounting to about \$1,000,000 less than its present net earnings. Comptroller Prendergast seemed inclined to accept such a guarantee, but at the last moment he switched, and joined Mr. Mitchel in a refusal to commit the city to any arrangement which gave the Interborough Company the same sort of a guarantee as that which the Brooklyn Rapid Transit Company was to obtain. The arrangement might still have gone through, but the Mayor, while believing in some arrangement with the Interborough, was opposed to any guarantee either to it or to its rival in Brooklyn.

Mayor Gaynor's attitude had the merit of consistency, but it operated under the circumstances in favor of an arrangement with the company which he opposed and the prevention of an arrangement with the company he favored. As yet there is no indication that the fundamental conditions which barred a successful outcome of the negotiations with the Interborough Company are changed. President Shonts still insists on his guarantee. Mr. Prendergast and Mr. Mitchel are still opposed to a guarantee in favor of the New York company, and the mayor is still opposed to any guarantee at all. Furthermore, no arrangement can be made about a Seventh avenue line which did not include an upper Lexington avenue subway, which would mean the rejection of the proposed contract with the Brooklyn company. The only new factor in the situation is an apparent disposition on the part of the Pennsylvania Company to do something about the matter, and it remains to be seen whether this disposition will have any practical effect. Inasmuch as the Pennsylvania Company has instigated the negotiations, it may be willing by the use of its credit to introduce a new element into the situation, which will permit some arrangement to be reached. But it must be admitted that the outlook for such an agreement is not very promising.

In spite of the dubious nature of the existing outlook, the Record and Guide still holds to the opinion that in the end some arrangement must be reached with the Interborough Company. As we said last summer, a contract involving such huge financial responsibilities and affecting so vitally the well-being of so many million people, cannot be considered settled until it is settled right. The proposed contract with the Brooklyn Rapid Transit Company commits the city to a vast expenditure on which it is to obtain no return for an indefinite number of years, while at the same time it leaves certain manifest vacancies in the general scheme of rapid transit development such as a lower West Side line for Manhattan. It is full of flaws and question marks. It fails to give the city a comprehensive and economical subway service, while at the same time it ties up for fifteen years all the money which the city can devote to subway construction. It has its doubtful legal aspects which must be settled before the expenditure for construction can be carried very far. The Mayor is in a position to hold it up, and may not scruple to do so in case a better alternative looks possible. The unsolved problems which it leaves in its wake cannot be suppressed, and will continue to force themselves irresistibly to the front.

As the attempt to give effective engineering, legal and financial form to the arrangement progresses these difficulties will become more rather than less acute and unsolvable. In the end they will compel modification of the plan which was officially adopted last summer. What form the modification will take it would be hazardous to predict. That will depend chiefly upon whether or not any new factor, such as the Pennsylvania Company, will have any influence on the outcome. But the kind of an arrangement

which ought eventually to be reached is sufficiently obvious. If the absurdities and difficulties which result from any attempt to settle municipal transit problems on a competitive basis needed any further demonstration, they would obtain it from the course and the result of the negotiations of last summer.

The only way to make a just and satisfactory final settlement is to dismiss the idea of competition, arrange for a fair distribution of transit extension, between the two companies and provide, by spreading the necessary construction over a series of years, for a smaller municipal financial responsibility. Not only, however, should the two companies not be allowed to compete, but the arrangement should include obligatory transfers and joint operation, wherever such devices would contribute to public convenience and the creation of a larger number of fares. The lines of both companies should be operated so far as useful as a unit, and such unified operations can be brought about, provided the local officials will consider the whole problem solely from the point of an efficient economical transit service.

### The Week in Real Estate.

This week did not produce any great increase in the volume of Manhattan real estate trading but enough deals of fair size were put through to lift the market somewhat above the commonplace level of the last few months. While a number of new structures are foreshadowed by several of the sales, most of the transactions represent either exchanges of equities or purchases at prices below former asking figures and for this reason do not have as great a significance as they otherwise would. There is no doubt that there are a number of buyers with sufficient confidence and capital to take up many of the good properties on the market but it is also very evident that they will not invest under present conditions except at bargain prices. The transactions this week were well distributed, nearly all portions of the city making some contribution to the budget of sales.

The reports this week again contain very concrete evidence that much of our real estate is overassessed, not only in the downtown district, but in the section around the Pennsylvania terminal. It is understood that an unusually large number of applications for reduction of assessments are on file in the Tax Department and unquestionably many of these are just and are backed up by sufficient evidence to warrant material reductions. The outcome of these applications will be watched with considerable interest as undoubtedly a disposition on the part of the assessors to regulate existing evils and provide against future injustice will go far towards restoring confidence in real estate as an investment. The best example of overassessment in this week's reports was furnished by the sale of the Seth Low property on Broadway, running through to Crosby street, between Spring and Broome streets. The site is assessed for taxation at \$445,000 and while the price paid was not made public, it is known that the asking price was but \$400,000 and the brokers report that the amount obtained was considerably under this figure. Another instance not quite so striking but still of sufficient size to make the owners feel uncomfortable, was that of the property at 151 to 155 West 30th street. The city places a value of \$170,000 on this parcel and the selling price was \$150,000. The plot has been actively in the market at this figure for some weeks and it can therefore be assumed as a fair price at the present time. Two years ago the parcel might have sold for the assessed valuation but this would have been a top notch price in an active speculative market.

The leasing market displayed considerable strength this week and if it continues to be active, as it normally would in December and January, the amount of overproduction will be somewhat reduced, at least in mercantile buildings. Among the more important leases reported this week were the southeast corner of Lexington avenue and 23d street, the northwest corner of Amsterdam avenue and 75th street, banking space in the south corner of Fifth avenue and 60th street and a large store at the corner of Broadway and Houston street. The latter place was long occupied by Vogel as a retail clothing store but has now been taken by wholesalers, the only possible tenants for large ground floor space in this district today.

Lower charges will prevail on covered brick barges this winter at all points in the New York market. Instead of rates

running as high as seventy-five cents to a dollar a thousand, the cost from December 1 to January 15 will be only twenty-five cents and from January 15 to the opening of navigation fifty cents over the flat winter market price of \$7. This will permit architects and builders to definitely figure on winter requirements far ahead of actual delivery date, an accommodation which has never before been accorded the consumer. In other lines of the building material market there has been a general strengthening this week, especially in finished structural steel.

The activity on the floor of the Building Material Exchange was especially great this week among out of town buyers of cement and lumber. This was due to general laying in of supplies for the winter and, in the case of Queens, because of a tentative adjustment of the difficulty over building line encroachment, which permits thousands of dollars worth of construction work that has been held up all summer to go ahead. Inasmuch as this licensing plan may eventually be adopted in the Bronx, it is assumed that construction activity this winter will be much better than during the similar season last year.

Lumber and hardwood interests report a good early winter movement. General building grades are on call in suburban districts in excess of more central ones, where hardwood is in better demand than it has been at any time this Fall. Manufacturers are well supplied and in the case of doors and standing trim, real bargains are obtainable here at present by purchasers who are inclined to shop.

The new price levels announced last week on steel products were well maintained and there is every reason to believe they have reached a point where they will remain stationary for awhile, at least, as now business is not coming out fast enough to warrant any higher prices and the low quotations are about as far down as they can go and leave any kind of a profit to the producers.

### A Real Estate Operator's Opinion.

*Editor of the RECORD AND GUIDE:*

In your issue of November 11, you carry an article in quotation marks from Mr. Adolph Bloch, of counsel for the United Real Estate Owners' Associations. In his first paragraph in quoting a former President of the Board of Tax Commissioners he says:

"That 100% assessment for the purpose of taxation was equivalent to about 60% of what the property might possibly bring in good times at private sale."

In other words, he, as the sworn President of the Board of Tax Commissioners, goes on record that he has violated his oath of office by not assessing the property at an equivalent of 100% of what the property might possibly bring at private sale, but only at 60%. The law in respect of assessing property at its full value is so distinct that I am more than surprised that a former President of the Tax Board is willing to state that he and his board openly and notoriously violated the law. Mr. Bloch, among other things, says:

"Our system of taxation is wrong; real estate should not be required to bear 87½% 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."

I am one of those who believe that real estate should not be required to bear 87½% of the entire cost of this municipal government. I believe that it should bear 100% of the entire cost of government. All public improvements tend to do but one thing, and that is to increase land values. As the city is compelled to pay for these improvements and as land values obtain the benefits of improvements, why should not land values pay for them? A tax on automobiles and other heavy vehicles at this time will tend to discourage the use of such vehicles, with the result in the decrease of their manufacture and the throwing of labor out of employment.

Speaking now entirely from a real estate operator's point of view, I think that the best thing our taxpayers and real estate owners can do is to drop all talk of high assessments. This talk is scaring away people who might otherwise come into the real estate market. It is bad for the real estate business. All the talk and the hubbub aroused by real estate owners will not stop the van of progress in the matter of tax reform. We have to take our medicine and be grateful that the situation is no worse.

WILLIAM LUSTGARTEN,  
New York, Nov. 14.

Claims Too Much Credit.

Editor of the RECORD AND GUIDE:

The Allied Real Estate Interests have issued a statement to the press through Mr. B. Aymar Sands, chairman of their executive committee, claiming credit for the enactment of the secured debt tax and the inheritance tax law amendments. This claim is misleading and without foundation, for both these measures were prepared and secured by the New York Tax Reform Association. We are not seeking to advertise our work, but this brazen attempt to claim credit for these two measures, one of which was almost lost because of the activities of those related to the Allied Real Estate Interests, makes it desirable to inform the public as to the facts.

The statement referred to claims, as a result of the work of the Allied Real Estate Interests:

"The change in the inheritance tax law made possible by a state-wide propaganda instituted and carried on by us with a view to showing the danger to our industries from the operation of the law passed in 1910."

The present inheritance tax law follows exactly, except as to rates, the provisions of the model law drafted by a committee of the National Tax Association, of which I was a member, and endorsed by the Milwaukee Tax Conference last year as a sound basis for avoiding the evils of double taxation. The New York Tax Reform Association advocated this measure in its annual report in January, with special reference to the abolition of double taxation. Two other members of this committee, Messrs. Lawson Purdy and E. L. Heydecker, helped to draft a bill adapting this model to New York statutes. I was at Albany on behalf of that bill (and other legislation) three or four days in each week until it became a law. The Allied Real Estate Interests did not help to advance this particular bill.

A month after the Senate committee hearing on this inheritance tax bill, Mr. Allan Robinson, president of the Allied Real Estate Interests, stated at a meeting which he called in Albany May 23d to consider inheritance tax legislation, that he had taken no interest in this question until the preceding week. Furthermore, Mr. Robinson gave out to the press a resolution demanding a retractive provision in whatever bill should be enacted, and this resolution appeared in one New York paper with a statement that it was unanimously adopted. In fact, that resolution offered by Mr. Robinson was not even voted upon, because of my statement of the objections to a retractive clause. On the contrary a substitute resolution endorsing our bill was passed. One of the invited speakers arose to inquire why the meeting had been called when it was evident to him that we were making such progress with a good measure.

However, it was only a few days after this meeting when mysterious amendments appeared in our bill, lowering the rates on large estates and making them retroactive, reducing the exemptions to small estates, and striking out the provisions for avoiding double taxation. During the session a registered agent of the firm of Bowers & Sands, of which Mr. B. Aymar Sands is a member, was avowedly working at Albany solely in the interests of a retroactive clause. Of course such a clause meant a saving of several hundred thousand dollars to certain estates liable to the high rates of the 1910 law.

We refused to accept this mangled bill and finally, after a delay which seriously imperilled its passage, our bill was restored to its original form and, by the earnest cooperation of Governor Dix, is now a law.

The statement by Mr. Sands further claims credit on behalf of the Allied Real Estate Interests for

"The enactment of the secured debt tax, which grew out of a suggestion made to Governor Dix in response to the request that we advise him how the state could raise funds in the event that the annual mortgage tax was not revived."

The secured debt law was drawn by Mr. Edward L. Heydecker with my cooperation. At the Senate committee hearing, I appeared for the bill on behalf of this Association. There was no representative of the Allied Real Estate Interests in evidence then, nor during the following weeks, while we were perfecting the bill with amendments and preparing memoranda for the press and for the legislators who had the bill in charge.

This law "grew out" of the optional securities bill drawn by Mr. Lawson Purdy, then secretary of this Association, and introduced in 1904. The Allied

REAL ESTATE STATISTICS

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

MANHATTAN

CONVEYANCES

Table with 3 columns: Nov. 10 to 16, Nov. 11 to 17, 1910. Rows include Total No., Assessed value, No. with consideration, Consideration, Assessed value.

Table with 3 columns: Jan. 1 to Nov. 16, Jan. 1 to Nov. 17, 1910. Rows include Total No., Assessed value, No. with consideration, Consideration, Assessed value.

MORTGAGES

Table with 3 columns: Nov. 10 to 16, Nov. 11 to 17, 1910. Rows include Total No., Amount, To Banks & Ins. Cos., No. at 6%, No. at 5 1/2%, No. at 5%, No. at 4 1/2%, No. at 4%, Unusual rates, Interest not given, Amount.

Table with 3 columns: Jan. 1 to Nov. 16, Jan. 1 to Nov. 17, 1910. Rows include Total No., Amount, To Bank & Ins. Cos., Amount.

MORTGAGE EXTENSIONS

Table with 3 columns: Nov. 10 to 16, Nov. 11 to 17, 1910. Rows include Total No., Amount, To Banks & Ins. Cos., Amount.

Table with 3 columns: Nov. 11 to 17, Nov. 12 to 18, 1910. Rows include New buildings, Cost, Alterations, Amount.

BRONX

CONVEYANCES

Table with 3 columns: Nov. 10 to 16, Nov. 11 to 17, 1910. Rows include Total No., No. with consideration, Consideration, Amount.

Real Estate Interests have never introduced any workable measure of this kind. The present law was not seen by them before it was introduced.

In our summary of the legislation of this year we have stated that we have had the advice and assistance of officials and of other organizations. But we certainly do not include the Allied Real Estate Interests among organizations that have helped to obtain improvements in the tax law.

Mr. Sands regrets that their small income of \$17,000 made it necessary to limit the work of the Allied Real Estate Interests to the legislative field. It may interest the public to know that the total expenses of our Association will be less than \$10,000 this year, including (in addition to the expense incident to securing many changes in the tax law) substantial aid to the National and State Tax Conferences, and the maintenance of an office equipment that supplies information freely to tax officials throughout the country.

A. C. PLEYDELL, Secretary New York Tax Reform Assn. New York, Nov. 16.

MORTGAGES

Table with 3 columns: Nov. 10 to 16, Nov. 11 to 17, 1910. Rows include Total No., Amount, To Banks & Ins. Cos., No. at 6%, No. at 5 1/2%, No. at 5%, Unusual rates, Interest not given, Amount.

Table with 3 columns: Jan. 1 to Nov. 16, Jan. 1 to Nov. 17, 1910. Rows include Total No., Amount, To Banks & Ins. Cos., Amount.

MORTGAGE EXTENSIONS

Table with 3 columns: Nov. 10 to 16, Nov. 11 to 17, 1910. Rows include Total No., Amount, To Banks & Ins. Cos., Amount.

BUILDING PERMITS

Table with 3 columns: Nov. 11 to 17, Nov. 12 to 18, 1910. Rows include New buildings, Cost, Alterations, Amount.

Table with 3 columns: Jan. 1 to Nov. 17, Jan. 1 to Nov. 18, 1910. Rows include New buildings, Cost, Alterations, Amount.

BROOKLYN

CONVEYANCES

Table with 3 columns: Nov. 9 to 15, Nov. 10 to 16, 1910. Rows include Total No., No. with consideration, Consideration, Amount.

Table with 3 columns: Nov. 9 to 15, Nov. 10 to 16, 1910. Rows include Total No., Amount, To Banks & Ins. Cos., No. at 6%, No. at 5 1/2%, No. at 5%, Unusual rates, Interest not given, Amount.

Table with 3 columns: Nov. 10 to 16, Nov. 10 to 16, 1910. Rows include Total No., Amount, To Banks & Ins. Cos., Amount.

Table with 3 columns: Nov. 9 to 15, Nov. 10 to 16, 1910. Rows include New buildings, Cost, Alterations, Amount.

QUEENS

BUILDING PERMITS

Table with 3 columns: Nov. 10 to 16, Nov. 11 to 17, 1910. Rows include New buildings, Cost, Alterations, Amount.

RICHMOND

BUILDING PERMITS

Table with 3 columns: Nov. 3 to 16, Nov. 4 to 17, 1910. Rows include New buildings, Cost, Alterations, Amount.

Dinner of 5th Ave. Association.

The Fifth Avenue Association will hold a dinner at the Waldorf on Tuesday, November 21. Among those who will make brief addresses at the dinner are Mayor Gaynor, Police Commissioner Waldo, the Rev. Dr. Percy S. Grant, and the entertaining after-dinner orators, Patrick F. Murphy and Francis S. Hutchins. Among the other guests will be W. G. McAdoo, Commissioner Edwards, Comptroller Prendergast, Commissioner Johnson, President McAneny, Dr. George F. Kunz and Harry J. Luce.

# BUILDING SECTION

## NEW PRINCIPLES IN BRICKWORK.

### The Wide Motar Joint—A Plea for Its Consideration and for Better Workmanship—Hints On Motar Mixing.

By J. PARKER B. FISKE, S. B.

WITH the narrow mortar joint which has been in vogue in this country in the past, the composition of the mortar and the finish of its surface are, from an aesthetic standpoint, of little moment; with the rapidly increasing use of the wide mortar joint, they become matters of vital importance. One has but to look about him to see numberless instances where the mortar joint has well-nigh ruined an otherwise good piece of brickwork.

For narrow joints, a mortar made of fine sand, cement and lime answers all the requirements fairly well. For a wide joint, such mortar is wholly unsatisfactory; it is soft and pasty, squeezes out of the joint before it is set (due to the weight of the brick), smears the face of the wall and usually ruins the work.

Mortar for a wide joint, that is to say  $\frac{3}{4}$  of an inch or more, should contain a liberal proportion of fine pebbles known to the trade as "grit," good coarse sand, Portland cement, a small amount of lime putty (or hydrated lime), and whatever coloring matter is desired.

Bricklayers who are accustomed to the use of fine mortar only almost invariably object to the wide mortar joint, often claiming that brick cannot be thus laid economically. Experience has shown, however, in the case of hundreds of structures erected with a wide mortar joint during the last three years, that all difficulties vanish with the use of proper materials and a proper method of mixing. Moreover, it has been thoroughly demonstrated that brick can be laid with a wide joint of proper mortar as rapidly and economically as with a narrow joint; in fact, much testimony goes to show that the wide joint is the cheaper of the two.

The formulæ given below provide for "French's" mortar colors. Other makes may be used, but the quantity must be determined according to the color value of the particular material used.

#### Mixing of the Mortar.

We venture the statement that nine-tenths of all the trouble arising from unsightly mortar joints can be traced directly to an improper method of mixing or to gross carelessness on the part of the mixer.

The common practice of slaking the lime and mixing with sand in a large storage bed in the early stages of the work, and then "gauging" small lots with cement from time to time as mortar is required by the bricklayer, should be absolutely prohibited, that is, where bricks are to be laid with a wide joint. While this method may serve fairly well in the case of narrow and inconspicuous joints, it is almost certain to produce streaks and patches of varying color and texture in the case of wide joints, the area of the latter often exceeding, as it does, one-quarter or even one-third the area of the entire wall surface.

We have frequently seen mortar joints in the same wall varying from white to a mouse gray, owing to the fact that the mortar mixer did not measure his materials, but "gauged" them with his eye or "judgment." When the mixer gets the mortar too soft it is a common practice to put in more cement to stiffen it, the result being that no batches of mortar are alike in color. With such a "hit-or-miss" method, satisfactory work is well-nigh impossible.

The ingredients of each batch of mortar should be accurately measured. Too much importance cannot be attached to this rule. Suitable measuring boxes should be provided and their careful use

should be insisted upon. A little care at the mortar bed will be repaid many times over by the improved appearance of the building in which the mortar joint forms so important a part.

We therefore suggest that the architect's specifications include the following paragraph:

"The 'grit,' sand, cement, lime putty (or hydrated lime) and coloring matter shall be accurately measured in suitable measuring boxes furnished by the contractor and approved by the architect. The 'gauging' of lime mortar with cement should be absolutely prohibited."

#### Formulæ for Mortar Mixing.

Generally speaking, we recommend for "Tapestry" brick of the red group of cream-gray mortar mixed as per formula "J," or a dark reddish brown mortar mixed as per formula "B"; for "Tapestry" brick of the gray group, a very dark gray mortar mixed according to formula "K"; for "Tapestry" brick of the golden group, either cream-gray mortar "J" or the dark gray mortar "K."

#### FORMULA "B."

"Grit" .....	3	parts.
Sand .....	5	"
Cement .....	1	"
Lime Putty .....	$\frac{1}{2}$	"
Brown (paste) .....	$\frac{1}{3}$	"
Yellow (powder) .....	$\frac{1}{3}$	"
Black (paste) .....	$\frac{1}{50}$	"

#### FORMULA "J."

"Grit" .....	2	parts.
Sand .....	5	"
Cement .....	1	"
Lime Putty .....	$\frac{1}{2}$	"
Yellow (powder) .....	$\frac{1}{6}$	"
Black (paste) .....	$\frac{1}{200}$	"

#### FORMULA "K."

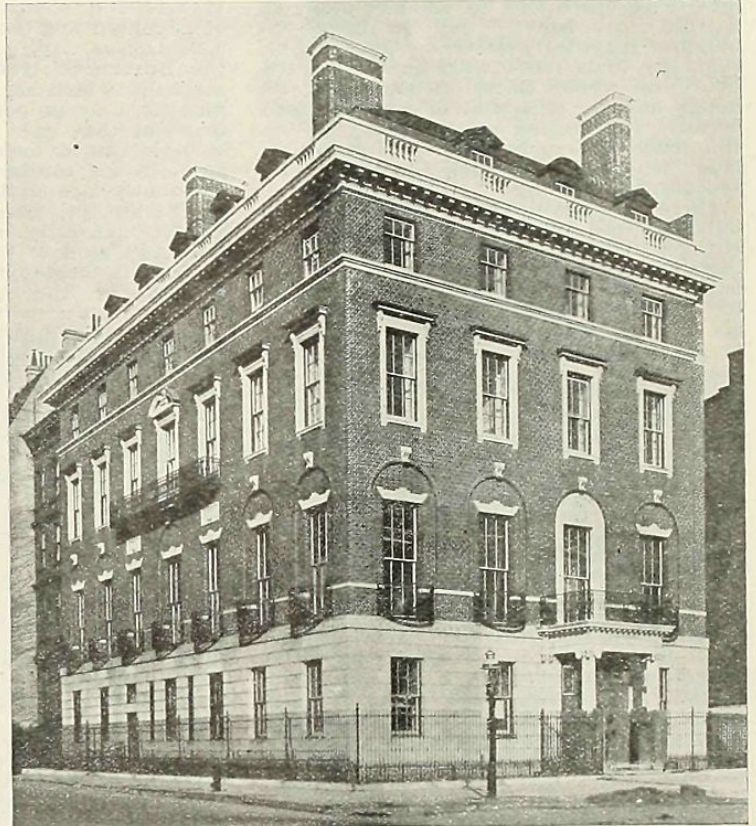
"Grit" .....	2	parts.
Sand .....	5	"
Cement .....	1	"
Lime Putty .....	$\frac{1}{2}$	"
Yellow (powder) .....	$\frac{1}{6}$	"
Black (paste) .....	$\frac{1}{100}$	"

#### Method of Laying Brick.

Face brick should invariably be laid from a scaffold on the outside of the

wall, never overhand, from the inside. It is impossible by the latter method to get the joints of equal thickness and finish or to do good work in other respects.

Generally speaking, we strongly recom-



No. 680 Park Avenue.

McKim, Mead & White, Architects.

RESIDENCE OF PERCY PYNE, IN TAPESTRY BRICK.

mend that the mortar joint be finished as follows:

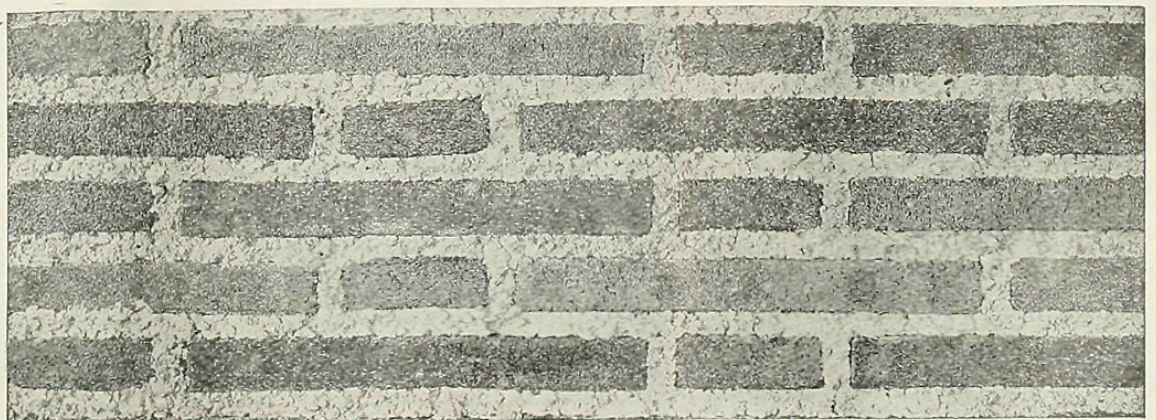
In the case of the cream-gray mortar, the joint should be "rough cut flush"; in the case of the brownish red or the dark gray mortar, the joint should be "raked out" to cast a shadow.

Experience has shown that a rough-cut mortar joint is very undesirable with gray brick, as the brick and the joint are so nearly the same color and texture that the wall loses character and looks like a monotonous cement surface. The joint should, therefore, be raked out to cast a shadow and accentuate the joint.

Unless a distinctly white joint is used for brick of the golden group, thereby setting out each brick distinctly, the joints should be raked out as in the case of the gray "Tapestry" brick.

For a rough-cut flush joint, allow the mortar to ooze out between the brick and

(Continued on page 755.)



DETAIL OF BRICKWORK SHOWING ROUGH-CAST FLUSH MORTAR JOINT ONE INCH IN THICKNESS.

# THE SHOESTRING BUILDER AND THE MONEY INTERESTS

Being Some Inside Pointers On Financing Construction Work Which Tell Their Own Moral—Why the Speculator Is a Victim of Suspicion.

ONE of the most difficult problems that the building material man has to meet to-day is the "shoestring builder" backed by money trust alliance.

That is why the man who enters the building field as a business finds himself so pinched by creditors. Incidentally, it may be correctly ascribed as the reason why high class builders will not now even accept invitations to bid on work that is not thoroughly endorsed by an individual or concern of unquestioned rating, and generally refuse to become interested even then, despite apparent responsibility of the promoters.

Yet these money interests bewail the fact that building construction has been overdone, not only in the city, but in the suburbs, where speculative construction has run rampant. Men who have gone into these operations as builders have, as a rule, lost heavily and so have the building material creditors. The lending company finds itself with an untenanted house or whole block of houses on its hands and no prospects of renting them because the renting season has gone by. Reference is here made to the unscrupulous lender specializing in suburban speculative building.

There are two kinds of speculative builders, the "listed" and the "shoestring." The former has a rating as a registered, incorporated or individual builder, who is known to building material associations as one who discounts his bills or satisfies his creditors in thirty or sixty days, who maintains an office that is more than a mere place for the delivery of mail and who can give plenty of references as to his cash credit in banks. Such a builder is not obliged to make any deals or alliances, he does not have to pay any bonuses and the man who sells him knows that he does not need to fear foreclosure over night.

The "shoestring" is the man who is largely responsible for the over-supply of rentable space in the suburbs. Furthermore, it is the "shoestring" upon whom the blame generally can be put for over-construction, because the "shoestring" is the individual who will advise the operator to go ahead when every other authority will advise postponement. The result can only be over-production and all building interests suffer.

But this type of builder has a more deplorable side to his character. He has no credit. He has no further intention than to barely complete his job, consent to foreclosure in favor of the lender and then start anew elsewhere. He is the one who complains about the oppression of the building material men and consents to the payment of bonuses which, without incorporation, would be nothing more or less than usury.

But the day of the "shoestring" and the bonus system is quickly passing. The reason is because he has been foisting upon the renting public such poorly constructed houses that they cannot be rented to "good" tenants. The "good" average tenants of to-day know the difference between a stained door and a genuine laminated one. They know the difference between an old-style lime and mortar wall and a gypsum. They know the difference between hardwood flooring and No. 1 white pine planed, polished and stained, and they know the difference between a good and bad heating equipment and serviceable or unserviceable kitchen appointments. It costs too much to build good suburban residences or good city apartment houses for the "shoestring" builder to attempt to compete with the "listed" speculative builder. But while it took the "shoestring" ten years to flood Manhattan and the Bronx with flimsy structures, it has taken him less than four to so flood Brooklyn as to make it pleasant for some of them to go to New Jersey and Westchester.

## Responsibility of Money Lenders.

The root of the trouble is known, and for the man who is just entering the building profession and wants to pursue it in an honest way, it is as necessary for him to know what to avoid as it is for him to know at the present time there is a strong undercurrent among reputable builders to solve the problem by reaching to the apparent seat of the trouble, the lien law.

When the building material dealers' associations took this matter up originally it was thought that the solution to the problem would be found in a gentlemen's agreement between material supply

houses, contractors and the laborers, but it has lately been discovered that the trouble lies in a perverting of the building the loan laws, and hence legislative restriction has become imperative.

The honest builder should be cautious about entering the construction field until a law is enacted that will prevent money lenders of all grades from extending loans to entirely irresponsible parties, who are without reputation and without rating. It is an uncontrovertible fact that loans of tens of thousands have been made to "shoestringers" who could not get credit for a single dollar's worth of goods from the corner grocery or market, where they are known.

## A Reputable Builder.

The type of buildings put up by individuals and companies in certain parts of Brooklyn are the worst ever put up in a first-class city, despite the vigilance of the Bureau of Buildings, the inspecting force of which is totally inadequate in numbers, to properly note the kind of material that goes in such houses. The wool is pulled over the eyes of the inspectors for the lending companies, who frequently are designedly unseeing, and as the builder, instead of a reputable architect generally superintends, he can pass any kind of material.

"To call these operators builders," said a victim of "the System" the other day, "is an insult to the large number of honest and trustworthy men who are engaged in the building business and who are giving the public honestly built homes."

The following is a typical instance of the way the system operates:

A clerk in some contracting office decides that he will go into the speculative building business. He probably has \$100 to \$200 saved up. He picks out a likely spot and gets an option on the property. He completes his negotiations for the purchase of it, all without having spent a cent, save in carfare and cigars. Then he goes to the money lender and states his proposition. The lender sends its experts over the field and upon his report the young man finds out whether he can get the loan. The reader will notice that no inquiry has so far been directed toward the young man's responsibility.

Lenders of the type referred to are not particularly interested in the young man. They do not care whether the prospective operator is responsible or not, as they take care to make themselves safe. And this is how they make themselves safe:

In the suburbs where a great deal of vacant land is to be had, and owners are anxious to sell their holdings, the land-owners falls the first easy victim of the system. In the first place, the wily operator offers to pay more than the actual value of the land, which he promises to pay for on second mortgage, another source of profit. Then the operator goes back to the lending company, which tells him to incorporate. This he does, sometimes with poorly secured incorporators. By this means the lender avoids usury charges, but at the same time levies and gets from 12 to 15 per cent. bonus on the loans, which commission or bonus is collected at the first or enclosure payment.

After that the lenders do not care whether the operation goes through or not. They have got their share of the operation and if the operator fails, and he is a very capable one that does not collapse with such a handicap as this entails upon him, the lender simply forecloses and with the help of the present lien law wipes out all the claims of the materialmen, subcontractors, laborers and, at times, even the second mortgagee, if he is not able to protect himself. The suffering caused by this system is appalling.

## The Defense of the Money Interests.

The money interests of the class this article especially treats of, declare that they do not know that the people they deal with are irresponsible, as the business is brought to them through agents. Reputable builders say this seems improbable to them, because the money lenders invariably take the precaution to make these mushroom concerns incorporate. Furthermore, the companies take the position that they have building money to lend. It is not for them to pick out the character of the men to whom it is loaned, but to satisfy themselves of the safety of the money they are lending

and the assurance that they will receive sufficient interest in return. To make positive of this they take advantage of the law governing incorporation, and they are thus protected. Regarding the bonus system they say it is not a bonus but a premium which the borrower is willing, not compelled, to pay to the company, for accommodation at a time when the company has not the money available. If the borrower is not willing to pay it, he does not have to take the loans.

## What the Facts Tell.

The defense of the lenders of the charge made by the listed builders that they are discriminated against by money interests in this city, is in itself startling, but the extent of failures in "shoestring" building operations is appalling. It is reported that in one section of Brooklyn, within a radius of ten blocks, 140 houses have been foreclosed this year, and that everyone furnishing material and labor on these buildings has lost money. The only ones who have profited, according to these victims, are the "shoestring builder" and what they call his "silent partner," the money lender, who has not only received the full amount due him but also his enormous bonus, high interest, incorporation fees, legal expenses and outrageous foreclosing charges.

The building-loan man is inclined to blame the dealer for selling these irresponsible people, and he may, in some instances, be correct; but at times it is difficult for the dealer or subcontractor to judge an operator's financial standing when the money lender is allowed to take the profits in the operation.

Here is an illustration:

A Brooklyn operator was apparently doing a good business. His transactions covered a period of several years; he paid his bills and he built on an average of fifteen to twenty houses a year. Each one was sold on completion. During the financial stringency of last year the operator collapsed and it was learned that he had paid in bonuses on an average of \$5,000 a year during the last four years.

Instead of working for himself, this man was virtually employed by the lending interests, like many other "shoestringers." In this case and in the hundreds of others, the money lenders got the profits while the dealer thought the operator was making money and getting stronger financially.

## The Remedy Lies in a New Law.

"The only remedy," said a well-known business man, "is a good equitable lien law making the money lender who charges more than legal interest, through subterfuge or otherwise, a partner in the operation, or to make the building loan man, not the irresponsible operator, directly liable for material and labor going into the building operation."

"This is a matter in which manufacturers, dealers, subcontractors and laborers are greatly interested, and the different associations of these interests should appoint delegates to a joint commission to work out the vital problem jointly. Now is the time to do it," he continued, "because building operations are at a standstill in some sections, as the money interests are frightened by the departure of the 'shoestringers' into New Jersey."

The builders charge that the money interests want a lien law forbidding builders to take a second mortgage, except with the permission of the materialmen, subcontractors and others. They say that such a law would not have the desired effect, as it would still leave open the door for the money interests to charge high bonuses on the building loan.

Such is a phase of the suburban speculative construction business as it is followed to-day. Builders of recognized standing state that they cannot compete with conditions as they exist and the field is fast deteriorating because the poor class of houses put up here, there and everywhere by this type of builder are no longer sought by people of modest means, many of whom have learned discretion through better experiences.

Some new incentive for real estate expansion will be needed when the dynamic force we are getting from subway construction is used up—something to give point and direction to enterprise and speculation. The barge canal terminals may come at the right time to supply the deficiency.

## TWO BUILDINGS IN ONE.

## New Idea Embodied in a 20-Story Office Structure for Madison Sq.

(Subject of Illustration.)

At the southeast corner of Madison avenue and 25th street an office building is being erected to cover a plot of 15,000 square feet fronting 75 feet on Madison avenue and 175 feet on 25th street with a rear depth of 100 feet. It will occupy the site of the Madison Park Apartments, a five-story structure which stood on the corner, and also the site of the residence of Henry S. Harper, which was on Madison avenue, adjoining the corner plot on the south, and of the Barrington Apartments, an eight-story structure adjoining the corner plot in 25th street to the east.

In the purchase and operation A. Fillmore Hyde was represented by the real estate firm of Stephen H. Tyng, Jr., & Co., who have been appointed agents for the new building, and who have already rented from the plans the store, basement and five floors to the firm of Frederick Viotor & Achelis, who will occupy same by concentrating therein their different departments now at various locations throughout the city.

The space above leased will be arranged as a separate building with an entrance on 25th street and special passenger and freight elevators, there being no access to the 15-story building, which may be said to be superimposed thereon, with passenger entrance on Madison square and freight service entrance on 25th street. Nine rapid Otis elevators will insure service to tenants not usually found in a 20-story building. The outlooks over

Madison square, the low building of the Appellate Division Court House and Dr. Parkhurst's Church give the maximum of unobstructed light to the upper stories, each with an area of 15,000 square feet.

The plans, as prepared by Chas. A. Valentine, 346 Fourth avenue, present a 20-story building of modified Florentine in style. The first three stories are of white marble, the upper seventeen of white mat glazed terra cotta, relieved in the bays and at the cornice by polychrome treatment. Story heights are to be 20 feet for the first floor, 13 feet for the basement and 14 feet for all upper stories.

The building is planned to house commercial concerns of the first rank, and several of the floors will be partitioned for small offices. The building is to be equipped with an exposed wet sprinkler system, and arranged throughout to obtain the lowest insurance rates.

The construction of the building has been awarded to Cauldwell-Wingate Company, who have recently erected several important commercial buildings of similar character in this city, and who have now under contract the construction of a number of railroad stations on the line of the New York, Westchester & Boston R. R. Co.

## Park Avenue Plaza.

An idea of how the surface of the new Park avenue will look when completed, north of the Grand Central Station to 56th street, eleven blocks, may be had from a sample block which is now being completed between 45th and 46th streets. The surface of the street from curb to curb has been covered with a tessellated pavement of red brick and concrete, instead of being parked, as elsewhere.

## NEW FIRE BUREAU.

## Experts Appointed to Devise a Plan for Organization.

If the suggestion of the Budget Committee of the Board of Estimate is followed, a number of experts will be appointed to co-operate in the organization of the new fire prevention bureau which is to be a part of the Fire Department. The Mayor has asked for time to consider the matter. The duty of this bureau will be simply to enforce existing laws relative to the prevention of fires in buildings other than tenements. It will have no authority over the Building Department or in connection with the approval of plans for new buildings not already possessed by the Fire Department.

Mayor Gaynor avowed that he was going to organize the new bureau through his Fire Commissioner.

"But the responsibility for appropriating the money rests with this board," said Comptroller Prendergast. "We do not deny that you have the exclusive right to organize the new bureau, but we, as members of the Board of Estimate, have a right to say how the money shall be spent."

The Budget Committee has given \$200,000 for this bureau only on the condition that it be permitted to supervise the organization. Commissioner Johnson is said to have declared that he will have nothing to do with the outside committee and will not co-operate with such a commission. The experts who have been selected by the Budget Committee are F. J. Stewart, of the Board of Fire Underwriters; John H. Derby, consulting engineer; John R. Freeman, consulting engineer; Robert E. Kohn, architect, and Franklin Worth, of the National Fire Protective Association.

## Remissness of the Fire Department.

Commissioner Fosdick's report of an examination of the Bureau of Violations and Auxiliary Fire Appliances, issued in pamphlet form this week, was not very complimentary to the Fire Department as an inspecting body. The conclusions of the Commissioner of Accounts are as follows:

That the inspection work of the Bureau of Violations and Fire Appliances has been incompetent and lax.

That no control is exercised by the bureau over the inspection work of the company commanders.

That the bureau maintains no definite standards of fire department requirements, such as would enable either its own men or the uniformed force to make intelligent inspections and recommendations.

That false and misleading reports have been made concerning fire department requirements in certain theatres.

That due to lack of intelligent direction the work of the detailed firemen at theatres is of no practical service.

That tests of auxiliary fire appliances in theatres have been few and lacking in thoroughness.

That violations of the building code have been permitted to exist in theatres and buildings constructed since the enactment of such code.

That many dangerous conditions exist in theatres and manufacturing buildings, which even under the old law could have been remedied by the bureau's forces.

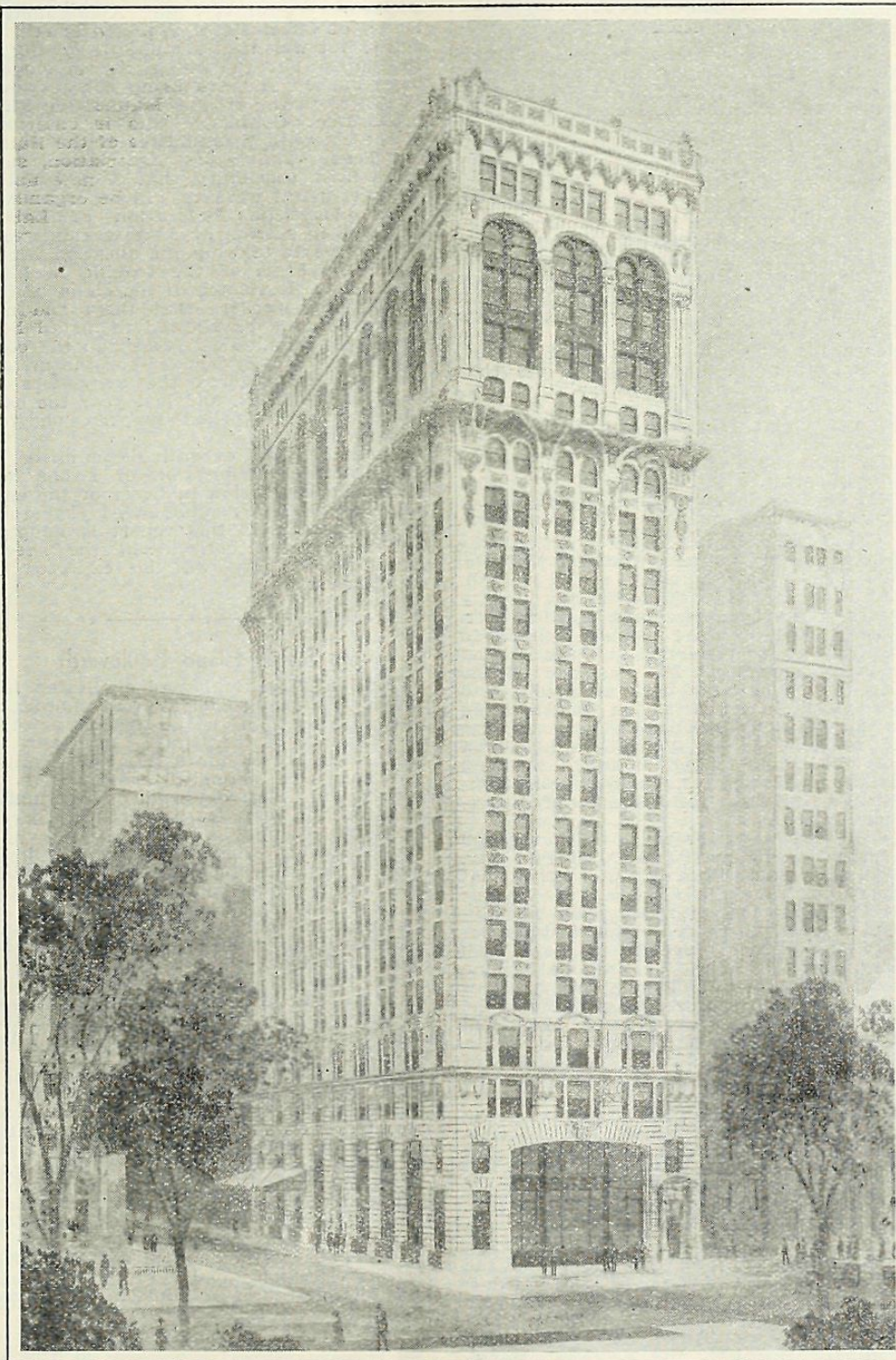
That the clerical force assigned to the bureau is insufficient.

## The Tallest Loft Building.

The new Herald Square Building at 145 West 36th street, the tallest loft building in town and a prominent object on the upper West Side, has several points of interest besides its height. There will, first, be no manufacturing within its walls, as it is intended exclusively for offices, stores and showrooms.

On the rear of the building is one of the new stairway fire-escapes enclosed in latticework. The four sides of the building contain about one thousand windows, those in the front wall being glazed with double-thick plate glass and those in the other three sides being glazed with wire-glass. All window frames and sash are hollow metal or kalameined (chiefly the former), and the windows are arranged to close automatically in case of fire.

The building is protected by automatic sprinklers, the water being supplied by a 10,000-gallon gravity tank and a 7,500-gallon steel pressure tank, both located above the roof and enclosed; and by two 6-inch standpipes. The front wall consists principally of windows, but there is a white terra cotta finish between.



Madison av, s. e. cor. 25th St.

THE HYDE BUILDING.

Charles A. Valentine, Architect.

## BUILDERS' ANNUAL DINNER.

## Consolidated Building Trades Employers Association One Year Old.

Builders who attended the first annual dinner of the Consolidated Building Trades Employers' Association at the Hotel Astor Thursday night heard some facts and figures regarding local construction matters that startled them. One of these facts was that the Panama Canal costs the United States Government annually just one-third of what new building construction costs yearly in Manhattan alone. They also heard how they have it in their power to entirely eliminate the graft evil in building operations, and also enjoyed a first-class vaudeville performance.

The dinner was arranged by A. L. Libman, A. C. Horn, John Wegman, Thomas F. Laheney and Fred. W. Cohn, and the success of the event is due entirely to them in general and to their chairman in particular.

This association was formed one year ago with fifteen charter members under the presidency of T. J. Mannion, who subsequently resigned in favor of Mr. Horn. The purpose of the organization, which now has a membership of almost 500 material dealers and sub-contractors in the building industry here, is to advance the building industry by the elimination, as far as possible, of bad debts and to assist its members in avoiding long-drawn-out litigation.

The listed guests of honor were Rudolph P. Miller, Superintendent of Buildings in Manhattan; Philip B. Parker, Charles J. Kelly, John J. Murphy, Commissioner of the Tenement House Department; Thomas Mannion, A. C. Horn, Gilbert Ray Hawes, A. L. Libman, Edward Earl, C. G. Norman, John Caldwell Meyers and George Gordon Battle. Mr. Traitel and Mr. Norman were unable to be present. Mr. Libman was the toastmaster whose wit and tact put the top course on the success of the feast.

One of the incidents of the evening was the presentation by the toastmaster of a gold purse bearing the monogram of the recipient, T. J. Mannion. As special souvenirs of the occasion handsome paper cutters were distributed among the diners.

In his speech Mr. Horn emphasized the fact that out of a total of \$208,000,000 spent annually in this city for building construction from fifty to seventy-five per cent. of it was done on credit, of which a very large part was carried on faith and confidence instead of more substantial security. He showed that such an association as the Consolidated Building Trades Employers' Association was of vital importance to business men who carry large credit accounts by securing money and materials. Mr. Libman spoke of the purposes of the association which was to see that none but good and honest contractors receive work in this city. Vice-President Mannion expressed his thanks when he received the handsome remembrance of his co-workers and then Superintendent Miller addressed the gathering.

He said that many persons are inclined to marvel at the tremendous cost of the Panama Canal. He asked if they realized the extent of building operations right here in the Borough of Manhattan. In 1910, he said, \$208,000,000 was involved in new buildings in New York City, more than half of which were erected in Manhattan. That amount was twelve and a half times more than was represented in building construction in Chicago, although that was the year when there was a great rush on the part of owners to get their plans filed before the law affecting the heights of buildings became effective. That figure is three and one-half times the amount reported in Philadelphia, and no other city in the world reported more than one-quarter of that amount.

The Panama Canal, he added, cost \$400,000,000 and the Catskill aqueduct cost \$250,000,000, but the cost of that canal, he said, covers a period of twelve years, which makes it only cost about one-third the amount spent in new buildings in Manhattan each year.

Speaking of the principles of the association, Mr. Miller said that if the purposes as announced to him were fully carried out so that only responsible builders would be permitted to do construction work in the city, it would be a tremendous help to the Building Bureau because it would save a great amount of inspection work. He said he wanted the co-operation of every member of the association and all other honest builders and contractors, and in this connection he referred to the frequent allegations of graft in the department. They say that corruption exists in the department, Mr. Miller said, but I want to say that if it

does exist it is strictly up to the contractor and not up to the department. If any one who makes such a statement will lay it before me, I will welcome him and I will protect him. No one wants to root out this evil more than I do, but I need the co-operation of builders who are held up.

Mr. Miller also spoke of the difficulty experienced by architects who carry on work in all five boroughs because of the various interpretations of the building code in each section by different officials. These interpretations are desired by the architect and builder and they are being supplied by the Record and Guide. In speaking of obtaining suggestions for the improvement of the department from architects and builders he said that work of the kind performed by such public spirited men as the late Charles H. Israels counted for the most effective results.

Commissioner Murphy also commended Mr. Israels for the work he performed in co-operating for the improvement of the building and tenement house departments and spoke of the relation of the tenement house department to building. After he had closed his remarks it was announced that a special meeting would be held on Monday afternoon in the office of Harry B. Herts, 35 West 21st street, at which time a testimonial to the work and character of the late Mr. Israels will be drawn up by a committee consisting of A. L. Libman, Emory Roth, Charles E. Murtha and Thomas Smith.

George Gordon Battle spoke about the good work that associations of this kind can do and are doing, and Mr. Hawes spoke briefly on the new Torrens land title registration law.

## OBITUARY.

Two men of national repute in architecture died suddenly and were buried this week—Charles A. Reed, of Reed & Stem, and Charles H. Israels, of Israels & Harder.

CHARLES A. REED died of heart trouble at his residence, 110 Riverside Drive, on Sunday night. He was the head of the board of architects (consisting of the members of the firms of Reed & Stem and Warren & Wetmore) in charge of the planning and construction of the Grand Central terminal buildings. Ten years ago he was called to New York to take charge of this and other work for the New York Central lines. For ten years his office had been at St. Paul, Minn., where he had designed and constructed important stations for the Northern Pacific, Great Northern and the Chicago & Great Western railroads.

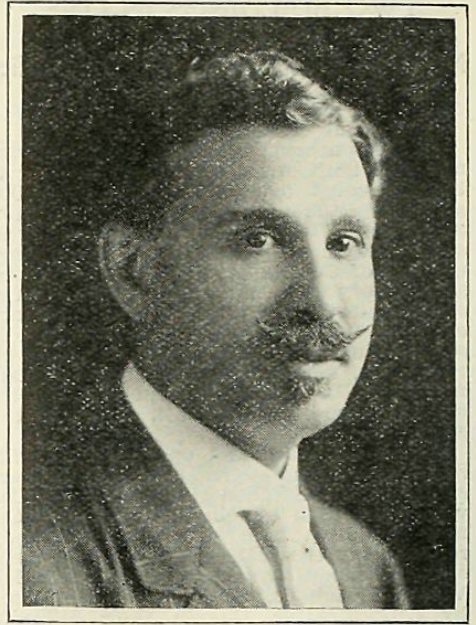
Mr. Reed was born at Avon, N. Y., fifty-four years ago, and was unmarried. The importance of his work in his special field as a designer of great railroad stations made him eminent in his profession.

CHARLES H. ISRAELS practiced his profession in this city for many years. His firm was originally styled Marsh, Israels & Harder, and for nearly twenty years it has been Israels & Harder. Mr. Israels died of heart trouble incident to pleurisy at his residence at Park Hill on Monday morning. He was one of the best-known of New York architects, and was a high authority on the building laws. His firm has done a large amount of work of varied types both here and elsewhere, including hotels, business buildings, clubhouses, banks, public monuments, private residences and apartment houses.

Mr. Israels was born in 1865, the son of the late Lehman Israels, of this city, and was educated at Irving Institute, at Tarrytown, and the Art Students' League at Paris, France. For two years he traveled in Europe for professional study before engaging in practice in New York City. In the course of time he became prominently identified with the work of the New York Chapter of architects, the Architectural League and the Municipal Art Society. For three years he was a member of the executive committee of the League, and was Secretary of the Municipal Art Society at the time of his death. He was the first secretary of the Citizens' Union, and was also at one time a member of the executive committee of the West Side Republican Club.

Among the structures designed by his firm are the Hudson Theatre, the Hahnemann Monument at Washington, the hotels Devon, Walton, Warrington, Arlington, Howard and Hampton, and the White Face Inn at Lake Placid; Lord & Taylor's Fifth avenue store, the Hancock Building, the West Side Republican Club, the New York Turn Verein building, Fordham Hospital, the Soldiers' Monument at Jamaica, and the Physicians' Building in East 41st street.

Mr. Israels contributed numerous articles and criticisms to the architectural



CHARLES H. ISRAELS.

press. He was a member of a commission appointed by the Board of Aldermen to revise the Building Code some years ago. He leaves a widow and three children. The funeral service was private.

## The Sheet-Metal Lockout.

The lockout order of the employers' associations against the Amalgamated Union of Sheet-Metal Workers is still in effect, but workmen are daily applying to the labor bureau which the employers have opened and are being set at work. C. G. Norman, of the Manhattan Fireproof Door Company, who is chairman of the emergency committee of the Building Trades Employers' Association, says there is a possibility that a new union of sheet-metal workers will be organized.

The American Federation of Labor, which is in session at Atlanta this week, is expected to take up the question which is at the basis of the trouble in New York City. It relates to the claim of the sheet-metal workers that they, and not the carpenters, be allowed to install hollow-metal trim. Two years ago the convention as a body decided for the metalworkers and ordered the carpenters to keep off the work, and last year the carpenters were expelled for not obeying this order.

Since then the executive committee of the American Federation of Labor has reached a conclusion in favor of the carpenters and has recommended that they be reinstated. If this report is adopted by the present convention, the sheet-metal union here will be expected to capitulate.

## A Staten Island Boulevard.

The Southside Boulevard on Staten Island is designed to be a great thoroughfare 100 feet in width traversing the easterly side of the island. It is now in use and improved for a number of miles and has been extended southwardly to Tottenville. An extension now under consideration carries it northwardly to Rosebank avenue.

A tentative plan has already been adopted upon which this boulevard between Clove road and Rosebank avenue is located from 125 to 200 feet east of the right-of-way of the Staten Island Railway, the average distance being about 150 feet.

The location of an important boulevard so near a railroad was recognized as somewhat inappropriate in view of the fact if there were any industrial development along the railroad tracks it would mar to a great extent the availability of the boulevard, while the kind of development which would naturally be expected along a street of this kind would prevent an industrial development. This was doubtless one of the chief considerations which prompted the modification of the plan now pending, by which the boulevard was swung to the east 500 or 600 feet and the system of intersecting streets was modified to conform with its new location. Chief Engineer Lewis and the Borough administration favor the change.

Strikes are not so effectual as in former times. The new way is to go to the Legislature and get a bill passed increasing your wages.

SUBWAY DIGGINGS.

Danger To Abutting Premises—Nature of the Ground on Lexington Av.

OWNERS whose property abuts Lexington avenue are interested at this time in the best manner in which to safeguard their interests from the many dangers of subway construction. Damage may occur to some Lexington avenue property, due to the fact that many of the structures are old, having been erected a number of years ago; and in some instances are in a bad condition. What is now Lexington avenue was at one time a series of hills, with rock outcroppings and lakes, which were graded and filled, making the present street surface.

Below is a table supplied by the engineering firm of D. A. Calhoun & Co., which shows the formation upon which the present structures rest, also the elevations of the street surface above mean high water:

Street.	Depth.				Elevation of Street above Mean High water.
	10 Ft.	20 Ft.	30 Ft.	40 Ft.	
12th	S&G	S R	S R	....	40.85
15th	C S	S&G	S R	....	37.55
20th	S&G	S&G	S R	....	28.74
25th	S&G	S&G	S R	....	28.43
30th	S&G	DR&S	DR&SR	S R	28.62
35th	S&G	S R	S R	....	53.05
40th	S&DR	S R	S R	....	48.05
45th	S&G	S R	S R	....	44.02
49th	S R	S R	S R	....	46.04
55th	CS&G	S&G	S R	....	41.1
60th	C&S	F G	S R	....	44.7
65th	CS&G	S R	S R	S R	54.6
70th	S&C	SC&G	S R	S R	79.7
75th	F G	S&DR	S R	S R	51.4
80th	S R	S R	S R	S R	68.4
85th	S&G	S R	....	....	84.4
90th	S&G	S R	....	....	86.2
95th	S&G	S R	....	....	86.1
100th	S&C	S R	S R	S R	60.5
105th	S&G	Q S	F S	S R	11.1
110th	F G	SC&G	FS&C	S R	13.1
115th	FS&G	S&G	S R	....	21.6
120th	S&G	DR&SR	....	....	19.2
125th	SC&G	S R	....	....	17.4
130th	F G	S	C&S	S	10.8

DESIGNATING SYMBOLS.

- F G. Filled ground.
- S. Sand.
- G. Gravel.
- C. Clay.
- F S. Fine sand.
- C S. Coarse sand.
- D R. Distintegrated.
- S R. Solid rock.
- G S. Quick sand.

NOTE: After solid rock had been reached and gone through for a distance of approximately 10 ft., borings were discontinued as it was assumed that rock would continue to be encountered.

The Lexington avenue subway provides four tracks, two to be used for express service, which will be at an average depth of 70 feet and a maximum depth of 120 feet. The local tracks will follow as near as possible the street grade, at an average depth of 15 feet. It will be noted from the table that the express tracks will be constructed through solid rock practically the whole length of the avenue, and the upper tunnel will pass through solid rock and filled ground. Blasting in the lower level will be severely felt, not only on the avenue but for a considerable distance east and west, which in all probability will cause some damage to walls and ceilings.

The method of constructing the upper level will be what is known to contractors as "cut and cover," which means that the surface of the street will be removed and plank covering put down in its place, under which excavation work will proceed, the dirt being removed by derricks located at regular intervals. The blasting and excavating on the upper level will in cases cause damage to foundations of abutting buildings, due to the fact that the excavated portion will extend from building line to building line.

There are to be local stations at 14th, 23d, 28th, 34th, 51st, 59th, 68th, 77th, 96th, 103d, 110th and 116th streets, and express stations at 42d, 86th and 125th streets. At points where local stations are constructed excavation work will extend from the centre of the street approximately 54 feet east and west, the entire length of the stations on the avenue being approximately 458 feet. Where express stations are constructed the excavation will extend approximately 65 feet east and west, and north and south for a greater distance than local stations.

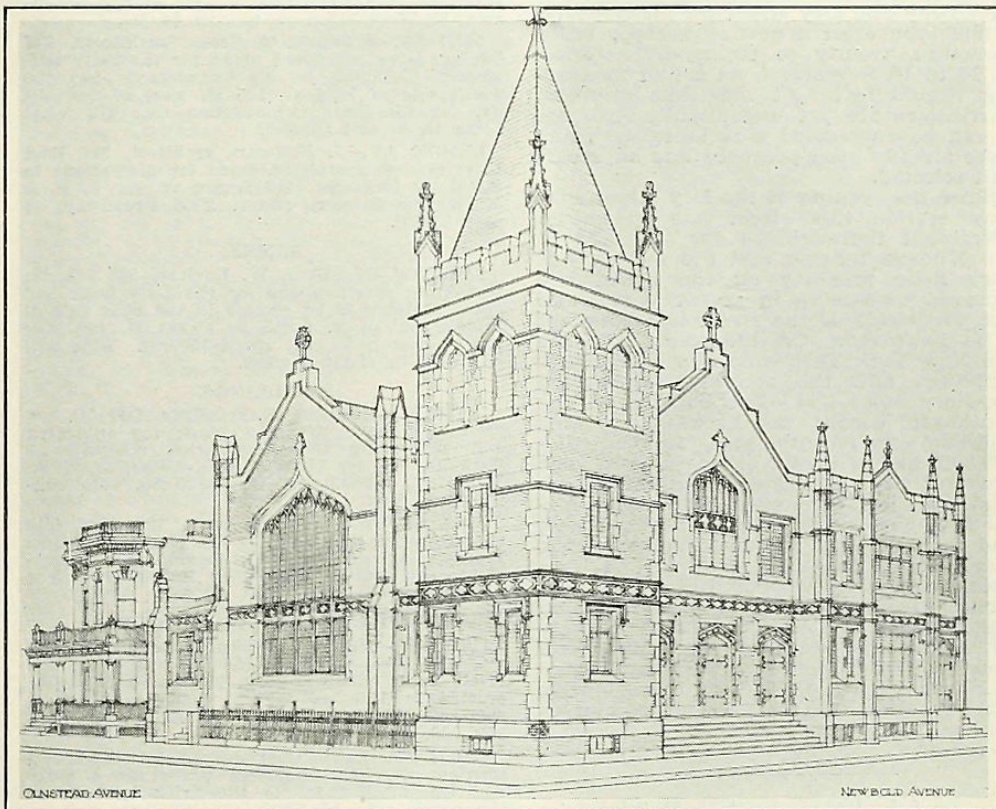
An inspection of the above table will show that the bottom of the upper level is located beneath the mean high-water mark, which will necessitate the contractor using hydraulic pumps, and although the greatest care may be used it is impossible to prevent a certain amount of soil being sucked away from the foundations, and the drying out of soil will undoubtedly bring about a settlement of buildings.

A large number of real estate firms and attorneys representing interests on Lexington avenue have found it necessary to employ competent engineers, who will have charge of the properties during the construction of the subway. These engineers make a preliminary and final examination, secure photographs and data in order to determine the condition of the property before and after construction, and to obtain proof of what settlement and damage if any has occurred to the buildings.

NEW BRONX CHURCH.

Contract Soon to Be Let For Olmstead Avenue Presbyterian.

Under the auspices of the Church Extension Committee of the Presbytery of New York, a new church edifice is planned to replace the present temporary building at Unionport, on Olmstead avenue. The Rev. C. E. B. Ward is minister-in-charge.



Unionport, N. Y. C.

Eli Benedict, Architect.

OLMSTEAD AVENUE PRESBYTERIAN CHURCH.

It is also their duty to keep in constant touch with the progress of work and methods employed, in order that they may determine beforehand and prevent if possible any damage occurring to property by seeing that the structures are properly and safely underpinned, and protected as far as possible. The engineers further undertake to keep the streets free from excavated material and to give to their clients at all times egress and ingress to their premises.

The style of architecture will be Tudor Gothic throughout. The building will accommodate in the main auditorium about three hundred persons, with a Sunday-school room for about three hundred and fifty persons, and accordeon doors to allow the rooms to be thrown together. In the basement will be a large gymnasium, or social hall, kitchen, sexton's office, cloak room, bath rooms and heating plant.

The materials will be buff-face brick with limestone and terra cotta trimmings. The main feature of the exterior will be a corner tower, facing on Olmstead and Newbold avenues, with a battlemented parapet and a pyramidal roof. All the appointments will be strictly modern, making possible all the manifold and diversified activities of an institutional church. The architect is Eli Benedict, of 1947 Broadway. It is expected that the contract will be let in a few days.

FACTORY REGULATIONS.

Property Owners Against Being Held Unduly Responsible.

Alfred R. Conklin, former president of the Realty League, told the Factory Investigating Committee of the Legislature on Thursday at the City Hall that he was in favor of a fire drill in factories not situated on the ground floors of buildings and having more than fifty employees. He also advocated a prohibition against smoking.

But in case a bill to this effect should be introduced next winter, there should be a provision that whenever the owner of any building in which any such factory or mercantile establishment is located shall have, in good faith, complied with the laws, ordinances, rules or regulations in force, in respect to the construction and fitting up of such building, and has leased the whole or part of the same by an instrument in writing, requiring the TENANT to comply with all laws, ordinances, rules and regulations of the authorities, then in that case the owner will not be liable for any claims or penalties hereunder.

Hardwood Doors.

In most cases the modern hardwood door is a blend—with hardwood on the outside only and softwood inside. It is generally handsomer than the old-style solid door, and it will not warp. Twenty-five years ago the few built-up veneered doors that were made had to be glued up by hand, as they are to-day, in fact, in many small mills. But nowadays there is a machine that does all the gluing not only for the fastening together of the parts that make the softwood core, but also for gluing the face veneer onto it.

Heavy hydraulic pressure brings the parts into such intimate contact that they would stick together almost without the hot glue.

A Fire School at Newark.

Former Fire Chief Richard F. Croker, of New York, has been in conference with the members of the Newark Board of Fire Commissioners in regard to turning the reserve stables, in Prospect street, into a fully equipped firemen's college. It has been definitely settled that the college will be started on December 1 and former Chief Croker will be retained by the board to take charge for three months and break in officers of the department as instructors for the men.

The Public Service Commission, Second District, has entered an order eliminating the grade crossings of the New York Central and Hudson River Railroad Company in the village of Ossining.

NEW PRINCIPLES IN BRICKWORK.

(Continued from Page 751.)

simply clip off the surplus mortar with the trowel. Do not under any circumstances allow the bricklayer to smooth the joint with his trowel or any other tool. The use of "grit" when the joint is thus treated gives texture to the joint which is thoroughly in keeping with the texture of the brick itself. The coarser the "grit" the rougher will be the texture of the joint.

In making a raked-out joint, lay the brick in the ordinary way and rake the joint out roughly with a stick or a nail to the depth of at least 1/4 inch. Do not allow the bricklayer to smooth the joint.

# CURRENT BUILDING OPERATIONS

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

## Western Union To Erect Skyscraper.

It was reported in building circles on Thursday that the Western Union Telegraph Company, which has occupied the building at the northwest corner of Broadway and Dey street for many years, would soon erect a new skyscraper office structure, twenty to twenty-five stories, at 14 to 18 Dey street, on a plot measuring 75x100 feet. At this time complete particulars are yet unavailable, although it can be announced that tentative plans have already been prepared and an architect selected.

Since the opening of the Dey street subway station this street has become a prominent thoroughfare for travelers to the Hudson tunnels and the ferries, but very little property on the street has changed ownership in recent years, and the north side of the street has been but little improved. On the south side are the New York Telephone and Havemeyer buildings, and the recently constructed six-story store and office building at the southeast corner of Broadway. This building was recently sold for about \$1,500,000, and is leased to one tenant. The property at 7 and 9 was formerly occupied by the Globe and Commercial Advertiser, but has recently been abandoned, and there is good reason to suppose that this parcel, together with an "L" to Broadway, will be disposed of before long for improvement. The old Western Union Building, ten stories in height, was erected during the years of 1874 and 1875, from plans by George B. Post and Henry J. Hardenbergh. Officers of the company are Theodore N. Vail, president; John C. Willener, secretary; and A. R. Brewer, treasurer.

## Owner of the "Nameloc" To Build Again.

Michael Coleman, residing at 54 West 38th street, who erected the "Nameloc" Building in West 23d street, between 5th and 6th avenues, and other recent structures, has about completed arrangements for the erection of another large loft building in the Herald Square district to cover a plot fronting 104 feet at 52 to 54 West 38th street, and adjoining parcels. Mr. Coleman stated on Thursday that definite details are yet incomplete, but that building operations would probably be under way by the 1st of January next. A construction company which he is now forming will be the owner. No architect has yet been actually commissioned, although it will be recalled that plans in previous operations have been by Schwartz & Gross, 347 5th avenue.

## To Erect American Basement Dwelling.

Arthur C. Jackson, 346 Fourth avenue, has been commissioned to prepare plans for an American basement residence for Laurence L. Gillespie, of J. S. Bache & Company, Bankers, 42 Broadway, to be erected at 11 East 89th street, between Fifth and Madison avenues, on a plot 25.6x100.8½ feet, formerly the property of the Laura Manley estate. As plans are yet in a preliminary state, no further details are yet available.

## PLANS FILED FOR NEW CONSTRUCTION WORK.

### Manhattan.

#### APARTMENTS, FLATS AND TENEMENTS.

**PARK AV.**—Cross & Cross, architects, 527 5th av, are taking bids for the 12-sty apartment house to be erected for the "Park Avenue and Fifty-Fourth Street Co.," at the northeast corner of Park av and 54th st.

**WEST END AV.**—Architects have practically been selected for the 12-sty apartment house to be erected at 562-568 West End av, adjoining the northeast corner of 87th st. A corporation, consisting of S. B. Klee, A. L. Borman, and I. H. Kremer, will erect the building. The site has a frontage of 78 ft. on the avenue, with a depth of 100 ft., and is now occupied by four dwellings.

**123D ST.**—The Hancock Construction Co., 430 West 119th st, will soon award all sub-contracts for the 6-sty apartment house in the south side of 123d st, extending from St. Nicholas to Manhattan avs, 100.3x90.11 ft., from plans by Sommerfeld & Steckler, 31 Union sq. Estimated cost, \$160,000.

**AMSTERDAM AV.**—Plans have been completed by Schwartz & Gross, 347 5th av, for the 10-sty apartment house to be erected at the northeast corner of Amsterdam av and 119th st, at a cost of \$450,000. The Carnegie Construction Co., 420 West 119th st, is the owner. No sub-contracts have yet been issued.

**2D AV.**—David Stone, 127 Bible House, has plans for alterations to the 4-sty tenement, 207 2d av, for Sadie Smith, owner, 138 2d av. Estimated cost, \$10,000.

**102D ST.**—Max Muller, architect, 115 Nassau st, has plans for alterations to the 5-sty tenement, 238 East 102d st, for Harry Schonzeit, 15 West 115th st, to cost \$4,000.

**143D ST.**—Schwartz & Gross, architects, 347 5th av, have completed plans for the 5-sty tenement, 45x87.917 ft., to be erected in the south side of 143d st, 125 ft. west of Convent av, for the Rene Construction Co., 412 West 148th st, to cost \$30,000.

**LENOX AV.**—J. Hoffman, architect, 318 East 121st st, has completed plans for alterations to the 6-sty tenement, 110 Lenox av, for S. E. & M. E. Bernheimer, owner, 2566 Broadway, to cost \$3,500.

#### BANKS.

**LUDLOW ST.**—Benj. W. Levitan, 381 5th av, is writing specifications for the 3-sty bank and office building to be erected in the west side of Ludlow st, 50 ft. north of Canal st, for Max Kobre, owner, to cost about \$50,000. Bids will be taken in about a week.

#### DWELLINGS.

**79TH ST.**—Jackson & Chambers, 500 5th av, architects, have prepared plans for enlarging and renovating the 4-sty brick residence, 9 East 79th st, for Miss Alice Keteltas, of 37 St. Marks pl. Estimated cost, \$20,000. No contract has been issued.

**48TH ST.**—The 3-sty residence, 128 West 48th st, purchased this week by the New Amsterdam Realty Co. and Irving I. Lewine, for investment, will not be altered or improved with a new structure.

#### FACTORIES AND WAREHOUSES.

**11TH AV.**—Robert D. Kohn, architect, 170 5th av, will take estimates in two weeks for the 11-sty brick candy factory, 200.10x200 ft., to be erected in 11th av for D. Auerbach & Sons, owners, 334 West 39th st. Estimated cost, \$750,000.

**128TH ST.**—Lewis Oberlein, 128th st and Amsterdam av, has completed plans for a 6-sty addition, 22x23.4 ft., to the brick brewery in the south side of 128th st, 193.8 ft. east of Amsterdam av, to cost \$15,000. Bernheimer & Schwartz are the owners.

**WASHINGTON ST.**—William Higginson, architect, 13 Park row, has completed plans for the 8-sty, reinforced concrete, fireproof factory, 75x100 ft. to be erected at the southwest corner of Washington and Clarkson sts, for the S. H. Pomeroy Co., Inc., 427 West 13th st. Work will not be started before the spring of 1912.

#### HALLS AND CLUBS.

**93D ST.**—John V. Van Pelt, architect, 381 4th av, has prepared plans for a 3-sty club house to be erected at 163 and 165 West 93d st, on a plot measuring 51x106.10 and irregular, for the Nippon Club, owner, 44 West 85th st. Work will not be completed before October 1, 1912.

#### MUNICIPAL WORK.

**BUILDING.**—The Fire Commissioner will open bids, Monday, November 20, for labor and materials required for the erection and completion of a new building for a hook and ladder company at 191 Fulton st.

**MATERIALS.**—Estimates will be received by the Commissioner of Correction, Tuesday, November 21, for furnishing and delivering hardware, paints, iron, steam fittings, lumber and miscellaneous articles.

**DREDGING.**—Sealed proposals will be received at the United States Engineer office, 710 Army Building, until Monday, November 27, for removing obstructions in Middle Reef in Hell Gate, Middle Ground, off Sunken Meadow, and in channel between North and South Brother Islands, East River, New York. Information on application. W. M. Black, Col., Engineers.

#### STORES, OFFICES AND LOFTS.

**5TH AV.**—Davis, McGrath & Kiessling, Fuller Building, are preparing plans for an 18-sty loft and office building to be erected at 5th av, the southwest corner of 31st st. This plot contains 4,100 sq. ft., having 30 ft. frontage on 5th av and 100 ft. in 31st st, with an "L" adjoining the Hotel Wolcott. The operation is said to be financed by a large furniture manufacturing company, who will occupy the store and several floors for their business. The Ernestus Gulick Co. has charge of the property, and it was stated at their office, on Wednesday, that negotiations are not yet complete.

**3D AV.**—B. & John P. Walther, architects, 12th Ward Bank Bldg., Lexington av and 125th st, are taking bids on the 2-sty brick and stone, store building, 50x110 ft. to be erected for John H. Degelman, owner, 33 East 125th st, at 2148-2150 3d av, at a cost of \$35,000.

**30TH ST.**—The Realty Holding Company, 907 Broadway, purchaser of the property, 151 to 155 West 30th st, 75x98.9 ft., contemplate the resale of the plot to a builder with a loan, who will erect a loft building. All names are for the present withheld.

### Bronx.

#### APARTMENTS, FLATS AND TENEMENTS.

**181ST ST.**—Excavating is underway for the two tenement houses which C. Carrucco, 641 East 183d st, is to erect in the south side of 181st st, 50 ft. east of Hughes av, at a cost of \$50,000. M. W. Del Gaudio, of Tremont av, is the architect.

#### HOSPITALS AND ASYLUMS.

**WASHINGTON AV.**—Charles S. Clark, 441 East Tremont av, architect, is taking estimates for the 4-sty brick extension, 50x32 ft., to the 3-sty brick sanitarium at 1259 Washington av, for the Bronx Sanitarium, owner, T. Jos. Dunn, president, on premises. The cost is \$25,000.

#### MUNICIPAL WORK.

**SIMPSON ST.**—Working plans have not yet been started for the new police station which the city contemplates erecting in Simpson st. Hazzard, Erskine & Blagden, 437 5th av, are the architects. Particulars and details are unobtainable at the present time.

### Brooklyn.

#### APARTMENTS, FLATS AND TENEMENTS.

**MARCY AV.**—Henry Vollweiler, 696 Bushwick av, Brooklyn, is preparing plans for a 6-sty brick apartment house, with elevators, 20x75 ft., to be erected on the west side of Marcy av, 100 ft. south of Putnam av, for Mrs. Bessie Chant, 854 Marcy av.

#### HALLS AND CLUBS.

**BROOKLYN.**—The fraternity of Psi Sigma are raising funds for the erection of a new club house in this city. Address the secretary, in care of the Polytechnic Institute, 85 Livingston st.

**BROOKLYN.**—The Brooklyn Lodge of Elks contemplate the erection of a new club house. A definite site has not yet been selected. For further particulars, address P. E. R. Edward S. McGrath, chairman of the building committee.

#### HOTELS.

**CONEY ISLAND.**—A. D. Hinsdale, architect, and Stebbenord Brothers, owners, are taking bids from revised plans for the new hotel building to be erected on Surf av, Coney Island.

#### MUNICIPAL WORK.

**MATERIALS.**—Estimates will be received by the Commissioner of Water Supply, Gas and Electricity, Wednesday, November 29, for furnishing and delivering miscellaneous supplies as follows: belting, builders' hardware, oakum and rope, machinery and parts thereof, materials of construction, lumber, brick, metals and alloys, miscellaneous nails, washers, bolts, nuts, rivets and screws, valves and pipe fittings, rubber goods, textiles, fabrics and natural fibers, tools and implements, vehicles, etc.

**BUILDING.**—Bids will be received by the Park Board, Thursday, November 23, for materials and labor required for the erection of the first part of laboratory building and greenhouses for the Brooklyn Botanic Garden, situated on Washington av, opposite Crown and Montgomery sts, Brooklyn.

**GRADING, PAVING AND SIDEWALKS.**—The President of the Borough of Brooklyn will open bids, Wednesday, November 22, for regulating, grading, curbing and laying sidewalks on 8th av, from 49th st to 50th st; 62d st, from 6th av to 7th av, and from 8th av to Fort Hamilton av; 66th st, from 5th av to 6th av; constructing cement sidewalks on both sides of 67th st, between 17th and 18th avs; 82d st, from 17th av westerly to the existing sidewalks between 16th and 17th avs, together with all work incidental thereto.

#### SCHOOLS AND COLLEGES.

**CENTRAL AV.**—Plans are being prepared by the Rev. William Hanselmann, rector of the Church of St. Barbara, Central av and Bleecker st, Brooklyn, for a new parochial school and general parish building.

**4TH AV.**—Plans have been approved by the Municipal Art Commission for the 4-sty school to be erected at 4th av, 67th and Senator sts, to cost \$750,000. As soon as working drawings have been made, the contracts will be let. Work will be started by next spring.

**PRESIDENT ST.**—The Rev. Dr. David J. Hickey, pastor of St. Francis Xavier Church, at 6th av and Carroll st, contemplates the erection of a school in President st, east of 6th av, Brooklyn, to cost \$150,000.

**FORT HAMILTON AV.**—Father O'Neill, rector of the Church of St. Catherine of Alexandria, contemplates the erection of a convent on Fort Hamilton av, Brooklyn.

#### STORES, OFFICES AND LOFTS.

**FLATBUSH AV.**—William H. Meyer will erect seven stores on property at Flatbush av, 5th av and Dean st, Brooklyn. The plot covers an area of 40.12 ft. on Flatbush av, 93.8 ft. on 5th av, and 63.4 ft. in Dean st. Two stores will be erected on Flatbush av and five on 5th av. The buildings will be 1-sty high for the present, and the foundations will be constructed for additional stories on which the owner will build later on.

### Queens.

#### CHURCHES.

**FLUSHING, L. I.**—The Board of Trustees of the Flushing Cemetery contemplate the erection of a chapel and executive building at the entrance to the burying grounds. Construction will probably be of stone, of serpentine green, and will cost approximately \$20,000. Plans have not yet been drawn.

#### DWELLINGS.

**MANHASSET BAY, L. I.**—Herbert S. Houston, vice-president of Doubleday, Page & Co., 11 East 31st st, N. Y. C., contemplates the erection of a large residence at this place. In all probability, Kirby & Petit, 103 Park av, N. Y. C., will be the architects. Mr. Houston purchased the property through the Shields Company, of 1 Wall st, N. Y. C.



**JAMAICA, L. I.**—William Volk has plans for six 2-sty frame dwellings on Scutt pl, west of Vine st, at this place, at a cost of \$6,400.

**LYNDBROOK, L. I.**—William R. Cochran, 45 West 34th st, N. Y. C., is having plans prepared for two 2½-sty frame and stucco dwellings to be erected in Walnut st, this place. The owner will build.

#### FACTORIES AND WAREHOUSES.

**EVERGREEN, L. I.**—The estate of George Grauer contemplates the erection of a 2-sty factory building in Wierfield st, west of Zeneca av, this place. The estimated cost is \$30,000.

#### HALLS AND CLUBS.

**RICHMOND HILL, L. I.**—The members of the James Purtil Association, of Richmond Hill, are raising funds for the erection of a new club house and gymnasium at this place.

#### HOSPITALS AND ASYLUMS.

**NIAGARA FALLS, N. Y.**—W. P. Ginther, architect, Arcade Bldg., Akron, Ohio, has about completed plans for the 4 and 6-sty brick, stone and steel hospital, 132x170 ft., to be erected at 6th st and Ferry av, for the Sisters of St. Francis, Sister Mary Cherubin, superintendent, 684 Ferry st, Niagara Falls. Architect will take bids on the general contract this winter and work will probably go ahead next spring. The estimated cost is \$15,000.

#### HOTELS.

**EDGEWATER, L. I.**—Miss M. Shelt, owner, contemplates the erection of a hotel, 140x163 ft. on Hudson av, this place. Plans have been prepared by Oscar Lowinson, 18 East 42d st. The approximate cost is \$55,000.

#### SCHOOLS AND COLLEGES.

**SOUTHAMPTON, L. I.**—The Board of Education contemplates the erection of a new school at this place. The taxpayers of Southampton will vote, December 15, for the new site.

#### MUNICIPAL WORK.

**BUILDING.**—Bids will be received by the Park Board, Thursday, November 23, for labor and materials required for the erection and completion of an engineering and construction office, located in Forest Park, Borough of Queens.

### Richmond.

#### MUNICIPAL WORK.

**RETAINING WALL AND GATES.**—Bids will be received by the President of the Borough of Richmond, Tuesday, November 21, for labor and materials required for the construction of a concrete retaining wall, gateways, gates and appurtenances at the Clifton destructor property, Tompkins av, Clifton, Richmond.

### Out of Town.

#### APARTMENTS, FLATS AND TENEMENTS.

**WEST NEW YORK, N. J.**—Plans have been approved for the erection of a 4-sty brick tenement in the north side of 12th st, near Hudson av, this place, for Angelina Latronico, at a cost of \$15,000.

**WEST NEW YORK, N. J.**—Albert Kuhle has had plans drawn for the erection of a 3-sty brick tenement in the south side of 20th st, 100 ft. west of Broadway. The estimated cost is \$10,000.

**ATLANTA, GA.**—W. L. Stoddart, 30 West 38th st, N. Y. C., architect, has prepared plans for an 11-sty apartment house, 130x130 ft., to be erected at Atlanta, Ga., for the Fulton Properties Co. Mr. Stoddart states that bids will be taken in about two months. Estimated cost, \$300,000.

**NEWARK, N. J.**—Fred J. Kern, architect, 22 Clinton st, is receiving figures for the 5-sty tenement, 40x60 ft., to be erected by D. Rizzolo, 10 6th av, at a cost of \$20,000.

**BLOOMFIELD, N. J.**—E. V. Warren, 22 Clinton st, Newark, is preparing plans for a 3-sty apartment house, 50x90 ft., to be erected by H. H. Rosenberg, 561 Bloomfield av, at a cost of \$20,000.

**NEWARK, N. J.**—Edward Schneider, Jr., 1 New st, has drawn plans for a 3-sty frame flat, 22x50, to be erected at 75 Hobson st for Herman C. Schneider, of 514 South 14th st.

**NEWARK, N. J.**—Frederick Lemmer, architect, 89 Park av, Irvington, N. J., has drawn plans for a 3-sty frame flat, 20x70 ft., to be erected at 542 South 11th st, this city, for Joseph Mundweiler, owner, to cost \$6,000.

**NEWARK, N. J.**—Frank Grad, architect, 137 Springfield av, has completed plans for two 3-sty frame and stucco apartments to be erected on the southeast corner of Belmont and Watson avs for Sarah Levy. The approximate cost is \$15,000.

#### BANKS.

**EATONTOWN, N. J.**—Leon Cubberley, architect, 192 Broadway, Long Branch, N. J., has completed plans for the 1-sty pressed brick bank building to be erected by the Eatontown Institution. The structure will cost approximately \$5,000.

#### CHURCHES.

**ROME, N. Y.**—A committee, consisting of F. A. Watters, C. E. Traxel, Charles Riegler, Henry Thron and Thomas J. MacNamara, has been formed for the purpose of discussing plans for the erection of a temple at this place for the Rome Tent, K. O. T. M. Lodge.

**BUFFALO, N. Y.**—The congregation of the Greek Orthodox Church contemplate the erection of a new edifice between Swan and Allen Sts, this city. A committee, with office at 4 South Division st, consisting of Emanuel Pappas, president; George Tsaltas, treasurer; Alexander Horologas, secretary; and a board of directors has been formed to take charge of building operations.

#### DWELLINGS.

**NEW ROCHELLE, N. Y.**—Charles Barton Keen, Bailey Building, Philadelphia, Pa., has prepared plans for the construction of a brick

and stone residence, 92x38 ft., with extensions, 28x28 ft., on Quaker Ridge rd, this place, for W. B. Ward, president of the Ward "Tip Top" Bread Co. The cost is estimated at \$65,000.

**WHITESTONE, N. Y.**—The Shore Acres Realty Co., 146 East 34th st, N. Y. C., will erect four 2½-sty frame dwellings in 31st st, east of 14th av, this place, at a cost of \$18,000.

**BAYONNE, N. J.**—John J. Schmidt, 352 Av C, has completed plans for four 3-sty frame dwellings, 25x58 ft., to be erected on Linden av and the Boulevard for Louis Falk, 604 Av C, this place. Estimated cost, \$28,000.

**FRANKLINVILLE, N. Y.**—The business men of this town are organizing the Franklin Improvement Co., with a capital of \$20,000, and incorporated under the laws of New York State, for the purpose of erecting thirty dwellings at this place.

**NEWARK, N. J.**—Bids are being received for the erection of the new parish house for the Christ Episcopal Church at this place. The building committee will award the contract at once.

**YONKERS, N. Y.**—William Heapy, 149 Beech st, Yonkers, has completed plans for a 2½-sty frame residence, 22x33 ft. to be built on Bellevue av, for B. L. DeNault, owner, 595 Bellevue av. F. Lichtenberg, 591 Bellevue av, is the general contractor. The cost is \$5,000.

**RED BANK, N. J.**—Leon Cubberley, architect, 192 Broadway, Long Branch, N. J., has completed plans for a 3-sty and basement hollow tile and stucco residence, 45x104 ft., with a 27x50-ft. wing, facing Riverside Drive, this place, for Samuel Riker, Jr., 46 Cedar st, N. Y. C.

#### FACTORIES AND WAREHOUSES.

**NEWARK, N. J.**—Marshall N. Shoemaker, 722 Union Building, has prepared plans for a 4-sty reinforced concrete addition, 60x75 ft., to the plant of Kraeuter & Co. (Inc.), at 18th av and 16th st. The new structure will cost about \$36,000.

**HAMLIN, N. Y.**—The Hamlin Cold Storage Co., contemplates the erection of a 1 and 2-sty reinforced concrete fireproof cold-storage plant at this place. No definite action has yet been taken. The owners desire communications from manufacturers of building material and cold storage equipment. The cost is estimated at \$100,000.

**WEEHAWKEN, N. J.**—The Turner Construction Co., 11 Broadway, N. Y. C., has received the general contract to erect the 2-sty reinforced concrete manufacturing building, 150x130 ft., at the Hackensack Plank rd and Gregory av, this place, from private plans. The Robert Reiner Importing Co., of Weehawken, N. J., is the owner. Construction will start at once.

**LITTLE FALLS, N. J.**—The Turner Construction Co., 11 Broadway, N. Y. C., has received the general contract to erect a 6-sty, reinforced concrete factory building, 63x62 ft., for the Barnett Leather Co. The work also includes a 1½-sty power house, 50x100 ft. Work will begin at once.

#### HALLS AND CLUBS.

**BINGHAMTON, N. Y.**—Walter H. Whitlock, architect, S. M. Bldg., is preparing plans for a 2-sty and basement club house to be erected at 139 Conklin av, this place, for the Susquehanna Valley Social Club. The cost will be between \$3,000 and \$5,000.

**BATAVIA, N. Y.**—The Young Men's Christian Association, Mr. Hainsworth, secretary, contemplate the erection of a 3-sty and basement Y. M. C. A. building, 75x100 ft., at this place. No architect has yet been selected. Estimated cost, \$40,000.

**JAMESTOWN, N. Y.**—The Jamestown Aerie, Fraternal Order of Eagles, contemplate the erection of a 3-sty lodge temple in Washington st, to cost approximately \$40,000. Work will probably go ahead next summer or the following spring.

#### HOSPITALS AND ASYLUMS.

**BUFFALO, N. Y.**—Bishop Joseph F. Berry, president of the working board of the Blocher Home, of Buffalo, has instituted a campaign for the purpose of raising funds for the erection of an extra building in this city, in connection with the home.

**RAYBROOK, N. Y.**—Sealed proposals for fire-escapes and fire walls at the New York State Hospital for Tuberculosis, Raybrook, will be received by the Hon. Martin F. McClary, president, Board of Trustees, until Tuesday, November 28. Drawings and specifications may be consulted and blank forms of proposals obtained at the New York State Hospital for Tuberculosis, at this place, and at the office of the State Architect, Franklin B. Ware. Complete sets of plans and specifications will be furnished prospective bidders upon reasonable notice to and in the discretion of the architect.

**LAKEWOOD, N. J.**—Funds are being raised for the erection of a \$40,000 hospital at this place as a memorial to Dr. Paul T. Kimball. Of the amount required, more than \$32,000 has been subscribed.

#### HOTELS.

**CLAYTON, N. Y.**—Plans have been drawn for rebuilding the Hotel Frontenac, at this place. The new building will be of red granite, 4-stys, and of absolutely fireproof construction. Work will be started in a short time.

**JACKSONVILLE, FLA.**—Thompson & Frohling, architects, 114 East 28th st, N. Y. C., are preparing plans for a 16-sty brick, limestone and terra cotta, fireproof hotel to be erected at this place for George Mason, owner, Jacksonville, Fla. The estimated cost is \$2,000,000.

#### MISCELLANEOUS.

**OSWEGO, N. Y.**—The Syracuse, Lake Shore & Northern Railroad Co. contemplates the erection of a trolley terminal in the east side of East 1st st, between Bridge and Oneida sts, this place.

#### MUNICIPAL WORK.

**NEWARK, N. J.**—Bids will be taken, about Nov. 25, for the 3-sty brick fire house, 42x52 ft., to be erected by the Common Council, from plans by Alfred Peter, 238 Washington st.

**LYNDHURST, N. J.**—The Township Committee will open bids for the construction of sidewalks in Kingsland av, this place, on November 20.

**LYNDHURST, N. J.**—A special election has been called by the Township Committee for November 21 to vote on the proposition to build a new town hall, extend the water mains and spend \$30,000 for street improvements.

**MILLBURN, N. J.**—The Township Committee contemplate the erection of a municipal building at this place, to cost \$20,000. Address the Town Clerk.

**BLOOMFIELD, N. J.**—Sealed bids will be received by the city controller until November 28 for the sale of \$30,000 of 4 per cent. semi-annual, 30-year, park bonds.

**OSWEGO, N. Y.**—The City of Oswego contemplates installing a sewage disposal plant, capacity 1,500,000 gallons and also 12,500 feet of 3½ to 7-ft. trunk sewer at this place. Hering & Fuller, 170 Broadway, N. Y. C., are the engineers. Work will start in a short time.

#### PUBLIC BUILDINGS.

**TROY, N. Y.**—The City of Troy Board of Public Works, William Shiels, superintendent, City Hall, City Engineer, Edw. L. Grimes, City Hall, contemplate the erection of a public bath building in this city to cost \$35,000. An architect will be selected in a short time. Particulars and details will be announced later.

#### SCHOOLS AND COLLEGES.

**SCHENECTADY, N. Y.**—The Board of Trustees of Union College, Charles Alexander Richmond, president, contemplate the erection of a new gymnasium in this city. Funds are now being raised. The new building is estimated to cost \$75,000.

**LAMBERTVILLE, N. J.**—The School District of Lambertville is ready for estimates for the erection of the 3-sty brick and stone high school, 80x100 ft., at this place, from plans by William W. Slack, Mechanics' National Bank Building, Trenton, N. J. The cost is \$40,000.

**MONTCLAIR, N. J.**—Fred C. Kern, 22 Clinton st, Newark, architect, is taking bids on the general contract for alterations to the 3-sty brick residence, for school purposes, at the northeast corner of Fullerton av and Union st, for the Order of San Jean d'Arc, of which the Rev. Theodore Wacher is president.

**EAST ORANGE, N. J.**—Jaehing & Peoples, 221 13th av, Newark, submitted the lowest bid for plumbing fixtures necessary for the East Orange school to be erected at this place, from plans by Guilbert & Betelle, 917 Broad st, Newark.

**RAMSEY, N. J.**—A new high school will be erected at this place, for which \$32,000 worth of bonds have been sold to Adams & Co., 40 Wall st, N. Y. C. J. Frank De Baun, real estate, of this place, can give particulars.

#### STABLES AND GARAGES.

**NEWARK, N. J.**—William E. Lehman, 738 Broad st, is preparing plans for a 1-sty brick garage, 35x100 ft., to be erected on Central av and Jay st for the Goerke Co., 159 Market st. The estimated cost is about \$7,500.

#### STORES, OFFICES AND LOFTS.

**UTICA, N. Y.**—Plans are under way for the erection of a new office building in Main st, near 2d st, this city, for Charles Millar & Son Co., Edward G. Wagner, president; Charles S. Symonds, vice-president; John A. Kernan, secretary; and A. H. Dobson, treasurer.

**FISHKILL LANDING, N. Y.**—Samuel Beskin, of this place, contemplates erecting a 3-sty brick addition to his department store in Bank sq. The first floor will be used for store space and the second and third stories will probably be used as apartments.

**NEWARK, N. Y.**—Leon Stern, architect, 1017 Chamber of Commerce, Rochester, N. Y., has plans in progress for a 6-sty brick office building, 57x110 ft., to be erected in East Union st, this city, for C. H. Stuart & Co., C. H. Stuart, President, owners, Newark, N. Y. The cost is \$40,000. Figures will be taken for both fireproof and non-fireproof construction.

#### THEATRES.

**NEWARK, N. J.**—Frank Grad, architect, 137 Springfield av, is taking bids for a 1-sty brick motion-picture theatre, 30x100 ft., at 174 Belmont av, Newark, for Joseph Stern.

**TROY, N. Y.**—Rabbi Theodore F. Joseph, of the Third Street Temple, the Troy Teachers' Association and the Trustees of the Public Library, contemplate the construction of a theatre in this city. No definite plans have yet been considered.

**PERTH AMBOY, N. J.**—John F. Marshall, of New York City, contemplates the erection of a steel and concrete theatre at the corner of Madison av and Jefferson st. The new structure will probably be completed next March, and will cost over \$30,000.

### Contracts Awarded.

**APARTMENTS, FLATS AND TENEMENTS.**  
**141ST ST.**—George A. Colon & Co., of 81 East 125th st, has the contract for foundation work, and the New Jersey Terra Cotta Co., 149 Broadway, the terra cotta contract for the 6-sty brick apartment house, 125x86.11, in the north side of 141st st, 100 ft. east of 7th av, for the Kramer Contracting Co., owner, 35 Nassau st, from plans by Geo. Fred Pelham, 507 5th av. Estimated cost, \$200,000.

**WEEHAWKEN, N. J.**—Marcus G. Goodman has received the general contract to erect two 5-sty brick flats, 38x90 ft., at the southeast corner of Park av and 2d st, for the Builders' Funding Co., of 75 Montgomery st, Jersey City. Pressed brick, trimmed with terra cotta, modern improvements. Cost, \$77,500.

71ST ST.—The Underpinning & Foundation Co., 290 Broadway, has received the contract for driving concrete pedestal piles for the foundations for the 9-sty apartment house, 80x100 ft., to be erected at 138-144 West 71st st, from plans by Rouse & Goldstone, 38-40 West 32d st. The Allendale Construction Co., 135 Broadway, is the owner. Michael Wielandt, 166 West 23d st, has the mason contract. Estimated cost is \$200,000.

## BANKS.

BROADWAY.—Marc Eidlitz & Son, 489 5th av, hold the general contract for the 8-sty bank building, 90x134.8 ft., to be erected at 140 and 146 Broadway, for the Guaranty Trust Co., 28 Nassau st, from plans by York & Sawyer, 50 East 41st st. Estimated cost is \$1,000,000.

## CHURCHES.

UPPER MONTCLAIR, N. J.—Alexander Brown, Jr., 33 East 20th st, N. Y. C., has received the general contract for alterations to the Church of St. Cassians, Rev. J. A. McGeary, pastor, Upper Montclair. John W. Kearney, 286 5th av, N. Y. C., prepared these plans. The cost is \$10,000.

## DWELLINGS.

70TH ST.—John H. Luth, 25 West 42d st, holds the contract to erect the 3-sty brick residence, 25x35.8 ft., at 161 East 70th st, for Miss Marian Hague, owner, 343 West 56th st, at a cost of \$19,000. Delano & Aldrich, 4 East 39th st, prepared the plans.

GREENRIDGE, S. I.—D. L. Winant, Huguenot Park, has received the contract to erect a brick residence, 18x24 ft., on the Fresh Hills rd, Westside, 100 ft. north of Richmond rd, from plans by H. L. Copeland, Huguenot.

PORT RICHMOND, S. I.—Daniel Jones, West New Brighton, has received the mason work for the 2½-sty frame residence, 23x30 ft., to be erected on Harrison av, near Nicholas av, for Clair Decker, 29 Hatfield av. Charles E. Dupuy, 23 Hatfield av, is the architect.

NEW DORP, S. I.—Nicholas Murphy, of this place, has received the contract to erect the 2-sty residence, 18x28 ft., in Walnut st, for Leon Masson, 517 1st av, N. Y. C. James E. Grunert, 2010 Richmond rd, is the architect.

NEW DORP, S. I.—Bradford B. Babitt, of this place, has received the contract to erect the 2-sty hollow tile residence, 21x34 ft., for Sarah, Charlotte and Emily Barnes, of this place, to cost about \$4,000.

ELIZABETH, N. J.—Charles A. Craig Co., 22 Eastman st, Elizabeth, has received the general contract to erect the residence at 62 and 64 Palisade av for M. V. R. Jennings.

RIDGEWOOD, L. I.—Rodman M. Price, Ridgewood av and Enfield st, Brooklyn, has received the contract for the 3-sty brick store and residence, 25x55 ft., to be erected on the east side of Woodward av, 75 ft. north of Grove st, for Joseph Berger, owner, 3257 Fulton st, Brooklyn, from plans by L. Berger & Co., Myrtle and Cypress avs. The cost is \$7,000.

## FACTORIES AND WAREHOUSES.

BROADWAY.—Thomas B. Watson, Jr., 122 William st, has the contract for interior alterations to the 5-sty factory and loft, 358 Broadway, owner, by the Franklin Building Co., 54 Wall st. Plans are by Chas. H. Richter, 68 Broad st.

NEWARK, N. J.—Thomas Reynolds & Son, 865 South 19th st, has received the masonry for the 1-sty brick factory, 25x77 ft., to be erected at 360 Walnut av for John Fleissner, from plans by Herman Metzger, 240 Market st.

21ST ST.—Isaac Rossell, 1 Madison av, has received the general contract to erect 7-sty brick, granite and bluestone, fireproof factory and office building for Charles Hofferberth, owner, 532 West 32d st, at 531-535-537 West 21st st, from plans by Henry J. B. Clark, 45 East 42d st. The cost is \$125,000.

## HALLS AND CLUBS.

HAMILTON, N. Y.—R. G. Lloyd Co., 39 South st, Utica, N. Y., has received the general contract to erect the 2½-sty stone fraternity house, 50x64 ft. at the "Campus," Hamilton, N. Y., for the Delta Upsilon, Seward Miller, lawyer, in charge, 56 Utica City Nat'l Bank Bldg., from plans by Frederick H. Gouge, 70 Genesee st, Utica. Estimated cost, \$25,000.

## HOSPITALS AND ASYLUMS.

59TH ST.—Charles T. Wills, Inc., 286 5th av, has received the contract to erect the 6-sty fireproof institution building, 50x90 ft., at 111 and 113 East 59th st, for the New York Association of the Blind, from plans by W. W. Bosworth, 527 5th av. Estimated cost is \$100,000.

BROOKLYN, N. Y.—The Adams Laundry Machinery Co., of 1 Madison av, N. Y. C., has received the contract for installing laundry machinery in the Kings County Hospital, Brooklyn, for the City of New York, Department of Public Charities, foot of East 26th st, N. Y. C., Michael J. Drummond, commissioner.

## HOTELS.

ASBURY PARK, N. J.—I. R. Taylor & Co., Railroad av, this place, have secured the contract to erect the new steel, brick and stucco hotel at this place, to cost about \$370,000.

## MISCELLANEOUS.

116TH ST.—Robert Schnaier, 957 Madison av, has received the general contract for the erection of the 1-sty brick and glass greenhouse, 26x20 ft. on the north side of 116th st, 175 ft. east of Amsterdam av, for the Trustees of Columbia University, West 116th st and Amsterdam av. The masonry will be done by John Collins, 237 West 37th st. The cost is estimated at \$10,000.

OYSTER BAY, L. I.—George Mertz's Sons, Portchester, N. Y., has received the general contract to erect the 1-sty tower and swimming pool, 40x60 ft. at Oyster Bay, for Mor-

timer L. Schiff, 52 William st, N. Y. C., from plans by C. P. H. Gilbert, 25th st and Broadway, N. Y. C., to cost about \$100,000.

## MUNICIPAL WORK.

174TH ST.—Handy Brothers, 2342 Morris av, have received the general contract to erect the viaduct in East 174th st for the City of New York, at a cost of \$100,000. Shire & Kaufman, 373 4th av, prepared these plans.

## PUBLIC BUILDINGS.

8TH AV.—The contract for installing pneumatic door-operating devices in connection with the elevators in the United States post office, Manhattan, has been awarded to the Otis Elevator Co., 17 Battery pl, at \$34,000; time to complete, December 5, 1912.

BOSTON, MASS.—The contract for making water front improvements at the navy yard, Boston, Mass., bids for which were opened on Oct. 21, has been awarded to the Riverside Contracting Co., N. Y. C., at \$54,716.

## SCHOOLS AND COLLEGES.

PATERSON, N. J.—The Prospect Park Board of Education has awarded the contracts for the erection of the 2-sty brick addition to School No. 1, at North 9th and North 10th sts, this city, as follows: De Donde Bros., masonry, \$9,994; L. Brandes Co., carpentry, \$8,098; Meeter Brothers, painting, \$645; and Frank McBride, plumbing, \$3,892. The total cost is \$22,629.

TAPPAN, N. Y.—Andrew Sidoli, of Nyack, has received the contract for installing a water system in the school at this place. The contract calls for an automatic electric water system, with a tank capacity of 420 gallons. Automatic sanitary drinking cups are a part of the specification, and an artisan well 160 ft. deep will supply the water. Work will begin at once.

## STABLES AND GARAGES.

NEW ROCHELLE, N. Y.—George Watson, of this place, has received the general contract to erect the 2-sty brick stable for the Pure Oil Co., Madison av and 136th st, N. Y. C., from plans by Barnard & Wildner, 48 Lawton st. Estimated cost, about \$5,000.

WEST NEW BRIGHTON, S. I.—R. Jensen, West New Brighton, has received the contract to erect the 1-sty brick garage, 50x80 ft., on the south side of Castleton av, 150 ft. east of Broadway, to cost \$5,500. Henry Rowholt, West New Brighton, is the owner and architect.

## STORES, OFFICES AND LOFTS.

MONTCLAIR, N. J.—The Russomanno Construction Co., Boyden and Nassau sts, Newark, have received the general contract to erect the 3-sty brick store and tenement, 60x50 ft., at this place, for Luciano Caruso, of 12 Broadway, at a cost of \$12,000. C. Connelli, 800 Broad st, Newark, is the architect.

BROADWAY.—Fountain & Choate, 110 East 23d st, have received the contract for alterations to the 4-sty loft, 1195 to 1203 Broadway, for Lucy Gilsey, 10 West 36th st, owner, to cost \$10,000. Plans were prepared by Henry C. Pelton, 8 West 38th st.

5TH AV.—The Beaver Construction Co., 22 William st, has received the contract for changes to the 5-sty loft at 477 5th av, owned by the Farmers' Loan & Trust Co., 22 William st. Freeman & Hasselman, 39 West 38th st, are the architects.

5TH AV.—P. Golod, 631 East 13th st, has received the carpenter work for alterations to the 5-sty store and office building, 138 5th av, owned by the Hardman-Peck Co., 433 5th av. Herman Lee Meader, 178 5th av, is the architect.

ROSEBANK, S. I.—Thomas O'Connor, of this place, has received the contract to erect the 2-sty store and dwelling, on New York av, for Harry Waxberg, of 1388 New York av, James Whitford of St. George, prepared these plans. Estimated cost, \$7,000.

37TH ST.—The Levin & Levin Contracting Co., 320 5th av, has received the general contract to erect the brick and stone store and loft building at 6 West 37th st, for the Midville Realty Co., owner, 434 5th av, A. F. Jammes, President, and M. Both, secretary. Plans were prepared by H. Craig Severance, 21 West 45th st.

5TH AV.—The J. M. Cornell Co., 26th st and 11th av, has received the contract for alterations to the 9 and 11-sty office building for the Methodist Book Concern, 150 5th av, from plans by Milton See & Son, 6 West 22d st. Work consists of installing new passageways and windows.

POUGHKEEPSIE, N. Y.—Thomas T. Hopper Co., 1326 Broadway, N. Y. C., has received the general contract to erect the brick, frame and stucco residence, at Springside, for Mrs. Marie C. Nelson, 5 East 86th st, N. Y. C., owner, from plans by Charles Volz, 160 5th av, N. Y. C. The general contractor desires bids on all subs. The cost is \$50,000.

LARCHMONT, N. Y.—Weatherlow & Korn, 25 West 42d st, N. Y. C., have received the general contract to erect a 2½-sty frame addition to the residence of E. F. Caldwell, on premises, from plans by F. A. Moore, 542 5th av, N. Y. C.

## CONTEMPLATED CONSTRUCTION. Manhattan.

## APARTMENTS, FLATS AND TENEMENTS.

142D ST, s s, 100 e 7th av, 6-sty brick and stone tenement, 150x86.11, slate roof; cost, \$250,000; owner, Kramer Contracting Co., 35 Nassau st; architect, W. P. Seaver, 322 5th av. Plan No. 693.

AMSTERDAM AV, n e cor 119th st, 10-sty brick apartment house, 80.11x150, slag roof; cost, \$450,000; owner, Carnegie Construction Co., 420 West 119th st; architects, Schwartz & Gross, 347 5th av. Plan No. 699.

123D ST, s s, St. Nicholas to Manhattan avs, 6-sty brick apartments, 100.3x90.11, tin roof; cost, \$160,000; owner, Hancock Construction Co., 430 West 119th st; architects, Sommerfeld & Steckler, 31 Union sq. Plan No. 700.

174TH ST, n s, 100 e St. Nicholas av, two 5-sty brick tenements, 50x74.8, tin roof; cost, \$90,000; owner, Emmay Realty Co., 802 West 181st st; architect, Geo. Fred Pelham, 507 5th av. Plan No. 703.

## MISCELLANEOUS.

13TH ST, Nos. 427-429 East, 2-st brick laundry, 48.11x93, slate roof; cost, \$225; owner, Carisbrooke Realty Co., 115 Broadway; architect, L. V. V. Sweezy, 185 Madison av. Plan No. 695.

HAMILTON ST, Nos. 42-44, 1-sty brick shed, 20x16; cost, \$1,000; owner, Philip Collins, 137 6th av, Brooklyn; architect, Aymar Embury, 1133 Broadway. Plan No. 690.

BROADWAY, Amsterdam av, 153d to 155th sts, two 1-sty frame sheds, 30x30; cost, \$2,250; owner, Trinity Church Corporation, 187 Fulton st; architect, Howard Hager Co., 155th st and Broadway. Plan No. 694.

## STABLES AND GARAGES.

WATER ST, No. 604, 3-sty brick stable, 20x60, tar and gravel roof; cost, \$4,000; owner, Chas. F. Schmale, 602 Water st; architect, L. A. Sheinart, 194 Bowery. Plan No. 698.

## STORES AND TENEMENTS.

BROADWAY, n w cor 115th st, 12-sty brick stores and apartment house, 100.11x115, slag roof; cost, \$625,000; owners, Paterno Bros., 600 West 115th st; architect, Gaetan Ajello, 1 West 34th st. Plan No. 691.

## STORES, OFFICES AND LOFTS.

4TH AV, s w cor 26th st, 20-sty brick and stone stores, office and loft, 98.9x200, slag roof; cost, \$900,000; owner, Hess Realty Co., 907 Broadway; architects, Neville & Bagge, 217 West 125th st. Plan No. 692. The owners build.

59TH ST, Nos. 416-418 E, 3-sty brick loft, 37.6x90; cost, \$12,000; owner, Peter A. Broe, 237 E 63d st; architect, Geo. M. McCabe, 96 5th av. Plan No. 696.

LUDLOW ST, No. 5, 3-sty brick bank and loft, 25x79.6, tin roof; cost, \$50,000; owner, Max Kobre, 41 Canal st; architect, B. W. Levitan, 381 5th av. Plan No. 697.

30TH ST, Nos. 423-425 West, 1-sty brick office, 19.4x13.4, tin roof; cost, \$375; owner, Estate John M. Dodd, 52 Broadway; architect, Henry Rausch, 71 Broadway. Plan No. 702. Geo. German & Co., 312 7th av, lessee, Wm. S. Beckley, Jr., 12 7th av, agent.

## THEATRES.

44TH ST, Nos. 238-242 West, 3-sty brick and stone theatre, 56.3x67.1, tar and gravel roof; cost, \$100,000; owner, The Astor Estate, 23 West 26th st; architects, Harry C. Ingalls, and F. Burrall Hoffman, Jr., associated, 527 5th av. Plan No. 701. Marc Eidlitz & Son, 489 5th av have general contract.

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## The Greater New York Brick Company

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**Bronx.**

**APARTMENTS, FLATS AND TENEMENTS.**

**CROTONA AV.**, e s, 300 n 183d st, 5-sty brick tenement, slag roof, 50x85; cost, \$45,000; owner, Ouawin Const. Co., Louis J. Schafer, on premises, president; architect, Kreyborg Architectural Co., 1330 Wilkins av. Plan No. 831.

**MINFORD PL.**, w s, 173.81 s Boston rd, two 5-sty brick tenements, slag roof, 37½x88; total cost, \$70,000; owner, Stability Realty Co., M. Morgenthau, Jr., 95 Liberty st, president; architect, Kreyborg Architectural Co., 1330 Wilkins av. Plan No. 832.

**PELHAM AV.**, n e cor Hughes av, two 5-sty brick tenements, 55x88.43, 46.85x99.33; total cost, \$110,000; owner, Pinnacle Realty Co., R. Zeisler, 562 Pelham av, president; architect, Lorenz F. J. Weiher, 271 West 125th st. Plan No. 837.

**PARK AV.**, e s, 185.10 s 180th st, two 5-sty brick tenements, plastic slate roof, 37½x90; total cost, \$75,000; owners, Plough Fox & Co., 391 East 149th st; architect, Chas. Schaefer, Jr., 401 Tremont av. Plan No. 843.

**CONCORD AV.**, n e cor 151st st, 5-sty brick tenement, plastic slate roof, 50x84.6; cost, \$60,000; owner, Benj. Benenson, 407 East 153d st; architect, Chas. Schaefer, Jr., 401 Tremont av. Plan No. 844.

**SIMPSON ST.**, w s, 312.68 n 163d st, three 5-sty brick tenements, slag roof, sizes irregular; total cost, \$105,000; owner, Podgur Realty Co., Robt. Podgur, 859 Southern Boulevard, president; architect, Kreyborg Architectural Co., 1330 Wilkins av. Plan No. 846.

**PROSPECT AV.**, w s, 60 s 180th st, 5-sty brick tenement, plastic slate roof, 47x88; cost, \$50,000; owner, Ike Stup, 342 Lenox av; architects, Bernstein & Bernstein, 24 East 23d st. Plan No. 851.

**CHURCHES.**

**VILLA AV.**, n w cor 204th st, 1-sty frame church, 25x45; cost, \$2,800; owner, Anna Florence Ramsdell, 318 East 86th st; lessee, Frank Hamilton, 2957 Bainbridge av; architects, Ducker & Co., 277 Broadway. Plan No. 849.

**DWELLINGS.**

**HOUGHTON AV.**, s s, 108.59 w Castle Hill av, eight 2-sty frame dwellings, tin roof, 20x46; total cost, \$40,000; owner, Baxter Howel Bldg. Co., 2283 Westchester av; architect, Charles R. Baxter, 1587 Grant av. Plan No. 834.

**AUGUSTA PL.**, w s, 445.5 n Eastern Boulevard, 2-sty frame dwelling, tin roof, 20x40; cost, \$3,500; owners, Arthur and Linda Sunderland, Decker, Augusta pl; architect, Charles R. Baxter, 1587 Grant av. Plan No. 833.

**GLEASON AV.**, s s, 405 e Havemeyer av, 2-sty frame dwelling, tin roof, 21x50; cost, \$4,200; owner, Frederick Eggers, 1132 Havemeyer av; architect, John E Cahill, Jr, 2216 Ellis av. Plan No. 839.

**WESTCHESTER AV.**, n s, 30 e Glover st, five 3-sty brick dwellings, slag roof, 20x55; total cost, \$42,500; owner, I Caplan, 120 Westchester sq; architect, Chas S Clark, 441 Tremont av. Plan No. 841.

**238TH ST.**, s s, 250 e Martha av, 2½-sty frame dwelling, slate roof, 21x36; cost, \$3,000; owner, Wesley Const. Co., Jas. W. Black, 167 East 56th st, president; architect, Geo. W. Lockwood, 78 East 236th st. Plan No. 842.

**PELHAM RD.**, w s, 104 s Buhre av, 2-sty frame dwelling, shingle roof, 21.6x31; cost, \$4,500; owner, Ellen Ward, Grant av; architect, J. Schwallenberg, 2160 Ellis av. Plan No. 850.

**NEEDHAM AV.**, n s, 126 e Fish av, 2-sty frame dwelling, tin roof, 21x50; cost, \$6,500; owner, Cairo Di Luca, 1415 Needham av; architect, Geo. P. Crosier, 223d st and White Plains av. Plan No. 847.

**SPUYTEN DUYVIL PARKWAY.**, n w cor 227th st, 2-sty frame dwelling, shingle roof, 25x62.6; cost, \$7,000; owners, Isabel C. and Eliz J. Cox, Spuyten Duyvil; architect, E. K. Rossiter, 15 West 38th st. Plan No. 848.

**MISCELLANEOUS.**

**WEBSTER AV.**, w s, 400 s 233d st, Woodlawn Cemetery, 1-sty brick receiving tomb, 62.7x43.5½; cost, \$45,000; owner, Corporation of Woodlawn Cemetery, Edw. C. Moen, 337 West 70th st, vice-president; architect, H. Edward Ficken, 10 West 22d st. Plan No. 830.

**BAILEY AV.**, s w cor Albany rd, 3-sty brick engine house, tile roof, 50x75; cost, \$75,000; owner, City of New York; architects, Hoppin & Koen, 244 5th av. Plan No. 838.

**DECATUR AV.**, n e cor Oliver pl, 1-sty brick pump house, 50x100; cost, \$150; owner, Thos. A. Edison, Inc., on premises; architects, S. F. Bowser & Co., Inc., 50 Church st. Plan No. 845.

**STORES AND DWELLINGS.**

**MORRIS PARK AV.**, n s, 20 w White Plains rd, 2-sty frame stores and dwelling, tin roof, 75x60; cost, \$8,500; owner, Hattie A. Landgove, 1730 Barnes av; architect, Timothy J. Kelly, 685 Morris Park av. Plan No. 840.

**STORES, OFFICES AND LOFTS.**

**BOSCOBEL AV.**, e s, 328.72 n Plympton av, 1-sty frame office, 18x22; cost, \$100; owner, T. Sopez, 1739 Montgomery av; architect, J. V. Del Genovese, 1739 Montgomery av. Plan No. 829.

**165TH ST.**, cor Intervale av, 1-sty brick stores, slag roof, 20.3x86.5; cost, \$10,000; owner, Lewis B. H. Adams, 769 Beck st; architects, Goldner & Goldberg, 704 Jackson av. Plan No. 835.

**WEBSTER AV.**, e s, 75 n 197th st, 1-sty frame office, 13x23; cost, \$100; owner, De Liza Cut Stone Co., on premises; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 836.

**Richmond.**

**DWELLINGS.**

**2D ST.**, e s, 25 n Ocean av, New Dorp, 2-sty hollow tile dwelling, 21x34; cost, \$4,000; owners, Sarah, Charlotte and Emily Barnes, New Dorp; architect, Clyde S. Babbitt, 85 Bay View av, New Dorp; builder, Bradford B. Babbitt, New Dorp. Plan No. 670.

**SLAIGHT ST.**, cor Nicholas av, Port Richmond, two 2-sty frame dwellings, 77x105; total cost, \$5,800; owner, John Kaminski, Port Richmond; architect, owner and builder, A. Hagaman, Port Richmond. Plan No. 671.

**WASHINGTON PL.**, e s, 300 s Anderson av, Port Richmond, 2-sty frame dwelling, 20x44; cost, \$3,000; owner, Jos. Grabbe, Port Richmond; architect, John Kaminski, Port Richmond; builder, A. Hagaman, Port Richmond. Plan No. 672.

**WIMAN AV.**, w s, 175 n shore of Great Kills, Great Kills, three 1-sty bungalows, 14x24; cost, \$500; owner, F. J. Buswell, Great Kills. Plan No. 673. Owner builds.

**WASHINGTON AV.**, s s, Mariners' Harbor, 2-sty frame dwelling, 17x40; cost, \$2,150; owner, John Merrill, Mariners' Harbor; architect, P. R. Osborn, Mariners' Harbor; masons, R. Bailey & Son. Plan No. 675.

**MAIN AV.**, s s, 200 w Greenleaf av, West New Brighton, 2-sty frame dwelling, 14x34; cost, \$200; owner, M. H. Meehan. Plan No. 677. Owner builds.

**GLEN AV.**, e s, 150 s Brighton av, New Brighton, 1-sty brick dwelling, 18x24; cost, \$1,000; owner, Felix Fritzora, 190 Virginia av, Rosebank; architect and builder, A. De Maio, 184 Virginia av, Rosebank. Plan No. 679.

**HARRISON AV.**, s s, 79 Nicholas av, Port Richmond, 2½-sty frame dwelling, 23x30; cost, \$3,000; owner, Clair Decker, 29 Hatfield av, Port Richmond; architect, Chas. E. Depey, 23 Hatfield pl, Port Richmond; mason, David Jones, West New Brighton. Plan No. 680.

**WATERS AV.**, n s, 125 Deems av, Port Richmond, 2-sty frame dwelling, 23x34; cost, \$3,500; owner, Mrs. Kate Cosson, Palmer and Lexington avs, Port Richmond; architect, W. H. Mersereau, 32 Broadway, N. Y. C.; builder, D. T. Carson, Palmer and Lexington avs. Plan No. 683.

**WALNUT PL.**, n s, 125 St. Stephen's pl, New Dorp, 2-sty frame dwelling, 18x20; cost, \$2,000; architect, James E. Grunert, 2010 Richmond rd, New Dorp; builder, Nicholas Murphy, New Dorp. Plan No. 684.

**HUDSON ST.**, w s, 125 n 1st av, New Brighton, 2-sty frame dwelling, 21x36; cost, \$2,600; owner, M. Segeler, New Brighton; architect, John Davies, Tompkinsville. Plan No. 686. Owner builds.

**CHARLES AV.**, s s, 36 w Lafayette av, Port Richmond, 2-sty frame dwelling, 21x48; cost, \$3,600; owner, J. R. Ford, Mariners' Harbor; architect and builder, John O. Johnson, Port Richmond. Plan No. 687.

**FRESH KILLS RD.**, w s, 100 n Richmond Brick County rd, Greenridge, 1½-sty brick dwelling, 18x24; cost, \$1,000; owner, Richmond Brick Co., Greenridge; architect, H. L. Copeland, Huguenot Park; builder, D. L. Winant, Huguenot Park. Plan No. 689.

**CORNELIA AV.**, s s, 100 e Wilson st, Dongan Hills, 1-sty and basement frame dwelling, 18x22; cost, \$1,200; owner, G. E. Raggi, Wilson st, Dongan Hills; architect, Frank Miller, P. O., Grant City. Plan No. 690.

**ATLANTIC AV.**, n e cor Henry pl, Dongan Hills, 1-sty frame bungalow, 20x25; cost, \$900; owner, Wm. Cunningham, Dongan Hills; builder, A. De Roche, Richmond Hill rd, New Springville. Plan No. 691.

**FINGERBOARD AV** and Clove st, Grasmere, 2-sty frame dwelling, 40x50; cost, \$7,500; owner, Chas. D. Durkee, 2 South st, N. Y. C.; architect and builder, E. H. Lockhardt, 1 West 34th st, N. Y. C. Plan No. 698.

**ELM AV.**, cor 2d st, Beach Park, rear of Midland Beach, frame bungalow, 15x30; cost, \$300; owner, John Junge, 68 Washington st, Hoboken, N. J.; builder, August Alverson, 123 Oakland av, Jersey City, N. J. Plan No. 693.

**TOAD HILL RD.**, w s, 100 n Tyson la, Castleton Corners, 2-sty hollow tile dwelling, 22x28; cost, \$3,000; owner, Henry Christ, Grasmere; architect, D. D. Co., West New Brighton. Plan No. 694. Owner builds.

**FACTORIES AND WAREHOUSES.**

**OLD STONE RD.**, Graniteville, 1-sty frame storehouse, 85x20; owner, Consolidated Fire-Works Co. of America, Graniteville. Plan No. 697.

**MISCELLANEOUS.**

**FINGERBOARD RD.**, s s, cor Grant av, Fort Wadsworth, terra cotta boiler house, 6x8; cost, \$100; owner, A. Garcia, Rosebank; builder, W. S. Lee, Rosebank. Plan No. 685.

**STABLES AND GARAGES.**

**CASTLETON AV.**, s s, 150 e Broadway, West New Brighton, 1-sty brick garage, 50x80; cost, \$5,500; owner and architect, Henry Rowholt, West New Brighton; builder, R. Jensen, West New Brighton. Plan No. 678.

**1ST ST.**, s s, 175 w Cedar av, New Dorp, Manor, frame stable, 16x70; cost, \$600; owner, Harry Butler, 14 1st st, New Dorp; builder, Henry Ordning, 27 1st st, New Dorp. Plan No. 681.

**STORES AND DWELLINGS.**

**NEW YORK AV.**, w s, cor Evelyn pl, Rosebank, 2-sty frame store and dwelling, 25x60; cost, \$6,500; owner, Harry Waxberg, 1388 New York av, Rosebank; architect, James Whitford, St. George; builder, Thomas O'Connor, Rosebank. Plan No. 674.

**STORES, OFFICES AND LOFTS.**

**RICHMOND TERRACE.**, w s, Mariners' Harbor, frame storeroom and office, 9x12; cost, \$45; Plan No. 695.

**MERRELL AV.**, s s, 100 e Hughes av, Bloomfield, frame store, 12x16; cost, \$200; owner, Bertram Braisted, 116 Charles av, Port Richmond; builder, Joseph Balmer, Bloomfield. Plan No. 676.

**MIDLAND AV.**, s w, 40 n w 1st st, Grant City, 1-sty concrete store, 19x60; cost, \$750; owner, M. M. Schaffe, 393 Jewitt av, West New Brighton. Plan No. 692. Owner builds.

**PLANS FILED FOR ALTERATION WORK.**

**Manhattan.**

**FULTON ST.**, No. 219, iron columns, steel girders, to 4-sty brick loft; cost, \$1,000; owner, Susan Mount, 137 East 34th st; architect, Chas. M. Sutton, 70 5th av. Plan No. 2961.

**GRAND ST.**, No. 231, steel beams to two 3-sty brick restaurant and dwelling; cost, \$100; owner, Philip Zeitlin, on premises; architect, Harry Zlot, 230 Grand st. Plan No. 2951.

**HENRY ST.**, No. 217, partitions, windows, toilets to 4-sty brick tenement; cost, \$800; owner, C. Wilson, 320 Broadway; architect, L. A. Sheinart, 194 Bowery. Plan No. 2971.

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HUDSON ST, No. 395, partitions to 3-sty brick tenement; cost, \$250; owner, Corporation Trinity Church, 187 Fulton st; architect, Thos. J. Dooley, 187 Fulton st. Plan No. 2947.

LIBERTY ST, No. 58, partitions, mezzanine floor, store front, to 15-sty brick store and office; cost, \$2,000; owner, the Postal Life Ins. Co., 32 Nassau st; architect, J. Thinner, 425 5th av. Plan No. 2960.

MULBERRY ST, Nos. 145-147, partitions to 6-sty brick loft; cost, \$1,500; owner, Thomas A. Hay, premises; architect, Albert Morris, 526 Pacific st, Brooklyn. Plan No. 2972.

ORCHARD ST, No. 91, toilets, partitions, to 5-sty brick tenement and store; cost, \$400; owner, Mrs. Mary O'Neill, 310 W 106th st; architects, Horenburger & Bardes, 122 Bowery. Plan No. 2974.

ROSE ST, No. 32, fireproof doors, fire-escapes bridge to 5-sty brick factory; cost, \$1,000; owner, A. Schrader's Son, Inc., 32 Rose st; architect, H. Constable, 115 East 23d st. Plan No. 2990.

ROSE ST, No. 33, fireproof doors, fire-escape bridge to 4-sty brick warehouse; cost, \$1,000; owner, A. Schrader's Son, Inc., 32 Rose st; architect, H. Constable, 115 East 23d st. Plan No. 2991.

WALKER ST, No. 87, 1-sty brick rear extension 15x5.9, partitions, walls to 6-sty brick store, office and loft; cost, \$4,000; owner, Etaloc Holding Co., 59 William st; architects, Dodge & Morrison, 82 Wall st. Plan No. 2973.

WHITE ST, Nos. 14-16, alter stairs, girders to 5-sty brick loft; cost, \$125; owner, Manhattan Freehold Co., 31 Nassau st; architect, Henry Vollweiler, 696 Bushwick av, Brooklyn. Plan No. 2976.

3D ST, Nos. 140-142 East, partitions, windows, to two 4-sty brick stores and tenement; cost, \$2,000; owner Frederick Hauff, 41 Av A; architect, Wm. Kurtzer, 192 Bowery. Plan No. 2948.

9TH ST, No. 224 East, 1-sty brick rear extension, 20.7x30, to 2-sty brick garage; cost, \$500; owner, Max Steinhardt, 224 East 9th st; architect, L. A. Sheinart, 194 Bowery. Plan No. 2984.

14TH ST, No. 102 West, 1-sty brick rear extension, 8x20, store fronts, windows, to 3-sty brick loft and stores; cost, \$1,500; owner, Anna St. John, care of G. W. Ellis, 149 Broadway; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 2945.

23D ST, Nos. 536-46 West, partitions, show windows, to 4-sty brick shop; cost, \$5,000; owners, T. & W. Lyall, Passaic, N. J.; architect, Morris Schwartz, 194 Bowery. Plan No. 2982.

32D ST, Nos. 138-140 West, 1-sty brick rear extension, 40x18.10, partitions, steel girders, iron columns, beams, to 3-sty brick dwelling; cost, \$10,000; owner, Tenn. Lane Realty Co., 170 Broadway; architects, Bannister & Schell, 69 Wall st. Plan No. 2981.

34TH ST, No. 138 West, partitions, windows, to 4-sty brick store and dwelling; cost, \$2,000; owner, August A. Levi, 52 Broadway; architects, Goldner & Goldberg, 489 5th av. Plan No. 2942.

36TH ST, No. 130 West, partitions, show windows, stairs, to 3-sty brick dwelling; cost, \$400; owner, T. Murphy, 130 West 36th st; architect, Edward L. Middleton, 103 Park Row. Plan No. 2969.

43D ST, Nos. 511-513 W, new flues to 2-sty brick tenements; cost, \$400; owner, Estate Callman Rouse, 1207 Park av; architect, Henry S. Lion, 38 W 32d st. Plan No. 2975.

44TH ST, No. 348, rear, partitions, to 2-sty brick storage; cost, \$550; owner, Dykes Lumber Co., 137 West 24th st; architect, A. H. Dykes, 137 West 24th st. Plan No. 2988.

53D ST, No. 551 West, 1-sty brick rear extension, 16x48, to 2-sty brick club house; cost, \$1,500; owner, Bear Athletic Club, on premises; architect, J. W. Cole, 403 West 51st st. Plan No. 2958.

54TH ST, No. 142 West, partitions, windows, to 3-sty brick store and dwelling; cost, \$1,000; owner, Carrie B. Revere, premises, C. B. Brun, 1 Madison av, architect. Plan No. 2987.

56TH ST, n s, 350 West 10th av, partitions to 1-sty brick wagon shed and engine roof; cost, \$300; owner, Sheffield Farms, Slawson-Decker Co., 528 West 57th st; architect, Frank A. Rooke, 489 5th av. Plan No. 2943.

76TH ST, No. 63 East, 1-sty brick rear extension, 3.6x3.6, pump house to 2-sty brick garage; cost, \$150; owner, 76th Street & Park Ave. Co., 830 Park av; architect, Geo. L. Lyons, 830 Park av. Plan No. 2992.

77TH ST, No. 262 W, 1-sty brick rear extension 8.6x12 to 4-sty brick dwelling; cost, \$75; owner, Rock Island Improvement Co., Cedarhurst, L. I.; architect, Otto W. Lowe, 262 W 77th st. Plan No. 2977.

79TH ST, No. 9 East, 3-sty brick rear extension, 7.8x23.6, elevator shaft, skylight, windows, to 4-sty brick dwelling; cost, \$20,000; owner, Miss Alice Keteltas, 37th St. Marks pl; architects, Jackson & Chambers, 500 5th av. Plan No. 2964.

96TH ST, No. 62 West, 1-sty brick rear extension, 3.8x4, toilets, to 5-sty brick dwelling; cost, \$100; owner, Pauline Ehrlich, 62 West 96th st; architect, Geo. McCabe, 96 5th av. Plan No. 2946.

96TH ST, No. 208 West, partitions, columns, to 1-sty brick stores; cost, \$250; owners, Gillies Bros., 220 West 83d st; architect, Geo. A. Fitting, 2432 Broadway. Plan No. 2959.

97TH ST, No. 255 West, partitions, windows, to 6-sty brick apartment; cost, \$150; owner, James A. Glover, 80 William st; architect, Geo. M. McCabe, 96 5th av. Plan No. 2966.

103D ST, Nos. 322-326 East, 102d st, Nos. 323-325 East, new columns, beams, to 3-sty brick stables; cost, \$4,000; owner, Mutual Cream & Milk Co., 214 East 22d st; architects, B. & J. P. Walther, 147 East 125th st. Plan No. 2985.

116TH ST, Nos. 408-410 East, windows, fire-proof stairs, change exits, to 3-sty brick moving-picture show and dwelling; cost, \$2,000;

owner, Raffaele Marrazzi, 304 East 118th st; architect, L. F. J. Weiher, 271 West 125th st. Plan No. 2956.

116TH ST, Nos. 137-139 West, partitions, show windows, to two 5-sty brick tenements; cost, \$5,500; owner, Jacob Ritter, 1864 7th av; architect, L. A. Sheinart, 194 Bowery. Plan No. 2953.

120TH ST, s s, and East River, raise roof, steel beams, to 1-sty brick wagon shed; cost, \$800; owner, Standard Oil Co., 26 Broadway; architect, R. W. Smith, 242 East 51st st. Plan No. 2970.

128TH ST, s s, 193.8 e Amsterdam av, 6-sty brick rear extension, 22x33.4, to 4-sty brick brewery; cost, \$15,000; owners, Bernheim & Schwartz, on premises; architect, Charles Oberlein, on premises. Plan No. 2963.

AV A, No. 295, partitions, windows, to 4-sty brick tenement; cost, \$225; owner, Estate Mary Griffin, 52 Wall st; architect, Henry J. Feiser, 150 Nassau st. Plan No. 2950.

AMSTERDAM AV, s w cor 148th st, stairways, show windows, to 5-sty brick department store; cost, \$500; owner, Heimsoth Estate, 726 St. Nicholas av; architect, J. B. Mooney, 18 East 42d st. Plan No. 2962.

BROADWAY, No. 358, Franklin st, No. 59, stairway to 5-sty brick store, factory and loft; cost, \$3,000; owner, Franklin Building Co., 54 Wall st; architect, Chas. H. Richter, 68 Broad st. Plan No. 2952. Thomas B. Watson, Jr., 122 William st, has contract.

MADISON AV, No. 1531, partitions, windows, iron columns, to 4-sty brick stores and dwelling; cost, \$1,500; owner, Maurice Herrmann, 200 West 113th st; architect, Theodore A. Meyer, 18 E 42d st. Plan No. 2949.

MADISON AV, e s, 58th-59th sts, staircase, alter balcony, to 1, 2 and 3-sty brick stores and office and theatre; cost, \$3,500; owner, John D. Crimmins, on premises; architect, E. Schoen, 25 West 42d st. Plan No. 2955.

MADISON AV, No. 987, alter windows to 8-sty brick tenement; cost, \$50; owner, Jacob Lippmann, 987 Madison av; architects, Gross & Kleinberger, Bible House. Plan No. 2980.

MADISON AV, Nos. 72-74, partitions, erect balcony to 12-sty brick loft and stores; cost, \$2,500; owner, The Madison Holding Co., 83 Canal st; architect, David Bleier, 99 Mangin st. Plan No. 2978.

PARK ROW, No. 27, vault lights, stairways, to 5-sty brick store; cost, \$500; owner, Wm. Waldorf Astor, London, England; architect, J. F. Burrows, 410 West 34th st. Plan No. 2983.

ST. NICHOLAS AV, No. 824, partitions to 6-sty brick tenement; cost, \$250; owner, F. O. Nelson, 38 Park Row; architects, Gronenberg & Leuchtag, 7 West 22d st. Plan No. 2957.

WEST BROADWAY, No. 520, partitions, beams, girders, to 7-sty brick factory; cost, \$10,000; owner, Wm. F. Clare 135 Broadway; architect W. P. Seaver 322 5th av. Plan No. 2944.

1ST AV, Nos. 771-773, partitions, windows, columns, to 5-sty brick manufacturing building; cost, \$8,000; owners, Tegetmeier & Riepe, on premises; architect, J. M. Baker, 21 Jackson av, L. I. C. Plan No. 2979.

5TH AV, No. 150, passageway, windows, to 9 and 11-sty loft; cost, \$2,000; owner, Methodist Book Concern, 150 5th av; architects, Milton See & Son, 6 West 22d st. Plan No. 2986. J. M. Cornell Co., 26th st and 11th av, has contract.

5TH AV No. 477 partitions, windows, to 5-sty brick loft; cost, \$1,000; owner, Farmers' Loan & Trust Co., 22 William st; architects, Freeman & Haselmann, 39 West 38th st. Plan No. 2967. Beaver Const. Co., 22 William st, has contract.

5TH AV, No. 138, toilets, show windows, to 5-sty brick store and office; cost, \$5,000; owner, Hardman-Peck Co., 433 5th av; architect, Herman Lee Meader, 178 5th av. Plan No. 2965. P. Golod, 631 East 13th st, has carpenter work.

7TH AV, No. 582, erect sign to 4-sty brick hotel; cost, \$250; owner, Chas. S. Levy, 582 7th av; architect, Tod Brown, Broadway and 41st st. Plan No. 2954.

7TH AV, w s, 100.11 s 123d st, alter shaft, partitions, to 5-sty brick dwelling; cost, \$1,000; owner, Wm. A. Spencer, Paris, France; architect, A. D. Kelly, 4 Gold st. Plan No. 2968.

12TH AV, n e cor 49th st, floors, beams, to 5-sty brick ice manufacturing bldg; cost, \$1,500; owner, Ludin Realty Co., 259 West 34th st; architect, W. Mortensen, 114 East 28th st. Plan No. 2989.

## Bronx.

PROSPECT TERRACE, w s, 88 s 229th st, move 2-sty frame dwelling; cost, \$800; owner, North Bronx Realty Co., 682 Gun Hill rd; architect, Frank J. McGarry, Barker av and Post st. Plan No. 514.

148TH ST, cor Morris av, 1-sty brick extension, 5.4x23, to 3-sty brick store and dwelling; cost, \$500; owner, C. A. Otten, 582 Morris av; architect, Fred Hammond, 391 East 149th st. Plan No. 521.

164TH ST, No. 164, new plumbing to 3-sty frame dwelling; cost, \$400; owner, Carl Ernst, 35 Nassau st; architect, Max Kreindel, 338 East 121st st. Plan No. 519.

167TH ST, n s, 100 e Southern Boulevard, build 1-sty under 2-sty frame store and dwelling; cost, \$1,500; owner, Peter Pickhardt, 163d st and Forest av; architect, H. L. C. Gall, 96 5th av. Plan No. 507.

230TH ST, s s, 148.11 w Arlington av, 1-sty frame extension, 14x25, to 1-sty frame bowling alley; cost, \$500; owner, Nepuchen Club, Emery Johnson, Supten Duzyvil, president; architect, Robert W. Gardner, 122 West 29th st. Plan No. 522.

EAGLE AV, e s, 35 s Westchester av, 1-sty brick extension, 12x22, to 1-sty brick office; cost, \$100; owner, Wright Estate, 130th st and 3d av; architect and lessee, Chas. Stumpf, on premises. Plan No. 516.

GLOVER AV, s s, 130.87 e St. Raymonds av, raise to grade 2-sty frame dwelling; cost, \$800; owner, A. Stanley, 1551 Glover st; architect, M. A. Buckley, 1513 Home st. Plan No. 506.

HONEYWELL AV, e s, 231.07 s 180th st, move 1 1/2-sty frame garage; cost, \$150; owner, Chas. P. Hallock, 999 East 180th st; architect, H. G. Steinmetz, 1007 East 180th st. Plan No. 511.

HONEYWELL AV, e s, 231.07 s 180th st, move 1 1/2-sty frame garage; cost, \$150; owner, Chas. P. Hallock, 999 East 180th st; architect, H. G. Steinmetz, 1007 East 180th st. Plan No. 512.

HEATH AV, e s, 150 s Kingsbridge rd, move 1-sty frame office; cost, \$150; owner, Richard Montgomery, 27 Pine st; architect, B. Ebeling, 1136 Walker av. Plan No. 509.

JACKSON AV, No. 820, new show window to 3-sty frame store and dwelling; cost, \$300; owner, Jas. G. Patten, 812 Jackson av; architect, Carl J. Itzel, 1338 Wilkins av. Plan No. 520.

MORRIS PARK AV, s e cor Holland av, new beams, etc., to 3-sty frame stores and dwelling; cost, \$50; owner, Estate of Marcus Nathan, 110 East 78th st; architect, B. Ebeling, 1136 Walker av. Plan No. 513.

RIDER AV, w s, 345 s 144th st, new foot bridge to 5-sty brick factory; cost, \$200; owner, Katie Haiss, 205 Alexander av; architect, Geo. Haiss Mfg. Co., 141st st and Rider av. Plan No. 517.

THERIOT AV, e s, 168 s Tremont av, 1-sty extension, 18x18, to 2-sty frame dwelling; cost, \$800; owner, Selina McCarthy, on premises; architect, B. Ebeling, 1136 Walker av. Plan No. 508.

WILKINS AV, No. 1424, 1-sty brick extension, 25x15, to 2-sty frame stores and dwelling; cost, \$800; owner, Jennie Davidson, on premises; architect, Norman Lederer, 1327 Southern Boulevard. Plan No. 510.

WOODLAWN RD, n s, 104.6 w Webster av, new partitions, etc., to 3-sty frame store and dwelling; cost, \$500; owner, Jacob Zurneiden, on premises; architect, M. J. Garvin, 3307 3d av. Plan No. 515.

WEBSTER AV, e s, 99.15 s 200th st, new store front, new partitions, etc., to 2-sty frame store and dwelling; cost, \$500; owners, Church E. Gates & Co., 2836 Webster av; architects, Serviss & Glew, 36 West Kingsbridge rd. Plan No. 518.

## Richmond.

BARKER ST, w s, 100 n Castleton av, West New Brighton, remove building, foundation, shingle roof; cost, \$300; owner, Wm. B. Schutte, Castleton av; builder, Wm. H. Curry, 1119 Castleton av. Plan No. 487.

CAROLINE ST, e s, 200 s Castleton av, West New Brighton, 2-sty addition to dwelling; cost, \$1,000; owner, Henry Hasse, 1103 Castleton av; builder, Wm. H. Curry, 1119 Castleton av. Plan No. 499.

LANE ST, s s, 1,200 w Bloomingdale rd, Princess Bay, addition to bungalow; cost, \$75; owner, C. Lange, Princess Bay. Plan No. 491.

RICHMOND ST, w s, 75 n Castleton av, carriage shed; cost, \$100; owner, Henry Schimell, 1111 Castleton av; builder, Wm. H. Curry, 1119 Castleton av. Plan No. 489.

SANFORD ST, n s, 205 e Sprague av, Tottenville, shingle roof to dwelling; cost, \$600; owner, Peter Paduanni, Tottenville; builder, Christian Peterson, Tottenville. Plan No. 503.

ST. MARKS PL, e s, 100 n Hamilton av, New Brighton, roof over balcony to dwelling; cost, \$400; owner, Mrs. C. W. Dayet, 199 St. Marks pl; builder, B. B. Babbitt, 85 Bay View av. Plan No. 486.

STATE ST, Nos. 2-14, West New Brighton, repairs to dwelling; cost, \$400; owner, J. F. Smith, West New Brighton; builder, Fred M. Van Name, Mariners' Harbor. Plan No. 494.

UNION PL, s s, 100 w Bay st, Stapleton, woodsheds and repairs to clubhouse; cost, \$70; owner, John Bardes, Beach st, Stapleton; builder, Conrad L. Larsen, 17 Marion av, Tompkinsville. Plan No. 497.

VAN DUZER ST, w s, 25 s Pleasant Valley av, Stapleton, extension to store; cost, \$75; owner, E. Krichkesner, 980 Van Duzer st. Plan No. 483. Owner builds.

VREELAND ST, s s, 140 w Broadway, Port Richmond, cellar to residence; cost, \$550; owner, Wilmot L. Morehouse, 26 Court st, Brooklyn; builder, J. Ball, 433 Castleton av, Tompkinsville. Plan No. 477.

VARYAN ST, cor McKeon st, Stapleton, addition and store front to dwelling; cost, \$700; owner, Fred Trautmler, McKeon st; builder, Michael Buttermark, 424 Main av. Plan No. 496.

BROADWAY, w s, 75 s Vreeland av, Port Richmond, foundations to dwelling; cost, \$500; owner, Morehouse N. Smith, 26 Court st, Brooklyn; builder, Anthony Rusciomo, 655 East 189th st, N. Y. C. Plan No. 482.

BLOOMINGDALE RD, e s, 2,800 n Amboy rd, Pleasure Plains, concrete floor to barn; cost, \$350; owner, A. F. Piazza, Bloomingdale rd; builder, A. Di Brizzi, 1855 Clove av, Concord. Plan No. 488.

BRITTIN AV, n s, 350 e Steuben st, Concord, reshingle roof to dwelling; cost, \$40; owner, Louis Gordilla, South Branch; builder, Samuel Hopping, South Branch. Plan No. 484.

CRESCENT AV, s s, cor Fairview av, Hillside Park, cellar to house; cost, \$200; owner, Joseph Petroni, Crescent av; builder, Carlo Orioli, 21 Fairview av. Plan No. 490.

CENTRAL AV, e s, 190 s Hyatt, St. George, foundation to stable and garage; cost, \$2,000; owner, Mrs. Nina K. Williams, 21 Central av; builder, Westinghouse-Church-Ker & Co., 10 Bridge st, N. Y. C. Plan No. 481.

EGBERT AV, e s, New Dorp, addition to dwelling; cost, \$40; owner, Thomas Curry, Egbert av, New Dorp. Plan No. 480. Owner builds.

FINGERBOARD RD, s s, 100 w Cleveland pl, Fort Wadsworth, change partitions to dwelling; cost, \$250; owner, Chas. Saacke, Rosebank; builder, W. S. Lee, Rosebank. Plan No. 492.

JEFFERSON AV, n s, 350 e Richmond rd, Dongan Hills, clothes press to residence; cost, \$25; owner, Chas. C. Babbitt, Jefferson av, Dongan Hills. Plan No. 479. Owner builds.

MILL RD (Coles av), s w cor Surf av, New Dorp, extension to dining room; cost, \$400; owners, Taibbi & Genovese, 25 Monroe st, N. Y. C. Plan No. 498. Owner builds.

MADISON AV, No. 119, Arochar, foundation to dwelling; cost, \$350; owner, Viti Castronova, 119 Madison av, Arochar; builder, Sabato Messina, Central av. Plan No. 501.

RICHMOND AV, e s, 215 s Richmond Terrace, store front to store; cost, \$500; owner, Harry Hooke, Port Richmond; builders, Norman & Young, New Brighton. Plan No. 485.

THOMPSON AV, w s, 150 n Chestnut av, Clifton, concrete retaining wall to destructor; cost, \$3,500; owner, City of New York, Bureau of Street Cleaning, Borough Hall. Plan No. 476.

TOWNSEND AV, n s, 300 e Centre, Stapleton, cellar and concrete floor to dwelling; cost, \$190; owner, Mrs. Kate M. G. Loos, 115 Townsend av; builder, Jos. P. Tompson, 28 Cedar st. Plan No. 493.

**Government Work.**

BOSTON, MASS.—Sealed proposals will be received until December 28, for the construction of the extension, remodeling, etc., of the United States custom house at Boston, Mass. Peabody & Stearns, 53 State st, Boston, Mass., are the architects.

WESTCHESTER CREEK, N. Y.—Sealed proposals for dredging and rock removal in Westchester Creek, N. Y., will be received until December 15. Information on application. W. M. Black, Colonel, Engineers.

ELLIS ISLAND, N. Y.—Sealed proposals will be received at the office of the undersigned, Ellis Island, N. Y. H., until 2.30 p. m., November 22, for rewiring part of first floor of main building at Ellis Island. For specifications apply to William Williams, Commissioner of Immigration.

DELAWARE BAY, N. J.—Bids are now being requested by the inspector of the 4th lighthouse district, Philadelphia, Pa., for furnishing necessary labor and material to complete the concrete filling of the foundation and erect the superstructure, etc., of the lighthouse at the Miah Maul Shoal Station, Delaware Bay, N. J. The superstructure consists of a 3-sty iron structure surmounted by a watch room and lantern. The Miah Maul Shoal lightstation is located about 12 miles southwest of Maurice River, N. J., and about 18 miles northwest of Cape May, N. J., in Delaware Bay.

HOT SPRINGS, ARK.—All bids received by the Department of the Interior, Washington, D. C., on Sept. 15 for the completion of a brick dwelling, Hot Springs, Ark., have been rejected, the lowest bid being in excess of the amount available.

the Wegner Machine Co., of Buffalo, N. Y., and the Refrigerating Engineering Co. The address of the new company will remain at 50 Church st. Officials are K. W. Schantz, president, and Karl Wegeman, vice-president and general manager.

FISKE & COMPANY, face-brick manufacturers, have now arranged their new offices in the Arena Building, in West 32d st. They have divided off a large floor space into a suite of a dozen offices and salesrooms by means of brick and mortar partition walls. The brick has been selected and laid in the most artistic fashion. Each room has a different color tone, and each contains a beautiful fireplace, all in brick.

WILLIAM CHARLES SCHICKEL, son of the late William Schickel, architect and junior member of the firm of Hanson & Schickel, plumbers, was married, Wednesday morning, November 15, at the Church of Saint Ignatius Loyola, at Park avenue and 84th street, New York (a worthy monument designed by his father), by its pastor, the Rev. David W. Hearn, to Josephine, daughter of Mr. and Mrs. Augustin Walsh. A number of those prominent in the building trade witnessed the union, and many other friends.

**DEPARTMENTAL RULINGS.**

[This department of news, devoted to the decisions of the Bureau of Buildings, Tenement House Department, Board of Examiners, Department of Labor, Department of Public Works, etc., is published for and under the auspices of the New York Chapter of the American Institute of Architects and the Building Trades Employers' Association. The rulings affect the operations of Architects, Owners, Contractors and Others.]

**Department of Buildings.**

**MOVING-PICTURE BOOTH CONSTRUCTION.**

Bulletin No. 33.—Any partition that has been tested and approved as a fireproof partition by the Bureau of Buildings will be accepted as the equivalent of the construction called for in Chapter 756 of the Laws of 1911 for enclosing apparatus for projecting moving pictures.

Any other material, such as asbestos board, used as a covering for the angle-iron framework in the aforesaid law must be at least 1/4 inch thick, and must comply with the following tests and requirements for transverse strength and fire-resisting qualities.

The transverse test is to be conducted as follows: Five samples 4 inches wide are to be placed flatwise on two rounded knife-edge bearings set parallel 7 inches apart. A central load is to be applied through a similar rounded edge until the sample is ruptured. The modulus of rupture is then to be computed, and must average 4,000 pounds per square inch, and must not fall below 3,500 pounds per square inch in any sample.

The fire test is to be the regulation test for fireproof materials, and is to be conducted as follows: Two samples of the material about 12 inches square are to be placed over a 6-inch gas crucible furnace for thirty minutes, the temperatures being raised from that of the air to 1,700 degrees Fahrenheit within twenty minutes, and maintained at that temperature for the balance of the time. A pyrometer is to be placed immediately under the test pieces to determine and record the temperature. At the end of the heat test, the material is to be subjected to a stream of water, with pressure of sixty pounds per square inch, for one minute. Under this test the material must not burn, wash away, or disintegrate to more than half of its depth.

RUDOLPH P. MILLER,  
Superintendent of Buildings.

November 10, 1911.

**FIREPROOF ENCLOSURES FOR STAIRS AND ELEVATORS.**

Bulletin No. 34.—Hereafter the enclosure walls for elevators or stairs shall be of brick, at least 8 inches thick, or terra-cotta blocks, at least 6 inches thick in an angle-iron frame, unless supported independently on fireproof construction at each story, reinforced stone concrete at least 3 inches thick, or reinforced cinder concrete at least 4 inches thick. Where conditions require it, these thicknesses must be increased to meet the circumstances.

RUDOLPH P. MILLER,  
Superintendent of Buildings.

November 8, 1911.

**Tunnel for Cooper Union Buildings.**

The trustees of Cooper Union have received permission from the Board of Estimate to construct and use a tunnel under and across the intersection of Third avenue and East 7th street, in the Borough of Manhattan, for the purpose of conveying steam and electric current from the plant in Cooper Union Building to the Hewitt addition to Cooper Union to be erected on the southeasterly corner of 7th street and Third avenue. The proposed tunnel is designed to run from a vault of the existing Cooper Union Building situated under the roadway of 7th street to the Hewitt addition. The tunnel will secure to Cooper Union the advantage of greater economy in heating and lighting the two buildings. The proposed tunnel is circular and five feet in exterior diameter. The new building will be two stories high at first, but ultimately six. Clinton & Russell are the architects.

**BUILDING MATERIAL MARKET**

**Cement Production Report for the United States Shows Big Output.**

**Common Brick on Steady Call—Covering Charges Soon to Become Effective—Structural Steel in Clearing Condition.—Lumber in Moderate Call.**

Much has been written regarding the Portland cement industry during the last year. Since the middle of 1910 there has been a sharp decline in the price of Portland cement in this market, but authorities seem to differ regarding the fluctuation, if any, in demand. It has been stated that the mill price of Portland cement during the last few months has gone lower than at any other time in the history of the industry, owing to relentless competition on the part of manufacturers selling in the East. At this time there is no uniform price level and the output at the mills is very much restricted. In view of these facts, the report of the United States Geological Survey on the cement production of the United States for 1910 is of interest.

"Ten years ago the production of Portland cement for the first time passed the 10,000,000-barrel mark, showing an increase of 2,600 per cent. over the production of ten years previous, and the giant strides that had been made in the industry were widely remarked. Even this production was small compared with that of the present day.

"In 1910, according to the report on cement by Ernest F. Burchard, of the United States Geological Survey, the production of Portland cement reached the enormous total of 76,549,951 barrels, with a value of \$68,205,800. This is equivalent to 12,986,152 long tons, valued at \$5.25 a ton. It is an increase over the output for 1909 of 11,558,520 barrels, or nearly 18 per cent., and an increase in value of \$15,347,446, or more than 29 per cent. This increase alone is greater than the total output of Portland cement in 1900. In addition to Portland cement there was also produced last year 1,139,239 barrels of natural cement and 95,951 barrels of puzzolan cement, a total of 77,785,141 barrels.

**Steady Decrease in Price.**

"The price of Portland cement in 1910 was as low as 73 cents a barrel in some places, the average for the United States being 89.1 cents a barrel. In 1890 the average price was over \$2 a barrel, and as late as 1903 it was \$1.24 a barrel.

"Mr. Burchard remarks that measured by the capital invested the cement industry is one of the world's three great extractive industries. In capital employed it apparently far outranks the gold-mining industry of the United States, including Alaska, as well as the copper industry. Only coal and iron stand ahead of it.

"The principal constituent of Portland cement is limestone, and Mr. Burchard's report summarizes the most important limestone formation in all the States. The greatest of these are found in the eastern half of the United States, where there are enormous limestone deposits. The report is accompanied by a map showing the distribution of these limestones. The areas they cover comprise many thousands of square miles. The map also shows the location of the operating cement plants in the United States.

**Exports Small; Imports Negligible.**

"That the manufacture of cement is an American industry is shown by the fact that while our production last year was over 75,000,000 barrels our imports were only 306,863 barrels. Our exports were 2,475,957 barrels.

"The following table shows the healthy growth of the American Portland cement industry and also the decrease in prices:

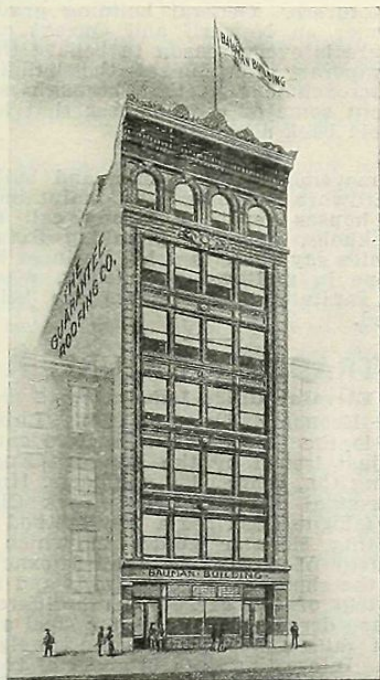
**PRODUCTION OF PORTLAND CEMENT IN THE UNITED STATES, 1880-1910.**

Year	Barrels	Average price per barrel.
1880	42,000	\$3.00
1890	335,500	2.09
1895	990,324	1.60
1900	8,482,020	1.09
1905	35,246,812	.94
1909	64,991,431	.81
1910	76,549,951	.89

"A copy of the report on the cement industry in 1910 may be obtained on application to the Director of the Geological Survey, Washington, D. C."

**Common Brick.**

Common brick manufacturers decided to improve the quality of common brick at about the right time, as a number of



M. A. Cantor, Architect.

**FAUMAN BUILDING.**

A 7-sty business building, in course of erection at 61 East 4th street, east of the Bowery, for J. & H. Bauman. The building has fireproof stair halls, which serve the purpose of mill construction, the first tier of beams and fire-escapes, and the upper floors are of heavy girders being of steel, with concrete arches.

**Personal and Trade Notes.**

SAMUEL CARLISLE, a director of the Singer Sewing Machine Co. and a large owner of real estate in this city, especially in Brooklyn, died at his home at Newburgh last Friday.

C. D. HOGUE has been appointed vice-president and treasurer of the Goulds Manufacturing Co., of Illinois, the local office of which is at 16 Murray st.

THE SCHANTZ CO., 50 Church st, N. Y. C., has been organized to take over the business of



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I have several unbound volumes of the Record and Guide about 1890, which I will be glad to turn over to anyone who will pay transportation charges. Edgar B. Van Winkle, Hillhome, Litchfield, Conn.

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**GENERAL CONTRACTORS ATTENTION**

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cargoes have just been condemned in this market by the building authorities. They now represent a dead loss to the owners. A close watch is being kept on incoming cargoes.

Architects have been complaining for some time regarding the poor and generally unreliable quality of brick delivered in New York, and some of them expressed satisfaction this week when they learned that the leading Hudson River manufacturers had themselves taken the initiative to make and ship better brick next year.

The architects were obliged to assume the attitude they did because of the rigidity of the Building Bureau requirements in reference to common brick, not only in the suburbs, but in this city. Much of this complaint was due to the large number of semi-light hards which were found in cargo lots and cheaper brick that has been coming into the market rather plentifully.

#### Covering Charges To Be Lower.

Dealers and consumers who heretofore have been paying extra covering charges in winter ranging up to seventy-five cents and a dollar will not have to pay more than twenty-five cents from December to January 15, and fifty cents over the flat market price of \$7 up to the reopening of navigation. This announcement is authorized and is made now to enable architects and builders to make their estimates accordingly and to permit dealers to provide for late winter requirements.

Despite reports to the contrary, there will be no advance in the price of this commodity this winter. Instead of the heavy charges which have heretofore been made for covered material, the price will be at the lowest possible level and the figures announced are final and will not be changed. The extra charge, as already stated in this report, is for wharfage fees and watching, which dock department employees do. These charges accumulate on barges which have to be tied up in November to await delivery that may not occur until February or March.

While general conditions in the brick market are slow just now 118 cargoes have been discharged in this market since November 2, which is rather remarkable for this time of the year. This was the total as of November 14. The prospects are excellent for a good call for

common brick all winter. While dealers have heretofore been buying brick in anticipation of demand, they are now buying according to actual requirements, and the fact that they are discharging barges at home rather than sending them to various distributing points in the city as they have been doing until last week, indicates preparations for the winter on a general scale.

From Newburgh we have advices that manufacturers will begin to cover this week. Some boats have been covered in this market already, but not for winter. These are cargoes that must be protected from the weather pending delivery within the next week or two. After December 1 covering charges will become effective. Transactions last week and the corresponding six days last year follow:

*1911.		†1910.	
Left over, Nov. 6, 14.		Left over, Nov. 7, 7.	
Arrived.	Sold.	Arrived.	Sold.
Monday .....	26	15	11
Tuesday .....	3	2	4
Wednesday ....	16	9	13
Thursday .....	4	7	9
Friday .....	14	5	14
Saturday .....	9	6	10
Total .....	72	44	61

\*Condition of market, quiet. Prices, \$— to \$7. (Wholesale, dock, New York. Allow cartage and retailer's profit in estimating.) Left over, Nov. 11, 42.

†Condition of market, active. Prices, \$5 to \$5.50. Left over, Nov. 15, 8.

#### Structural Steel Steadier.

Structural steel demand in New York is much steadier. The American Bridge Co. has the contract for Public School No. 61, requiring 500 tons, and Milliken Bros. will fabricate 700 tons for an apartment house at 116th street and Broadway. Bids are still pending on 1,200 tons of steel for the Cooper-Union School in Third avenue, and 800 tons for an apartment house for the Carnegie Construction Co. The prevailing low prices are responsible for the active buying of railroads, many of the fabricators having more of this kind of business on their floors now than of building shapes. Pig iron is in the hands of small buyers and flashing material is dull.

#### Lumber.

Lumber interests in the suburbs are still reporting the greatest activity. There is a disposition among hardwood con-

sumers to come forward with winter requirements, since the general building situation in the city has improved, but specifications have not yet reached the manufacturers. General building grades are firmer on Newark and Queens call and there is every reason to believe that the temporary solution of the building line encroachment in that borough will bring out some of the business that has been held back all summer.

#### Hardware.

The movement in plumbing and building hardware is being well maintained. Large houses report a steady call for butts, knobs, and the plumbing fixture companies say there is a big business being done in midtown remodeling, where better sanitary appointments are being installed.

#### TRADE LITERATURE.

##### Elevator Guide Lubricators.

"The Economy Elevator Guide Lubricator" is the title of an attractive catalogue just issued by the Peterson Engineering Co., lubrication engineers, Hudson-Terminal Building, New York City. The catalogue describes a new method of lubricating elevator guides in which a thin strip of grease is applied exactly where the shoes bear on the rails and for every trip of the car. Several different types are described suitable for steel and wooden rails and also for counterweight guides. Interesting data is given of tests made on elevators equipped with this economy lubricator. For instance, it is stated that in the 168th street station of the New York subway it reduced the grease consumption from 480 ounces to 30 ounces per month. An analysis of the cost of lubricating the elevators in the Washington Monument, by means of this lubricator, is also included. Copies of the catalogue may be had by addressing the manufacturer at the above address.

##### Nickel-Steel Riveted Joints.

Bulletin No. 49 of the University of Illinois on the subject of "Tests in Nickel-Steel Riveted Joints," by Arthur N. Talbot and Herbert F. Moore, are available. This book may be obtained by addressing the University of Illinois, Engineering Experiment Station, at Urbana, Ill. The work is replete with charts and illustrations, descriptions of tests and the results obtained.

# 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 18, 1911

(1) No. 2279

## 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.

32-36	512-13	1152-37	1613-48½	1828-42
54-24-26	518-47	1153-2, 4, 6 & 62-64	1642-57½-pt Lts 58 & 58½	1841-61
199-20	564-28	1165-60½	1646-26-27	1846-51
230-24, 28, & 31	699-22	1196-58½	1654-39½	1874-pt Lt 36
253-100	775-77	1225-39	1669-7 & 10	1893-23
269-13½	776-21	1233-25-26	1672-14 & 26	1902-15-16
281-58-57	796-72	1235-2-3-4 & 4½-8	1689-11	1907-59
328-2-3	804-46-47	1288-44½	1694-43-45	1915-32
336-11	823-55	1364-15	1709-38	1917-7½
343-23	830-74-76	1407-67	1710-22 & 24	1926-42
345-7, 20 & 22	931-37	1413-24½	1711-17	1928-5-7
350-3	949-30	1426-12	1728-57-58	1936-62
357-12	950-16	1430-20	1737-49	1947-55
358-4 & 64	1027-23	1432-15	1738-12	1963-55
379-54	1034-56	1467-37	1751-16½	1984-38-38½
395-50	1064-21	1487-42	1752-17	2028-43-44
408-4	1065-56	1546-12	1753-5½	2081-19½
450-6	1067-22	1548-46	1756-50	2087-101-104
460-16 & 18	1074-38 & 41	1558-21-22	1757-50	2122-48, 88 & pt Lt 58
463-23	1118-29	1566-15	1775-66	2165-43
467-43-44	1135-17½-18	1602-50	1796-37	2170-147
480-8	1143-45	1608-52	1802-39	2174-96
489-34	1148-62	1612-49		2177-156 & 265

### 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 he covenants that he hath not done any act whereby the estate conveyed may be impeached, charged or encumbered.

B. & S. is an abbreviation for Bargain 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  
tns—tenements  
w—west  
y—years  
O C & 100—other consideration and \$109







**95TH st, 335 E**, (5:1558-21) ns, 110 w 1 av, 30x100.8, 5-sty bk tnt; Lillian Gindold to Bronx Investing Co, 99 Nassau; mtg \$26,910 & AL; Nov14; Nov16'11; A\$10,000-27,000. O C & 100

**97TH st, 307 E**, (6:1669-7) ns, 150.2 e 2 av, 25x100.11x24.11x100.11, 4-sty bk tnt; Henry Allen to Wenare Holding Co, 90 Lenox av; Nov15'11; A\$7,000-12,000. O C & 100

**97TH st E, sec Mad av**; see Mad av, 1391-7.

**97TH st, 313 E**, (6:1669-10), ns, 225.5 e 2 av, 25.1x100.11x25.2x100.11, 4-sty bk tnt; Harry A Goidel ref to Rector, &c, of the P E Church of St Marks in the Bowery, 2 av, c 10; FORECLOS; Oct27; Nov1; Nov13'11; A\$7,000-12,000. O C & 100

**100TH st, 321 E**, (6:1672-14) ns, 325 e 2 av, 25x100.11, 5-sty bk tnt & str; John H Bodine to Pincus Lowenfent, 106 E 64 & Wm Prager, 129 E 74; mtg \$18,000; Nov14; Nov15'11; A\$8,000-25,000. nom

**101ST st, 406-10 E**, (6:1694-43-45), ss, 100 e 1 av, 100x100.11, 2-6-sty bk tnts & str; Annie Levin to Chelsea Realty Co, 135 Bway; mtg \$70,000; Nov13'11; A\$28,000-108,000. nom

**105TH st, 220 E**, (6:1654-39) ss, 230 e 3 av, 15x100.9, 2-sty & b stn dwg; Paul Orlando to Esther Engel, 344 E 20; QC; Nov9; Nov11'11; A\$6,000-6,800. nom

**105TH st, 220 E**; Mathilde Beutler nee Engel, heirs, &c Saml Engel to same; QC; Nov6; Nov11'11. nom

**105TH st, 220 E**; Esther Engel to Antonio & Teresma Granatelli, 220 E 105; Nov6; Nov11'11. O C & 100

**106TH st, 72 W**, see Col av, 935.

**107TH st, 52 E**, (6:1612-49) ss, 81 e Mad av, 19x75.5, 5-sty bk tnt; Rosa Wasserman to Philip Goldstein, 166 S 2, Bklyn; mtg \$13,000; Nov15; Nov16'11; A\$7,500-14,000. O C & 100

**108TH st, 52 E**, (6:1613-48) ss, 300 w Park av, 17x1/2 blk, 3-sty & b stn dwg; Bernhard Mainzer to Rose Chubaroff, 760 Tinton av; Nov9; Nov10'11; A\$7,000-8,000. O C & 100

**109TH st, 308 W**, (7:1893-23) ss, 163 w Bway, 19x100.11, 5-sty bk tnt; Matilda W Brower, wid to Runkle Realty & Constn Co, 149 Bway; mtg \$22,000; Nov15; Nov16'11; A\$16,000-33,000. O C & 100

**109TH st, 308 W**; Runkle Realty & Constn Co to Fleischmann Bros Co, 507 5 av; mtg \$22,000; Nov15; Nov16'11. O C & 100

**112TH st, 116 E**, (6:1639-66) ss, abt 135 e Park av, —x—, 3-sty & b stn dwg; certified copy last will; Mark J Freeman, late of Exmouth, Devon Co, Eng, to Louisa S Freeman, his wife; Aug9'92; Nov11'11; A\$7,500-8,500. nom

**112TH st, 304 W**, (7:1846-51) ss, 125 w 8 av, 25x100.11, 5-sty bk tnt; Nicolas Riggio & Eliz his wife to Mary & Concetta Riggio, sisters of said Nicolas Riggio, all at 304 W 112; QC; mtg \$24,000; Sept19; Nov15'11; A\$15,000-27,000. nom

**113TH st, 230 W**, (7:1828-42) ss, 200 w 7 av, 50x100.11, 6-sty bk tnt; West Side Constn Co to M R L Bldg Co, 238 W 100; mtg \$66,500; Nov10'11; A\$31,000-85,000. O C & 100

**116TH st, 455-7 E**, see Pleasant av, 301-5.

**116TH st, 451-3 E**, (6:1710-22) ns, 48 w Pleasant av, 46x86, 6-sty bk tnt & str; John Focarile to Michl Palladino, 417 E 116; mtg \$42,350 & AL; Nov11; Nov15'11; A\$15,500-45,000. O C & 100

**116TH st, 424-6 E**, (6:1709-38) ss, 333.7 w Pleasant av, 35.5x100.11, 6-sty bk tnt & str; John Focarile to Michl Palladino, 417 E 116; mtg \$35,500 & AL; Nov11; Nov15'11; A\$13,000-41,000. O C & 100

**117TH st, 441-5 E**, (6:1711-17) ns, 394 e 1 av, 50x98.10x48.10x100.10, 6-sty bk tnt & str; Phoenix Ingraham (ref) to Greenwith Savings Bank, 246 6 av; FORECLOS, Oct31; Nov3; Nov15'11; A\$16,000-556,000. 45,000

**117TH st, 135-7 W**, (7:1902-15-16), ns, 325 e 7 av, 50x100.11, 2-5-sty bk tnts; St Joseph Realty Co to Eva Powell, 135 W 117 & Leopold Polatschek, 137 W 117; mtg \$44,000; Oct31; Nov13'11; \$32,000-52,000. O C & 100

**117TH st, 321 E**, (6:1689-11) ns, 250 e 2 av, 25x100.11, 5-sty bk tnt & str; Becky Goldberg to Louis Alterisi, 2063 17th, Bklyn; mtg \$22,200 & AL; Nov11; Nov14'11; A\$9,000-24,000. nom

**120TH st, 338 E**, (6:1796-37) ss, 210 w 1 av, 20x100.11, 3-sty & b stn tnt; Sarah E Loder to Jno Meliff, 234 W 50; Nov14'11; A\$6,000-10,000. nom

**120TH st, 338 E**, (6:1796-37) ss, 210 w 1 av, 20x100.11, 3-sty & b stn tnt; ref jdgmnt; Sarah E Loder to Jno Meliff, 234 W 50; Nov14'11; A\$6,000-10,000. nom

**121ST st, 346 W**, (7:1947-55) ss, 111 w Manhattan av, 15x100.11, 3-sty & b stn dwg; Jennie S Roll to Miney Perrin, 435 Ft Washington av; mtg \$10,000; Nov15'11; A\$7,200-12,000. O C & 100

**121ST st, 218 W**, (7:1926-42) ss, 203 w 7 av, 15x100.11, 3-sty stn dwg; Minnie T Sayers to Harnet Realty Co, 103 E 125; mtg \$8,500 & AL; Nov16'11; A\$9,000-10,000. nom

**122D st, 271 W**, see 122d, 273 W.

**122D st, 269 W**, see 122d, 273 W.

**122D st, 273 W**, (7:1928-5), ns, 100 e 8 av, 20x100.11, 5-sty stn tnt & str; A \$12,-500-17,000; also 122D St, 271 W, (7:1928-6) ns, 120 e 8 av, 20x100.11, 5-sty stn tnt & str; A\$12,500-17,000; also 122D St, 269 W, (7:1928-7), ns, 140 e 8 av, 20x100.11, 5-sty stn tnt & str; A\$12,500-17,000; Geo W Eccles to Christopher Cliff, 144 Rector, Perth Amboy, NJ; mtg \$54,000 & AL; Nov1; Nov13'11. nom

**123D st, 164 W**, (7:1907-59) ss, 104 e 7 av, 14x100.11, 4-sty stn tnt; Chas T Haviland to Florence C Daly, 88 Garfield av, Ft Wadsworth, B of R; May1'09; Nov14'11; A\$8,400-12,000. O C & 100

**126TH st, 320 E**, (6:1802-39) ss, 325 e 2 av, 25x99.11, 5-sty bk tnt; Sadie Rosenstock to Annie Bobrick, 426 E 57; mtg \$20,250; Nov10; Nov11'11; A\$7,000-16,500. nom

**127TH st, 118 E**, (6:1775-66) ss, 140 e Park av, 25x 1/2 blk, 5-sty bk tnt; Mary A Regan & ano to Jacob Chaimowitz, 60 E 123; mtg \$16,000; Nov14; Nov15'11; A\$10,000-25,000. O C & 100

**128TH st, 5 E**, (6:1753-5 1/2), ns, 120 e 5 av, 20x99.11, 3-sty & b stn dwg; Wm F Livingston of Rutherford, NJ, to Alex C Livingston, 341 No 7th, Newark, NJ, & Dorothy M C Livingston, 36 Ridge rd, Rutherford, NJ; A R T & I; QC; Nov8; Nov13'11; A\$9,500-16,000. nom

**130TH st, 504 W**, see 130th, 502 W.

**130TH st, 502 W**, (7:1984-38) ss, 100 w Ams av, 25x74.11, 5-sty bk tnt; Wilhelmina wife Wm H Mayer to Mollie Malnik, wid, 336 Rockaway av, Bklyn; mtg \$15,000; Oct23; Nov11'11; A\$8,500-18,000. nom

**130TH st, 504 W**, (7:1984-38 1/2) ss, 125 w Ams av, 25x74.11, 5-sty bk tnt; Wilhelmina wife Wm H Mayer to Mollie Malnik, wid, 336 Rockaway av, Bklyn; mtg \$15,000; Oct23; Nov11'11; A\$8,500-18,000. nom

**130TH st, 502 W**, (7:1984-38) ss, 100 w Ams av, 25x74.11, 5-sty bk tnt; A\$8,500-18,000; also 130TH St, 504 W, (7:1984-38 1/2) ss, 125 w Ams av, 25x74.11, 5-sty bk tnt; Mollie Malnik to Darius V Moses, 215 W 98; this deed given to secure advances of \$2,000; AL; Nov10; Nov11'11; A\$8,500-18,000. nom

**131ST st, 38-40 W**, (6:1728-57-58) ss, 335 e Lenox av, 50x99.11, 2-5-sty bk tnts; Wenare Holding Co to Henry Allen, 138 W 77; mtg \$46,000; Nov15'11; A\$24,000-54,000. O C & 100

**132D st, 159 W**, (7:1917-7 1/2) ns, 135 e 7 av, 20x99.11, 3-sty & b bk dwg; Chas A O'Neil, EXR Eliz T O'Neil to Andw M Battle, 216 W 133; Nov10'11; A \$9,600-11,000. 9,000

**133D st, 40 E**, see Madison av, 2119.

**134TH st, 65-7 W**, (6:1732-12-13) ss, 260 e Lenox av, 50x99.11, 2-5-sty bk tnts & str; A\$20,000-50,000; also 140TH St, 24 W, (6:1737-49) ss, 320 w 5 av, 41.8x99.11, 6-sty bk tnt; A\$14,000-47,000; re mtg; Paterno Bros to Margt E Napier, 114 W 133; Nov15; Nov16'11. 1,000

**140TH st, 604-12 W**, (7:2087-101-104), ss, 75 w Bway, 125x99.11, 3-5-sty bk tnts; Wm Laue to John Palmer, 312 W 102; mtg \$112,000; Nov15'11; A\$60,000-141,000. exch & 100

**140TH st, 24 W**, see 134th, 65-7 W.

**140TH st, 55 W**, (6:1738-12) ns, 241.8 e Lenox av, 41.8x99.11, 6-sty bk tnt; Thos Berkeley to Standard Holding Co, 128 Bway; mtg \$46,000; Nov5; Nov16'11; A\$13,500-47,000. nom

**140TH st, 24 W**, (6:1737-49) ss, 320 w 5 av, 41.8x99.11, 6-sty bk tnt; Jennie Kuretsky to Maurice Cohen, at Crestwood, Yonkers, NY; AL; Nov15; Nov16'11; A\$14,000-47,000. O C & 100

**140TH st, 24 W**, (6:1737-49) ss, 320 w 5 av, 41.8x99.11, 6-sty bk tnt; Revenue Realty Co to Jennie Kuretsky, 759 Jennings; mtg \$32,000; Nov15; Nov16'11; A \$14,000-47,000. O C & 100

**147TH st W**, (7:2078-43-44) ss, 250 w Ams av, 50x99.11, vacant; Fashion Realty Co to Geo Tiernan, 201 W 123; mtg \$13,500 & AL; Nov16'11; A \$24,000-24,000. O C & 100

**149TH st, 527 W**, (7:2081-19 1/2) ns, 317 w Ams av, 16.6x99.11, 3-sty & b stn dwg; Christian Roeser to Thos J, Kathryn F & Sadie A Barry as joint tenants, all at 132 W 52; mtg \$10,500; Nov11; Nov15'11; A\$8,000-13,000. O C & 100

**162D st W, nec Bway**, see Bway, 3880-88.

**164TH st W, nwe St Nicholas av**, see St Nicholas av, nwc 164.

**164TH st W, sec Bway**, see Bway, sec 164.

**179TH st W, nec Pinehurst av**, see Pinehurst av, nec 179.

**180TH st W, sec Buena Vista av**, see Buena Vista av, sec 180.

**182D st, 601 W**, see St Nicholas av, 1441.

**Av A, 287-9**, (3:949-30), swc 18th (Nos 438-42 E), 46x94, 4-5-sty bk tnts & str, Jessye E Lubetkin to Fredk Behr, 641 E 136; QC; Nov10; Nov13'11; A\$29,500-47,000. O C & 100

**Av C, 121-3**, (2:390), power of atty to collect installs on bond & mtg, &c; Louis Blum to Louis Shulsky; Aug28'07; Nov15'11.

**Amsterdam av, 353**, (4:1148-62) es, 27.2 s 77th, 25x100, 5-sty bk tnt & str; Mannis J Geary to Ella M Mott, 143 W 75; mtg \$26,000; Nov13; Nov15'11; A\$23,000-39,000. O C & 100

**Broadway, 3880-88**, (8:2122-48) nec 162d, 99.11x100, 6-sty bk tnt & str; Castleton Constn Co to Saguena Realty Co, 3436 Bway; AL; Nov10'11; A\$81,000-207,000. nom

**Broadway, 1744-S**, (4:1027-23) sec 56th, 131.9x90x120.2x122.7, 7-sty bk tnt, "The Rockingham"; Harris Mandelbaum to Edmund L Mooney, 44 W 44, & Andrew J Shipman, 636 W 158; QC; Nov10'11; A\$525,000-625,000. O C & 100

**Broadway, 1744-S**; same to same; 1-48 pt; AT; B&S & C a G & sub to life interest of Julia Butterfield; Nov10'11. O C & 100

**Buena Vista av late Haven av**, (8:2177-265) sec 180th, 100x147, vacant; Bendheim Constn Co to Munden Constn Co, 120 Bway; mtg \$32,500 & AL; Nov9'11; A\$88,500-38,500. Corrects error in last issue when location was Northern av, sec 180th. O C & 100

**Bennett av**, (8:2180-468-486-487) e & ws, bet 188th & 190th, abt 15 lots, begins 8,990.9 n of ss 155th & 2,461.6 w 10 av, runs nw137.5xe264.9 to es Bennett av xs 37.3xe100.3xs100xw372 to beg, except part for av; party 2d part agrees to loan \$4,500 on above if party 1st part takes title to same, etc; Osher Gordon with Ernestine Beinfield; Sept12'10; Nov15'11; A\$15,900-15,900. nom

**Broadway, (8:2122-pt 1t 58) sec 164th**, 99.11x100, 6-sty bk tnt & str; Medford Realty Co to Gerald J Barry, 2529 Grand av, & Percy J King, 69 W 94, EXRS, &c, Eliz M Barry; mtg \$175,000 & AL; Oct31; Nov16'11; A\$—\$. nom

**Broadway, 597**, (2:512-13) ws, abt 130 s Houston, 25x200 to es Mercer (No 170) 5-sty stn loft & str bldg; S Stanwood Menken, ref, to Alfred C Bachman, 265 W 121; PARTITION, Oct10; Nov15; Nov16'11; A\$105,000-130,000. 102,750

**Broadway, 597**, (2:512-13) ws, abt 130 s Houston, 25x200 to es Mercer (No 170) 5-sty stn loft & str bldg; TRSTES of Columbia College to same; QC; Nov15; Nov16'11; A\$105,000-130,000. nom

**Broadway, 597**, (2:512-13) ws, abt 130 s Houston, 25x200 to es Mercer (No 170), 5-sty stn loft & str bldg; Alfred C Bachman to Franklin S Jerome, at Stamford, Conn, & Jos H Wright, 1977 Bway, as joint tenants; mtg \$90,000 & AL; Nov15; Nov16'11; A\$105,000-130,000. O C & 100

**Columbus av, 935**, (7:1841-61) sec 106th (No 72), 25.6x75, 5-sty bk tnt & str; Eliz Meehan to Hugh Dougherty, 35 W 88; Nov15'11; A\$34,000-47,000. O C & 100

**Hillside av**, (8:2170-147) cl, abt 800 s St Nicholas av or at nc plot 147, runs ne 150xse263 to cl St Nicholas av, or 111 av xsw156xw218.9 to beg, being plot 148 map (697) pt Isaac Dyckman at Port George except pts for 11 or St Nicholas av & Hillside av or st, vacant; C O Burns Realty Co to Mutual Profit Realty Co, 1328 Bway; mtg \$15,000; Oct25; Nov11'11; A\$15,000-15,000. O C & 100

**Lexington av, 1852**, (6:1642-57 1/2 & pt 1ts 58 & 58 1/2) ws, 85.11 s 115th, 15x75, 3-sty & b stn dwg; Louis Tekulsky et al to Edw C Sheehy, 1374 Lex av; Aug9; Nov10'11. O C & 100

**Lexington av, 1852**; Edw C Sheehy to Irish Palace Bldg Assn, 149 Bway; mtg \$5,000; Nov9; Nov10'11. nom

**Lenox av, 407**, (7:1915-32) ws, 72.6 n 130th, 26.4x90, 3-sty & b bk dwg; Jas A Taylor, ref, to Wm H Rolston, 47 W 48, & Louis B Rolston, 19 W 51, as TRSTES Rosewell G Rolston; FORECLOS, Oct31; Nov9; Nov10'11; A\$21,000-23,000. 20,000

**Madison av, 1391-7**, (6:1602-50) sec 97th, 100x100, 6-sty bk tnt; C M Silverman & Son, a corp, to Milton M Silverman, in divid, 207 W 110, 1/2 pt, & Milton M Silverman, Moses Crystal, 319 W 89, & Laura Gross, 65 Hamilton Terrace, EXRS Clementine M Silverman, 1/2 pt; AL; Oct31; Nov10'11; A\$100,000-245,000. O C & 100

**Morningside av W, 100-2**, (7:1963-55) sws, 200 e Ams av, runs s91.1xe parallel with ns 121st 146.9 to sws Morningside av xnw179.2 to beg, 6-sty bk tnt; M R L Bldg Co to West Side Constn Co, 322 W 100; mtg \$137,500 & AL; Nov10'11; A\$95,000-170,000. O C & 100

**Madison av, 2093**, (6:1756-50) es, 25 s 132d, 25x96, 5-sty bk tnt & str; Rebecca Marrow to Marrow Realty Co, 699 Bway; mtg \$25,000 & AL; Nov10; Nov11'11; A\$13,000-25,000. O C & 100

**Madison av, 1980**, (6:1751-16 1/2) ws, 60 n 126th, 20x85, 4-sty & b stn dwg; Cath L Thomas to Bernhard Moral, 779 E 179; AL; Nov14'11; A\$13,000-16,000. nom

**Madison av, 2119**, (6:1757-50) sec 133d (No 40), 19.11x80, 4-sty stn tnt & str; Herald Constn Co to Trustees of the Presbytery of N Y, 128 Bway; mtg \$17,500; Nov13; Nov15'11; A\$12,000-20,000. O C & 100

**Madison av, 1998**, (6:1752-17) ws, 40.2 n 127th, 20x35, 4-sty & b bk dwg; Jennie Goldstein to Strayer Realty Co, 277 Bway; mtg \$8,000 & AL; Oct16; Nov15'11; A\$7,000-10,500. nom

**Madison av, 1497-9**, (6:1608-52) es, 50.11 s 103d, 50x100, 6-sty bk tnt & str; Milton M Goldsmith to Henry E Jones, Newport, RI; mtg \$68,000; Nov15'11; A\$34,000-75,000. O C & 100

**Nagle av**, (8:2174-96) nws, 230 ne from cl Ellwood, runs nw350xne100xse240xsw75 xsell10 to av xsw25 to beg, vacant; Henry L Bantelman to Leonard Adair, 336 W 145; mtg \$8,000 & AL; Nov9; Nov10'11; A \$16,300-18,000. O C & 100

**Pinehurst av**, (8:2177-156) nec 179th, 100 x100, 6-sty bk tnt; Chas M Rosenthal to Matilda W Brower, 300 Central Park W; mtg \$135,000; Nov1; Nov11'11; A\$40,000-P 133,000. O C & 100

**Pleasant av, 301-5**, (6:1710-24) nwc 116th (Nos 455-7), 86x48, 6-sty bk tnt & str; John Focarile to Michl Palladino, 417 E 116; mtg \$56,000 & AL; Nov11; Nov15'11; A \$25,000-75,000. O C & 100

**St Nicholas av, ws, abt 800 s Hillside av**, see Hillside av, cl, abt 800 s St Nicholas av.

**St Nicholas av, 1441**, (8:2165-43) nwc 182d (No 601), 40x100, 5-sty bk tnt & str; 182d St Co to Chas Stuart, 548 Franklin av, Bklyn; mtg \$55,000; Nov14'11; A\$33,000-70,000. O C & 100



- Brook av, 469**, see 146th, 473.
- Bedford Park Blvd.**, (12:3297) ss, 75 e Briggs av, 25x100, vacant; re covenants; Maskell E Fox to Eliz M Mischo, 262 200th; Nov10; Nov14'11. nom
- Broadway**, (12:3270 & 3271) es, plot bounded n by Van Cortlandt Park, e by Albany rd, s by land of Mary C P Macomb & w by Bway, except part for sts & for N Y City & Putnam R R, 2-sty fr dwgs & vacant; Robt B Van Cortlandt to Henry W Hayden, 5 E 47; 1-40 part of A R T & I; Oct24; Nov15'11. nom
- Broadway**, (12:3270 & 3271), same prop; Henry W Van Cortlandt to same, 1-40 pt of A R T & I; B&S; Sept7; Nov15'11. nom
- Broadway**, (12:3270 & 3271), same prop; Augustus Van Cortlandt to same; 1-40 pt of A R T & I; B&S; Sept11; Nov15'11. nom
- Broadway**, (12:3270 & 3271), same prop; Augustus Van Cortlandt Jr to same; 1-40 pt of A R T & I; B&S; Sept8; Nov15'11. nom
- Bathgate av, 1606**, (11:2919) es, 82.5 s 172d, 27.7x82.7, 2-sty fr dwg; CONTRACT; Manuel Perez to Ida Bogolowitz, 483 Wendover av; mtg \$4,500; Nov14 Nov15'11. 5,500
- Belmont av, 2113**, (11:3081) ws, 120.10 n 180th, 24.7x80, 4-sty bk tnt; Filomena D'Auria to Guiseppe Benza, 4284 3 av; mtg \$10,000; Nov13; Nov16'11. nom
- Broadway**, (13:3405) ws in blk bet 232d & 236th & adj lands conveyed by Putnam to Varian & ano; Sept'85, runs w150xn25 xe150 to Bway, xs25 to beg, Kingsbridge; Mary Byrns to Anna E Burns, 2546 Grand av; Nov15; Nov16'11. O C & 100
- Boston rd**, (10:2614) ws, abt 212.2 n 167th, 171.2x163x171.1x163.9, 2-sty fr dwg, 1-sty fr stable & vacant; Gerald J Barry et al to Medford Realty Co, 601 W 111; Oct 31; Nov16'11. nom
- Crotona av, 2340**, (11:3102) es, 400 n 183d, 20x100, 2-sty bk dwg; Edw D Dowling, ref, to Frank Willetts, 1379 White Plains av; FORECLOS, Oct10; Nov15; Nov16'11. 7,820
- Crotona av, 2340**; Frank Willetts to Jno O'Leary, 991 E 167; mtg \$6,000; Nov15; Nov16'11. nom
- Crotona av, 1817**, (11:2945) ws, 75 ne 175th, 25x100, 2-sty fr dwg; Jere Griffin to Abigail V Griffin, 1817 Crotona av; B&S; Nov4; Nov10'11. gift
- Cauldwell av, 691**, (10:2624) ws, 358.4 s 156th, 16.8x115, 2-sty & b bk dwg; Mollie Malnik, 336 Rockaway av, Bklyn, to Darius V Moses, 215 W 98; Oct31; Nov 11'11. omitted
- College av, 1027**, ws, 62.6 n 165th, runs n21.6xw— to pt 92.6 e Morris av, xs9xe7.6 xs12.6xe85 to beg, 3-sty bk dwg; Westown Realty Co to Louis K Ferry, 65 Hawthorne av, East Orange, NJ; mtg \$8,500 & AL; Nov10; Nov11'11. nom
- Coddington av, (\*)**, ss, abt 975 e Fort Schuyler rd, 50x120.1x50x121.9; Jno Giannone to Victoria Giannone, 780 E 183; Oct 16; Nov13'11. O C & 100
- Courtlandt av, 828**, (9:2406) es, 51.6 n 159th, 25x92, 4-sty bk tnt & str; Liberty Investing Co to Asher Cohen, 927 Fox; mtg \$15,000; Nov10; Nov14'11. nom
- Croton Aqueduct**, (11:3212) ws, 138 s Fordham rd, 50x100.7 to es Aqueduct av x50.4x94.11, vacant; also CROTON AQUEDUCT, (11:3212) ws, 113 s Fordham rd, 25x94.11 to es Aqueduct av x25.11x87.10, vacant; CONTRACT; Louis Pincus to Thos English, 167 W 126; mtg \$11,000; Nov16 '11. 17,000
- Courtlandt av, 927**, (9:2409) ws, 150 n 162d, 25x137 to lands N Y & H R R Co x25 x141, 5-sty bk tnt; Harry Cahn et al to Jno J Schweitzer, at Alexandria, Jefferson Co, NY; mtg \$22,000; Nov15; Nov16'11. O C & 100
- Cauldwell av**, (10:2622) ws, 271.11 n 165th, runs n86.2 to ses Boston rd (Nos 1056-8) xsw102.3xe54.11 to beg, gore, 5-sty bk tnt & str; Sadie A Byrne to Van Curlear Realty Co, 3219 3 av; mtg \$22,000; Nov 15'11. O C & 100
- Clinton av**, (11:3096) nec 180th (No 731), 135.4x31, vacant; re mtg; Michl Meehan to Kovacs Constn Co, 293 Alexander av. nom
- Digney av, (\*)** see Kingsbridge rd, see Kingsbridge rd, sec Digney av.
- Demilt av, (\*)** ss, 293 e White Plains rd, 200x200 to Penfield av; also PENFIELD AV, (\*) ss, abt 120 e White Plains rd, 25x100; Wm W Penfield to Eliza B Nelson, 13 Gower, London, Eng; AL; June 9; Nov11'11. O C & 100
- Elizabeth av, (\*)** ns, 300 w Main, old line, now City Island av, 275 to h w mark Eastchester Bay x100x254x100, City Island; Harnet Realty Co to Minnie T Savers, 218 W 121; mtg \$20,000 & AL; Nov16 '11. O C & 100
- Forest av, 841**, see 160th, 735 E.
- Ft Schuyler rd, (\*)** ws, 78 s Roosevelt av, 26x122.11x25x—; Lampport Realty Co to Thos Pentecost, 65 Lampport av; mtg \$600; Nov15; Nov16'11. nom
- Ft Schuyler rd (\*)** ws, 52 s Roosevelt av, 26x—x25x107.11; Aaron I Binsky to same; B&S; mtg \$600; Nov16'11. nom
- Ft Schuyler rd, (\*)** swc Roosevelt av, 52x107.11x50x90; Sol C Lampport to same; mtg \$1,200; Nov15; Nov16'11. nom
- Ft Schuyler rd (\*)**, ws, 125 s Latting, 25x134.6x25x—; Wellman Finance & Realty Co to Mary F McGrail, 2161 Ludlow av; mtg \$750; Oct21; Nov13'11. O C & 100
- Franklin av, 1160**, (10:2614) nec 167th (No 581) 100x25, 2-sty fr dwg; Jas J Martin to Chas J Forshew, 142 W 49; mtg \$6,500; Nov14; Nov16'11. nom
- Franklin av, 1160**; Chas J Forshew to Arthur J McSorley, 1248 Clay av; mtg \$9,000 & AL; Nov14; Nov16'11. nom
- Garrison av**, (10:2737) sec Longwood av, 47.4x100x53.5x100.2, except pt for Garrison av, being abt 30 ft, vacant; Nathaniel Wise to Jno W Jacobus, 209 W 55; AL; Oct4; Nov10'11. nom
- Grand Boulevard & Concourse, 3029, late Anthony av**, (12:3310) ws, 494.5 n Bedford Park Blvd late So Blvd, 25.1x93.9 x25x94.11, 2-sty fr dwg; also OLD ANTHONY AV, (12:3310) ws, 494.5 n Bedford Park Blvd late So Blvd, old line, runs e10 to ws Grand Blvd & Concourse, runs n25 xw12.6 to ws Anthony av xs25.1 to beg; Rev Danl Burke to Roman Catholic Church of St Philip Neri, 3025 Grand Blvd & Concourse; B&S; Aug29; Nov14'11. O C & 100
- Grand Blvd & Concourse, late Cordova pl**, (12:3311) ws, 173.4 n St Georges Crescent, 25x100, except part for Grand Boulevard & Concourse, vacant; Anna DeGeorge to Sallie J Swan, 2268 Washington av; mtg \$600 & AL; Nov13; Nov15'11. nom
- Gleason av, (\*)** ns, 480 w Av B, runs w 25xs30 to cl of av xe25xn30 to beg, being land in bed of av; deed of cession; Kilner & David K Newman to City of NY; Aug 31; Nov16'11. nom
- Gleason av, (\*)** ns, 430 w Av B, runs w50xs30 to cl of av xe50xn30 to beg, being land in bed of av; deed of cession; Kilner Newman to City of NY; Aug1; Nov16'11. nom
- Gleason av, (\*)** ns, 405 w Av B, runs w 25xs30 to cl of av xe25xn30 to beg, being land in bed of av; deed of cession; Kilner & Thos L Newman to City of NY; Aug24; Nov16'11. nom
- Grand Boulevard & Concourse**, (11:2826) es, at ws Weeks av, runs s69.4xe43.10 to ws Weeks av xn62.7 to beg, gore, except pts for sts, vacant; Theo Roehrs to Chas V Gabriel, at Plymouth, Pa; Nov15; Nov 16'11. O C & 100
- Hill av, (\*)**, es, 250 n Jefferson av, 50x 100, Edenwald; Margt C McPierson, 200 W 86, to Richd T Conlon, 200 W 86; mtg \$300; Oct30; Nov13'11. nom
- Hobart av, (\*)**, see Waterbury av, see Waterbury av, sec Hobart av.
- Heath av, 2900**, (12:3256) es, 196.5 s 230th, 20.10x100.7, 3-sty bk dwg; Alex Anderson to Wm Anderson, 25 E 131; mtg \$7,500; Nov13; Nov14'11. O C & 100
- Hughes av, 2150**, (11:3082) es, 254.7 n 181st, 16.8x95, 2-sty fr dwg; Julia Ferguson to Gustav J Haase & Augusta, his wife, tenants by entirety, 151 W 143; mtg \$4,800 & AL; Nov13; Nov14'11. O C & 100
- Hunt av, (\*)** es, abt 697 s Bronxdale av, 50x100; Edw Hussey to Mary M Hussey, both at 55 Smith, Jamaica, LI; Nov20'10; Nov14'11. O C & 100
- Haviland av, (\*)** ss, 405 w Av B, runs w100xn30 to cl Haviland av xe100xs30 to beg, being land in bed of av; David K Newman to City of NY; Aug1; Nov16'11. nom
- Intervale av, sec 165th**, see 165th, sec Intervale av, 916.
- Jerome av, 2357**, (11:3198) ws, 108 n North, 17 x 79.11, 3-sty bk dwg & str; Margt J Ellis to Lewis H Woods, 2404 Grand av; mtg \$9,800; Nov8; Nov16'11. O C & 100
- Kingsbridge rd, (\*)** sec Digney av, lot 8 map sec B of Edenwald; Ralph Gillette, ref, to Susan Adt, 4114 Byron av; FORECLOS, Oct25; Nov15; Nov16'11. 4,600
- Longfellow av, 1131-9**, (10:2754) ws, 107.3 n 167th, 100x100, 4 4-sty bk tnts; Emma M S Mestanzio to Seymour Realty Co, 25 Broad; AL; Oct26; re-recorded from Oct26; Nov10'11. O C & 100
- Longwood av, nec Garrison av**, see Garrison av, nec Longwood av.
- Longfellow av**, (10:2761-4), ws, 350 n Lafayette av, 153x101.10x133.10x100, vacant; Wilx Realty Co to Katie Pantell, 670 E 170; B&S; mtg \$10,600; Nov8; Nov 11'11. nom
- Leland av, (\*)**, es, 142.9 s Tremont av, 25x100, Westchester; Josephine Perina widow to Anton Perina, 1320 Leland av; mtg \$2,500; Oct2; Nov13'11. nom
- Mapes av, swc 187th**, see Prospect av, ses, 242.10 ne Tremont av.
- Mapes av, nws, abt 242.10 ne Tremont av**, see Prospect av, ses, 242.10 ne Tremont av.
- Morris av, 384-98**, sec 144th, runs e48 s47.11xsw100 to 143d (No 271), xw5.8 to av, xn126.11 to beg, 3-sty fr dwg and vacant; Jonas Weil et al to Bertha Kaufmann, 1767 3 av; B&S; AL; Nov10; Nov13 '11. O C & 100
- Mt Vernon av, ses, at ss 240**, see 240, ss, 445 w Katonah av.
- Marmion av, 1892**, (11:2959) es, 26 s Fairmount pl, 35x106.10x34.10x103.4, 4sty bk tnt; Strayer Realty Co to Mary H Strayer at Morsemer, NJ; AL; Oct30; Nov15'11. nom
- Maitland av, (\*)** nec Old rd, see Old rd, nec Maitland av.
- Mapes av**, (11:3108) ses, old line, 851.1 ne Tremont av, 66x150.2, except pt for Mapes av, vacant; Jas C Langan & ano to Gertrude F Glennon, 2064 Mapes av; Nov 15; Nov16'11. O C & 100
- Maple av, (\*)** nwc Logan, 25x100.10; Maria A D'Angelo to Saml Greason, 521 10 av; mtg \$10,000; Nov15; Nov16'11. O C & 100
- Newell av, (\*)** ws, 100 s Julianna, 25x 219 to Bronx River x26x219 with AT to land in bed of river; Maria or Marie Kirchacker to Richd Morrison, 10 Station pl; Oct28; Nov16'11. O C & 100
- Newbold av, (\*)** ns, 155 e Av B, runs w155xs30 to cl of av xe155xn30 to beg, being land in bed of av; deed of cession; Mary A McAuliffe to City of NY; Aug1; Nov16'11. nom
- Newbold av, (\*)** same prop; re mtg; Mary McGurl to same; Aug23; Nov16'11. nom
- Old Anthony av, ws, 494.5 n Bedford Park Blvd**, see Grand Blvd & Concourse, 3029.
- Old Hunts Point rd**, ws, abt 206.8 s Spofford av, see Manida, 725.
- Old road, (\*)** nec Maitland av, 50.2x132 x50x128, Westchester; Henry J & Mary A Seery to Bartholdi Mfg Co, 135 Bway; Nov15; Nov16'11. O C & 100
- Prospect av**, (11:3106), ses, 242.10 ne Tremont av, runs se150.2xsw0.4xse150.2 to nws Mapes av, late Johnson av, at pt 242.10 ne Tremont av, xne52 to 187th, xnw 150.2xne0.4xnw150.2 to Prospect av, xsw52 to beg, except parts taken by city, vacant; Morris Steinberg to Minnie Rubenstein, 182 Sackman, Bklyn; mtg \$18,000; Oct31; Nov11'11. O C & 100
- Prospect av, sec 187**, see Prospect av, ses, 242.10 ne Tremont av.
- Penfield av, (\*)** ss, abt 120 e White Plains rd, see Demilt av, (\*) ss, 293 e White Plains rd.
- Penfield av, (\*)** ns, 293 e White Plains rd, see Demilt av, (\*) ss, 293 e White Plains rd.
- Roosevelt av, (\*)** swc Ft Schuyler rd, see Ft Schuyler rd, swc Roosevelt av.
- So Boulevard, 2315**, (11:3114) nwc 183d, 75.11x106.4x75x117.11, vacant; Malkus E Soderstrom to Ida Gordon, 2120 Valentine av; mtg \$12,000 & AL; Nov9; Nov10'11. O C & 100
- So Blvd, nwc Willis av**, see 134, swc Willis av.
- Seton av, (\*)** ws, 200 s Jefferson av, 25x 100, Edenwald; Chas Jaeger to Signhild Hagman, 4111 Gunther av; Nov15; Nov16 '11. O C & 100
- Teller av, 1061-5**, see Teller av, 1055-7.
- Teller av, 1055-7**, (9:2433) ws, 139.5 n 165th, 40x100, 2 3-sty bk dwgs; also TELLER AV, 1061-5, (9:2433) ws, 199.5 n 165th, 60x100, 3 3-sty bk dwgs; Albt E Wienholz to Johanna Schlosser, 151 W 121; mtg \$44,750 & AL; Oct30; Nov10'11. O C & 100
- Taylor av, (\*)** es, 100 s McGraw av, 25x 100; Louisa B Diener to Adam Hermann & Bertha his wife, 895 E 172 as tenants by entirety; mtg \$4,500; Nov14; Nov15'11. O C & 100
- Union av, 1094-1108**, (10:2680), nec 166th (No 815), 200 to ss 167th (No 814) x100; five 5-sty bk tnts, str on cors; Matilda W Brower widow to Lombardy Realty Co, 160 Bway; mtg \$218,500; Nov1; Nov11'11. O C & 100
- Union av, sec 167**, see Union av, 1094-1108.
- Vincent av, (\*)** es, 100 n Fairmount av, 55.11x—x42.6x100; Emma O'Donnell to Christine M Gillespie, 610 E 181; AL; Nov 14'11. O C & 100
- Vyse av**, (11:2996) es, 350 s 173d, 25x 100, vacant; also INTERIOR PLOT, begins 100 e Vyse av & 175 s 173d, runs s 200xne—xn—xw19.7, vacant; Crotona Realty Co to City of NY; Nov13'11. 6,000
- Valentine av, 2118-20**, (11:3144) es, 375.7 n 180th, 50.8x113.10x50x107.7, 2 2-sty bk dwgs; Ida Gordon to Malkus E Soderstrom, 2340 Old Bway; mtg \$6,000 & AL; Nov9; Nov10'11. O C & 100
- Vyse av, 2097**, (11:3127) swc 180th (No 950) 48x102x48x100, 5-sty bk tnt & str; Fulson Realty Co to Lina Butt, 200 W 128; mtg \$58,000; Nov14; Nov16'11. O C & 100
- Webster av, ws, abt 671.4 s 171**, see Webster av, 1426.
- Webster av, 1426**, (11:2896) es, 360.5 n 170th, 25x135.7 to ws Mill Brook x25x 138.5, vacant; also WEBSTER AV, (11:2887) ws, abt 671.4 s 171st, 25x180 to Clay av, vacant; Edw J Schevcik to Fanny & Edith Schevcik, 209 E 71, & Mary Vostrovsky or Jerome, at East Islip, LI; AL; Nov2; Nov11'11. O C & 100
- Weeks av, ws, at es Grand Blvd & Concourse**, see Grand Blvd & Concourse, es, at ws Weeks av.
- Walton av**, (11:3188) ws, 128.9 n 184th, 19.11x96.5, 3-sty bk dwg; Roger A Pryor, ref, to Bell A Davol, 18 Irving pl, Bklyn; FORECLOS, Nov15; Nov16'11. 6,000
- Walton av**, (11:3188) ws, 149.8 n 184th, 19.10x96.5, 3-sty bk dwg; same to same; FORECLOS, Nov15; Nov16'11. 6,000
- White Plains rd, (\*)** ws, 125 n Morris Park av, 25x100; Adolph Weissmann to Bertha Buschatske, at North Beach, LI; AT; Nov9; Nov16'11. nom
- Willis av, nwc So Blvd**, see 134, swc Willis av.
- Willis av, swc 134**, see 134, swc Willis av
- Willis av, nwc 133**, see 134, swc Willis av.
- Westchester av, (\*)**, nec Public pl, at junction, 126x136.3x100x62.3; Susie E Piser to Geo H McGuire, 339 E 142, & Edw T Higgins, 473 E 145; mtg \$6,000; Nov6; Nov10'11. nom
- Waterbury av, (\*)**, see Hobart av, 108x 69.6x123x21.8; J Fredk Scheffer to Diederick Scheffer, 2018 Dorchester rd, Bklyn; June24; Nov10'11. O C & 100
- Woodlawn rd**, (12:3328), ws, 25.6 s 212th, 25.5x97x25x98.8 ss, vacant; J Fredk Scheffer to Diederick Scheffer, 2018 Dorchester rd, Bklyn; June24; Nov10'11. O C & 100
- Woodlawn rd**, (12:3328), swc 212th, 25.6 x97x25x95.1, vacant; J Fredk Scheffer to Diederick Scheffer, 2018 Dorchester rd, Bklyn; June24; Nov10'11. O C & 100





# THE GEORGE A. JUST CO.

239 VERNON AVENUE  
LONG ISLAND CITY NEW YORK

# IRON WORK FOR BUILDINGS

**34TH st, 100-6 W**, see 6 av, nwc 33.  
**34TH st, 210-2 W** leasehold; AT; Nov15 Nov16'11, installs, without interest; Adele Rorsi to Benedict S Vitale, 1446 46th, Bklyn. 500  
**39TH st, 100-6 W**, see 6 av, 665-77.  
**42D st, 223 W**, (4:1014) nes, abt 475 e 8 av, 25x100.5; Nov14; Nov16'11, 3y5%; Sperry & Hutchinson Co to Robt Graves, 7 W 51, et al, trstes Margt J P Graves for Michl F Loughman et al. 85,000  
**42D st, 223 W**; certf as to above mtg; Nov14; Nov16'11; same to same.  
**44TH st, 348 W**, (4:1034) ss, 200 e 9 av, 25x100.5; PM; Nov14'11, due, &c, as per bond; Dykes Lumber Co to N Y Savgs Bank, 81 8 av. 12,000  
**44TH st, 328-30 W**, (4:1034); ext of \$46,000 mtg to Oct31'16 at 5%; Nov1; Nov14'11; Lawyers Title Ins & Trust Co with Madoc Realty Co. nom  
**51ST st, 306-10 W**, see Chrystie, 75.  
**54TH st, 63 W**, (5:1270) ns, 95 e 6 av, 13 x100.5; pr mtg \$25,000; Nov6; Nov10'11, due, &c, as per bond; Jno A Parker to Lottie K Enders, Jersey City, N.J. 7,500  
**56TH st, 442 W**, (4:1065) ss, 200 e 10 av, 25x100.5; PM; Nov15; Nov16'11, 5y4½%; Bartley Lynch to An Assn for the Relief of Respectable Aged Indigent Females in City NY, 891 Ams av. 12,000  
**56TH st W**, see Bway, see Bway, 1744-8.  
**60TH st, 2 E**, see 5 av, 786-7.  
**61ST st, 206 W**, (4:1152) ss, 100 w Ams av, 25x100.5; pr mtg \$13,500; Nov10; Nov11'11, 2y6%; Isaac N & Julia Elkin to Sofia Elkin, 531 St Pauls pl. 1,266  
**69TH st, 45 W**, (4:1122) ns, 265 e Col av, 20x100.5; Nov14'11, 5y4½%; Ristori wife Geo Leerbarger & Daisy C wife Zade Metzler to Mary S Maddock, Fish-kill-on-Hudson, NY. 30,000  
**70TH st E**, nwc Mad av, see Mad av, nwc 70.  
**71ST st, 55 W**, (4:1124) ns, 210.6 e Col av, 18x102.2; ext of \$22,500 mtg to Nov13'16 at 4%; Nov13'11; Edw E Black with Florence T L Van Buren, 55 W 71. nom  
**73D st, 116 E**, (5:1407) ss, 140.6 e Park av, 16.6x102.2; PM; Nov3; Nov14'11, 3y4½%; Augusta T wife Wm D Dutton, 619 5 av, to Emil Frank, 116 E 73. 30,000  
**75TH st, 101 W**, see Col av, 320.  
**75TH st, 241 E**, (5:1430) ns, 105 w 2 av, 20x101.6; PM; Nov15'11; 5y5%; Henrietta Ingber to Mary S Crowell, Atlantic Highlands, NJ. 14,000  
**77TH st, 239 E**, (5:1432); ext of \$15,500 mtg to Oct24'16 at 5%; Oct31; Nov16'11; J Norman Whitehouse to st, trxe with Fanny Gruen, 401 E 52. nom  
**78TH st, 159 E**, (5:1413) ns, 289 w 3 av, 18x102.2; PM; Nov3; Nov13'11, due, &c, as per bond; Eliz C Harrison at Rose Valley, Moylan, Pa, to Thos M Strong exr Emil Martheus, 205 W 57. 10,000  
**79TH st, 149 W**, (4:1210) ns, 304 e Ams av, 18x102.2; pr mtg \$15,000; Nov2; Nov10'11, 2y6%; Kath S Foye, 149 W 79, to Andrew E Foye, 247 5 av. 6,000  
**83D st, 46-56 W**, (4:1196) ss, 225 e Col av, 100x102.2; Nov16'11, due, &c, as per bond; Hennessy Realty Co to Hanover Mtg Co, 49 Wall. 260,000  
**85TH st, 508 E**, (5:1581) ss, 78 e Av A, 20x76.2; Nov14'11, 5y5%; Eliz Lock, 508 E 85, to Neil R Mitchell, Westport, Conn, et al, trstes Cornelius S Mitchell. 10,000  
**88TH st, 305-7 E**; ext of two mtgs for \$15,000 each, to Nov15'16 at 5%; Nov15'11; Paul F Lahm trste for Walter G Lahm will Philip Lahm with Max & Cecilia Goetz, 1335 Madison av. nom  
**90TH st, 100 W**, see Col av, 608-14.  
**92D st, 206-8 W**, (4:1239) ss, 125 e Bway, runs s 56.8 x w 6x55.1.3xe43.7xn1.7xel2.4xn 78.1lxe4.1lxp27.11 to st, trxe w 57.8 to beg pr mtg \$155,000; Nov15; Nov16'11, 3y6.; Winston Holding Co to Maxwell Maged, 1126 42d. 15,000  
**92D st, 206-8 W**; certf as to above mtg; Nov15; Nov16'11; same to same.  
**92D st, 152 E**, (5:1520) ss, 300 w 3 av, 21x100.8; Nov14; Nov16'11, 1y4%; Justus Pfeiffenschneider, 152 E 92, to Peter W Rouss, 320 Garfield pl, Bklyn. 2,500  
**95TH st, 108-10 W**, (4:1225) ss, 150 w Col av, 49.8x100.8; Nov10; Nov11'11, due, &c, as per bond; Maryland Mtg Co to Mary D Drake, 126 E 34. 65,000  
**95TH st, 108-10 W**; certf as to above mtg; Nov10; Nov11'11; same to same.  
**99TH st, 105 W**, (7:1854) ns, 100 w Col av, 75x100; leasehold; Oct28; Nov13'11, 3y6%; Harburg Realty & Amusement Co, 103 W 99 to Anna E Haas, 142 W 131. 2,000  
**99TH st, 169 E**, (6:1627) ns, 125 w 3 av, 25x100.11; pr mtg \$—; Nov13; Nov14'11, 1y6%; Thos Kennedy, 547 Lenox av, to Stephen H Jackson, 53 E 67. 1,600  
**99TH st, 10½ W**, (7:1834) ss, 200 w Central Park W, 25x100.11; pr mtg \$—; Nov10; Nov14'11, due Oct30'14, 6%; Ethel M Phelps, 50 E 29, to Eliz B Chamberlin, 1302 Mad av. 2,500  
**100TH st, 321 E**, (6:1672); ext of \$18,000 mtg to Nov14 at 5%; Oct23; Nov16'11; Marshall C Bacon to Jno H Bodine, 1427 Mad av. nom

**100TH st, 323 E**, (6:1672); ext of \$18,000 mtg to Nov14 at 5%; Oct23; Nov16'11; Mary R Lewis with Abr Goodman, 73 Carmine. nom  
**105TH st, 68 E**, (6:1610); ext of \$20,000 mtg to Nov2'16 at 5%; Oct31; Nov14'11; Lawyers Title Ins & Trust Co with Philip H Samilson & Jacob M Marcuson. nom  
**105TH st, 235-7 E**, (6:1655); ext of \$30,000 mtg to Dec14'14 at 5%; Nov16'11; Isaac & Michl Hirsch with Abr Goldsmith, 50 W 75, & Samson Lachman, 313 W 106, trstes Saml Scholle. nom  
**106TH st, 152 W**, (7:1860) ss, 195 e Ams av, 41.9x—x131.1x100.11; bldg loan; Nov 14'11, due Oct12, 6%; Clara L Eakins, 157 W 105, to Met Life Ins Co. 120,000  
**106TH st, 233 E**, (6:1656) ns, 175 w 2 av, 25x100.11; pr mtg \$11,000; Nov10'11, 3y6%; Maria Consoli to Anton William, 445 E 86. 2,000  
**106TH st, 72 W**, see Col av, 935.  
**107TH st, 52 E**, (6:1612) ss, 81 e Mad av, 19x75.5; PM; pr mtg \$—; Nov15; Nov16'11, 5y6%; Philip Goldstein, Bklyn, NY, to Rosa Wasserman, 222 W 122. 2,000  
**108TH st, 52 E**, (6:1613) ss, 300 w Park av, 17x½ blk; PM; Nov9; Nov10'11, due, &c, as per bond; Rose Chubaroff to Manhattan Mtg Co, 200 Bway. 6,600  
**112TH st, 333 E**, (6:1684); ext of \$18,000 mtg to Oct28'16 at 5%; Oct6; Nov15'11; Laura T White with Pietro De Filippo. nom  
**112TH st, 344-6 E**, (6:1683); sal ls; Nov 13; Nov15'11, demand, 6%; Antonio Melfi to Henry Elias Bwg Co, 403 E 54. 1,400  
**113TH st, 134 W**, (7:1822); ext of \$22,500 mtg to Nov12'16; at 5%; Nov1; Nov 14'11; Lawyers Title Ins & Trust Co with Sophia Oppenheimer. nom  
**113TH st, 230 W**, (7:1828) ss, 200 w 7 av, 50x100.11; pr mtg \$66,500; Nov10'11, 3y6%; M R L Bldg Co to Jno A Philbrick & Bro, foot E 97. 10,000  
**113TH st, 230 W**; certf as to above mtg; Nov10'11; same to same.  
**113TH st, 63-5 E**, (6:1619) ns, 76.5 e Mad av, 43.7x100.11x irreg x75; ext of \$2,700 mtg to Nov13 at 6%; Nov1; Nov15'11; Saml L Wolff, admr Amelia Wolff with Minnie A Cohen. nom  
**114TH st, 316 E**, (6:1685) ss, 220 e 2 av, 25x100.11; pr mtg \$—; Nov16'11, installs, 6%; Angelo Paradiso to Ida Weisman, 136 E 112. 761.97  
**115TH st, 121 W**, (7:1825) ns, 250 w Lenox av, 25x100.11; ext of \$20,000 mtg to Feb 17 at % as per bond; Nov14'11; Ewdokie Halporn with Herman H W Neslage, 260 W 132. nom  
**117TH st, 509 E**, (6:1710) ns, 98 e Pleasant av, 30x100.10; PM; pr mtg \$25,000; June3; Nov15'11; 2y6%; Francisco La Falce, 509 E 117 to Selig Rosenbaum, 48 W 85 & ano. 1,000  
**118TH st, 39 W**, (6:1717); ext of \$20,000 mtg to Nov14 at 5%; Nov3; Nov14'11; Lawyers Title Ins & Trust Co with Rose B Marx. nom  
**120TH st, 109 W**, (7:1905) ns, 170 w Lenox av, 20x100.11; Nov10'11, 3y5%; Grace H wife Emanuel S Chappelle to Seamen's Bank for Savgs, 76 Wall. 16,000  
**120TH st, 338 E**, (6:1796) ss, 210 w 1 av, 20x100.11; PM; Nov14'11, 3y5%; Jno Meliffe to Franklin Savgs Bank, 656 8 av. 5,500  
**121ST st, 404 E**, (6:1808) ss, 100 e 1 av, 25x100.11; ext of \$12,000 mtg to Dec20'16 at 5%; Oct19; Nov10'11; Pauline Gutfeld, 1486 5 av, with Camilla M Waldon. nom  
**126TH st, 401 W**, see Morningside av, 160-6.  
**127TH st, 246 W**, (7:1932); ext of \$7,000 mtg to Aug31'16 at 5%; Sept21; Nov15'11; Lawyers Mtg Co with John J Hoff. nom  
**129TH st, 601-3 W**, see Bway, 3221-7.  
**130TH st, 502-4 W**, (7:1984) ss, 100 w Ams av, 2 lots, each 25x74.11; 2 PM mtgs, each \$5,000; 2 pr mtgs \$15,000 each; Nov10; Nov11'11, 3y6%; Mollie Malnik, 336 Rockaway av, Bklyn, to Wilhelmina wife Wm H Mayer, 682 St Marks av, Bklyn. 10,000  
**132D st, 36 W**, (6:1729) ss, 385 w 5 av, 15x99.11; pr mtg \$6,000; Oct31; Nov11'11, due, &c, as per bond; Mollie wife & Grover C Christmas to, Edw A Johnson, 17 W 132. 400  
**132D st, 159 W**, (7:1917) ns, 135 e 7 av, 20x99.11; PM; Nov10'11, 3y5½%; Andrew M Battle to American Mtg Co, 31 Nassau. 6,500  
**132D st, 159 W**, (P); pr mtg \$6,500; Nov 10'11, due Mar11'12, 5½%; same to Chas A O'Neil, exr, &c, Eliza T O'Neil, 315 W 79. 2,000  
**133D st, 206 W**, (7:1938) ss, 175 w 7 av, 37.6x99.11; pr mtg \$28,000; Nov6; Nov10'11, due, &c, as per bond; Alwold Realty Co to Kate C Alton, 331 W 85. 7,000  
**133D st, 206 W**; certf as to above mtg; Nov6; Nov10'11; same to same.  
**135TH st, 119-21 W**, (7:1920) ns, 270 w Lenox av, 40x99.11; Nov13'11, 5y5%; Rec- tor, &c, St Philips Church, NY, 215 W 133, to Met Savgs Bank, 59 Cooper Sq E. 30,000  
**137TH st, 176 W**, (7:1921) ss, 150 e 7 av, 25x99.11; ext of \$20,000 mtg to Nov21'16 at 5%; Oct17; Nov10'11; Jno V Coffey with Camilla M Waldon. nom

**137TH st, 22-4 W**, (6:1734) ss, 235 w 5 av, 50x99.11; estoppel certf; Nov14'11; Cassel Cohen, 207 W 139, to Metropolitan Savgs Bank. nom  
**140TH st, 608 W**, (7:2087) ss, 116.8 w Bway, 41.8x99.11; ext of \$36,000 mtg to May27'13 at 5%; Apr29; Nov16'11; V Everit Macy & ano trste Caroline L Macy with Wm Laue. nom  
**140TH st, 24 W**, (6:1737) ss, 320 w 5 av, 41.8x99.11; pr mtg \$32,000; Nov15; Nov16'11, 3y6%; Jennie Kuretsky to Jesse Oppenheim, 448 Central Park W. 8,000  
**143D st, 147 W**, (7:2012) ns, 250 e 7 av, 37.6x99.11; ext of \$30,000 mtg to Nov10'16 at 4½%; Nov10; Nov14'11; Trustees of The Fund for Aged and Infirm Clergymen of The Pro Epis Church in Diocese of NY with Hattie Saper, 287 Edgecombe av. nom  
**143D st, 147 W**, (7:2012) ns, 250 e 7 av, 37.6x99.11; sobrn agmt; Oct31; Nov11'11; Hattie Saper & Carrie Rosenzweig with Annie Marder, 222 W 122. nom  
**160TH st, 520-2 W**, (8:2118) ss, 250 w Ams av, 50x99.11; pr mtg \$50,000; Nov15; Nov16'11, due Sept29'16, 6%; Lamermoor Realty Co, 594 Bway to Jacob Sheenki, 1027 So Boulevard. 12,000  
**160TH st, 520-2 W**; certf as to above mtg; Nov15; Nov16'11; same to same.  
**171ST st W**, nec St Nicholas av, see St Nicholas av, 1220-2.  
**179TH st W**, nec Pinhurst av, see Pinehurst av, nec 179.  
**179TH st W**, nwc Pinhurst av, see Pinehurst av, nwc 179.  
**180TH st W**, swc Pinhurst av, see Pinehurst av, swc 180.  
**180TH st W**, swc Pinhurst av, see Pinhurst av, swc 180.  
**180TH st W**, nec Bway, see Bway, 4240.  
**180TH st W**, see Buena Vista av, see Buena Vista av, sec 180.  
**187TH st, 582 W**, (8:2157) ss, 100 e St Nich av, 25x100; ext of \$12,000 mtg to Nov16'14; % as per bond; Nov16'11; Arthur Haberstroh with Marie, Clara H & Marie P Sonntag, 324 Pleasant av. nom  
**Av C, 121-3**, (2:390) ws, 20 s 8th, 38.8x 83; Nov13; Nov15'11; 5y4½%; Wolf Greenberg to Annie R Gilbert, 563 Park av & ano trstes Riley Miles. 40,000  
**Av C, 121-3**, (2:390) ws, 20 s 8th, 38.8x 83; pr mtg \$40,000; May4; Nov16'11, due Nov13'15, 6%; Wolf Greenberg, 68 St Marks pl, to Saml D Greenberg, 271 Mad. 14,000  
**Amsterdam av, 781**, (7:1853); sal Ls; Nov 8; Nov10'11, demand, 6%; Wm Donnelly to Lion Brewery, 104 W 108. 9,300  
**Amsterdam av, 353**, (4:1148) es, 27.2 s 77th, 25x100; PM; pr mtg \$26,000; Nov14; Nov15'11; 3y6%; Ella M Mott, 143 W 75 to Mannis J Geary, 288 W 70. 10,500  
**Amsterdam av, 605**, (4:1220) es, 50.3 n 89th, 25.3x80; Nov16'11, 5y5%; Margt A McGrath to Ernest G W Woerz, 1 E 63. 27,000  
**Amsterdam av, 2134**, (8:2123) ws, 52.6 s 166th, 37.6x100; pr mtg \$—; Nov15; Nov 16'11, 2y6%; Jacob Polatschek, 2134 Ams av, to Fanny I M Leith, 223 W 140. 1,000  
**Buena Vista 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. Corrects error in last issue when location was Northern av. 90,000  
**Buena Vista av late Haven av**, (8:2177) same prop; certf as to above mtg; Nov9'11; same to same. Corrects error in last issue when location was Northern av.  
**Broadway, 597**, (2:512) ws, abt 130 s Houston, 25x200 to Mercer; PM; Nov15; Nov16'11, 5y4½%; Alfred C Bachman, 265 W 121, to Lawrence Jacob, Diamond Pt, NY. 90,000  
**Bowery, 325**, (2:458); sal Ls; Nov2; Nov 10'11, demand, 6%; Jno J Crilly to A Hupfel's Sons, a corp, 842 St Anns av. 7,500  
**Broadway, 1744-8**, (4:1027) sec 56th, 131.9x90; 2x120.2x122.7; 1-48 pt; AT; pr mtg \$75,000; Nov10'11, 5y5%; Edmund L Nooney & Andrew J Shipman to Harris Mandelbaum, 12 W 87. 10,000  
**Broadway, 3221-7**, (7:1996) nwc 129th (Nos 601-3) 99.11x100; Nov6; Nov10'11, due, &c, as per bond; Mary Brennan & Thos F Farrell, exrs, &c, Wm Farrell, & Dora Farrell, wid, to Manhattan Savgs Instn, 644 Bway. 10,000  
**Broadway, 1293-1311**, see 6 av, nwc 33.  
**Broadway, 4240**, (8:2163) nec 180th, runs n 122xe90.6x84.6xw10x5 to st xw105 to beg; Nov13'11, 3y5%; Barnard Realty Co to Title Insurance Co of N Y. 215,000  
**Broadway, 4240**; certf as to above mtg; Nov13'11; same to same.  
**Broadway, 4240**; pr mtg \$215,000; Nov13'11, 3y6%; same to Montrose Realty Co, 135 Bway. 25,000  
**Broadway, 4240**; certf as to above mtg; Nov13'11; same to same.  
**Columbus av, 320**, (4:1147) nwc 75th, (No 101), 25.8x100; Nov14; Nov15'11; 5y4½%; Mary King, 42 E 80 to N Y Life Ins & Trust Co, 52 Wall. 45,000  
**Columbus av, 935**, (7:1841) sec 106th No 72), 25.6x75; PM; Nov15'11; 5y4½%; Hugh Dougherty to American Mtg Co, 31 Nassau. 34,000





# HECLA IRON WORKS

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

# Architectural Bronze AND IRON WORK

<sup>m</sup>Poplar st. (\*), ss, 306.5 w Main, 31.8x 114x29.6x111.8, Westchester; Nov14; Nov 16'11, due, &c, as per bond; M J Regina Dillon to Ella L Martz, 705 W 179. 5,000

<sup>m</sup>Simpson st (10:2724), ws, 228.8 n 163d, 42x110x42x110.5; Oct13; Nov10'11; 5y5%; Podgur Realty Co to Francis K Thayer, Port Washington, LI; re-recorded from Oct14'11. 35,000

<sup>m</sup>Simpson st, sec Home, see Home, see Simpson.

<sup>m</sup>Tiffany st, (10:2775 & 2774), nec Maxwell 300x460 to Barretto; also BARRETTO ST, (10:2775 & 2774), nec Maxwell, 300x200 to Manida; also MANIDA ST (10:2775 & 2774) nec Maxwell, 300x200 to Coster; Sept28; Nov11'11, due Mar30'12, 6%; Cora Moffat Bramwell to Jno H Henshaw, 2030 Bway, 16,000

<sup>m</sup>133D st, nwc Willis av, see 134th, ss, 171.6 w Willis av.

<sup>m</sup>134TH st. (9:2296), ss, 171.6 w Willis av, runs e 171.6 to ws Willis av, xs200 to So Boulevard or 133d, xw196.6x100xe25x100 to beg; Nov10; Nov11'11; 3y5½%; Wm Brooks Co to Edgar S Appleby, Glen Cove, LI, & ano. 47,000

<sup>m</sup>134TH st. (9:2296); same prop; certf as to above mtg; Nov10; Nov11'11; same to same.

<sup>m</sup>134TH st. (9:2296); same prop; pr mtg \$47,000; Nov10; Nov11'11; 1y6%; same to Minnie Behlen, Arthur Manor, Scarsdale, NY. 20,000

<sup>m</sup>135TH st, 596. (10:2547) ss, 283.4 e St Ann's av, 16.8x100; PM; Sept1; Nov13'11, due, &c, as per bond; John C Haas, 596 E 135 to Wm Moller, Oakland, California et al trstes Johan Moller for Margaretha Huechling. 5,000

<sup>m</sup>135TH st, 596; PM; Nov10; Nov13'11, due as per contract; same to Herman Knobloch & ano, 1762 Topping av & ano. 1,803.06

<sup>m</sup>135TH st. (9:2280) ns, 295 e Willis av, 20x100; ext of \$8,000 mtg to Apr 1'17, at 4½%; Nov9; Nov11'11; Frank Weitenkamp with Mary Horns, 429 E 135. nom

<sup>m</sup>135TH st, 601. (10:2548) ns, 325 e St Ann's av, 25x100; ext of \$3,000 mtg to Nov2'14, % as per bond; Nov10; Nov15'11; Louis Schlaefter with Wilhelm Mellin, 664 E 179. nom

<sup>m</sup>135TH st, 617 E. (10:2548) ns, 504.6 e St Ann's av, 40x100; PM; pr mtg \$25,000; Nov15; Nov16'11, 3y6%; Benenson Realty Co to Arthur J McSorley, 1248 Clay av. 8,500

<sup>m</sup>141ST st, 459. (9:2286) ns, 587.6 e Willis av, 18.9x100; pr mtg \$4,000; Oct18; Oct19 '11, due, &c, as per bond; Mary C Mahony, 413 E 139 to Annie M Jones, 2783 Webster av; corrects error in issue of Oct21, when location was w Willis av. 1,000

<sup>m</sup>145TH st, 356 E. (9:2306), ss, 78.4 e 3 av, 25x100; pr mtg \$6,500; Oct16; Nov11'11; 1y 6%; Jno H Wynn, Bklyn, to Mary Meade, 520 E 146. 2,250

<sup>m</sup>147TH st, sec Willis av, see Willis av, sec 147.

<sup>m</sup>152D st, sec Bergen av, see Bergen av, 610-2.

<sup>m</sup>160TH st, 317 E. (9:2419) ns, 48 e Park av, 18.8x51x18.8x51; pr mtg \$—; Nov14 '11, 2y6%; Anna S Benner to Edwin S Popper, 129 W 131. 1,000

<sup>m</sup>165TH st. (10:2705), nwc Kelly; Jan16 '05; Nov11'11; receipt for \$1,000 on a/c of mtg leaving due thereon \$2,500; Thos Kennally to M Kelly, 870 Kelly (owner). —

<sup>m</sup>167TH st, nec Franklin av, see Franklin av, nec 167.

<sup>m</sup>169TH st, 409 E. (11:2893) ns, 81.9 w Brook av, 27x73.10; Nov9; Nov13'11, demand, 6%; John Butterfass to Grace L Horton, 2881 Bway. 259.39

<sup>m</sup>169TH st, ss, 176.1 e Fulton av, runs w 54.3xs100.11xe43.11xn101.5 to beg; pr mtg \$—; Nov14'11, due, &c, as per bond; Barbara S Herdt, individ & as extrp Philip Herdt to Manhattan Mtg Co, 200 Bway. 9,000

<sup>m</sup>169TH st, 826 E. (10:2682); ext of \$2,000 mtg to Nov8'14 at 5½%; Nov2; Nov14'11; Lawyers Title Ins & Trust Co with Patk Gavin. nom

<sup>m</sup>170TH st, 811. (11:2963), ns, 75.1 w Bristow, 25x66.11x27.5x78.1; PM; pr mtg \$4,000; Nov10'11, due May10'12, 6%; Victor Kuzdo to Sandow Realty Co, 198 Bway. 1,650

<sup>m</sup>171ST st, nwc Brook av, see Brook av, nwc 171.

<sup>m</sup>172D st, swe Mt Hope av, see Mt Hope av, swe 172.

<sup>m</sup>173D st. (\*) es, 325 n Gleason av, 50x 100; Nov11; Nov13'11, 3y6%; Bernard Rowley to Eliz K Dooling, 179 E 80. 1,000

<sup>m</sup>178TH st. (\*) nec Bronx Park av, 100x 143.2 to West Farms rd x106.6x104.5; ext of \$9,000 mtg to Jan15 at 6%; Nov11; Nov16'11; Eliz Dwyer with Maurice W Levy, 318 W 100; Chas Brogan, Inc, 251 4 av & Mary A Langbein, 505 E 175. nom

<sup>m</sup>179TH st, nwc Belmont av, see Hughes av, nec 179.

<sup>m</sup>179TH st, nec Hughes av, see Hughes av, nec 179.

<sup>m</sup>179TH st, nwc Belmont av, see Hughes av, nec 179.

<sup>m</sup>179TH st, nec Hughes av, see Hughes av, nec 179.

<sup>m</sup>180TH st. (11:3080) ss, 125.1 w Crotona av, 25x88.2; sobrn agmt; Nov10; Nov11'11; Emma Russo & Pasquale D'Auria with Hebra Hased Va Amet, a corp, 99 Central Park West. nom

<sup>m</sup>180TH st. (11:3080), ss, 125 w Crotona av, 25x88.2; pr mtg \$—; Nov10'11; 5y5%. Emma Russo to Hebra Hased Va Amet, a corp, 99 Central Park West. 9,000

<sup>m</sup>180TH st, nec Daly av, see Daly av, nec 180.

<sup>m</sup>180TH st, 731 E, see Clinton av, nec 180.

<sup>m</sup>183D st, swe 3 av, see 3 av, swe 183.

<sup>m</sup>185TH st, sec Park av, see Park av, sec 185.

<sup>m</sup>187TH st. (11:3114) ss, 26 e Prospect av, 34.2x70; Nov6; Nov13'11, due Jan17, 5%; Mary Peterson to Mathilda A Bucking at Alsfeld, Hessen, Germany. 15,000

<sup>m</sup>205TH st. (12:3341) sws, 59.2 nw Perry av, runs se 59.2 to Perry av xsw292.3x100xnel50xse50xnel10.7 to beg; Nov14; Nov 15'11, 3y6%; John A Pleines to Mary Deaken, 67 Fiske av, Winfield, LI. 10,000

<sup>m</sup>206TH st, ss, 319.2 w Ernescliff pl, 25x 125, except part for st; Nov15'11; 3y5½%; Emma, wife David Clark to Chas F Brinck, 478 W 145. 4,000

<sup>m</sup>220TH st. (\*), ns, 480 e White Plains rd, 50x114, Wakefield; Nov8; Nov11'11, due, &c, as per bond; Filomena Cipolla to Sadie B Clocke, 520 W 183. 1,000

<sup>m</sup>239TH st. (12:3379) ss, 100 e Kepler av, 40x100; Nov14; Nov15'11, installs, 6%; Geo L Christian to Tremont Bldg & Loan Assn, 1931 Washington av. 6,000

<sup>m</sup>Anthony av, 1640-2. (11:2888) es, 178.10 s 173d, 98.11x96x104.5x101.6; pr mtg \$70,000; Nov13; Nov14'11, 2y6%; Associate Contractors & Builders Inc, a corp, to Assets Realization Co, care N J Corp Title G & T Co, 25 Broad. 12,765

<sup>m</sup>Anthony av, 1640-2; certf as to above mtg; Nov13; Nov14'11; same to same. —

<sup>m</sup>Burnside av. (11:2814), sws, 305.2 e from ss approach to Concourse, 25x136.11 x29.6x152.7; ¼ pt; AT; Sept30; Nov10'11, due, &c, as per bond; Jos M Sweeney, 2072 Walton av, to Nellie Reilly, 1976 Honeywell av. 1,500

<sup>m</sup>Beach av. (\*), ws, 75.9 n Merrill, 25x101.8 x25x—; Nov9; Nov10'11; 3y6%; Agnes H wife of Bernard Morgan to Eliz K Dooling, 179 E 80. 800

<sup>m</sup>Belmont av, nwc 179, see Hughes av, nec 179. 1,000

<sup>m</sup>Bainbridge av, 2593. (12:3293) ws, 220.3 s 194th, 22.10x90.4x22.8x89.5; ext of \$6,000 mtg to Nov20'16 at 5%; Nov10; Nov11'11; Cornelia Kramsall with Mari Bonhag. nom

<sup>m</sup>Bathgate av. (11:3052) es, 25 n 184th, 25 x96; sobrn agmt; Nov8; Nov11'11; Giuseppe Mungo & Saverio Scalzo with Jas G Wentz. nom

<sup>m</sup>Burnside av, sec Davidson av, see Jerome av, swe Burnside av.

<sup>m</sup>Burnside av, swe Jerome av, see Jerome av, swe Burnside av.

<sup>m</sup>Belmont av, nwc 179th, see Hughes av, nec 179.

<sup>m</sup>Bergen av, 610-2. (9:2361) sec 152d, 51.4 x100; Nov8; Nov13'11, 2y5%; Sadie wife Louis Cohen & Harry, Bertha & Milton Katzenstein to Jos Stern & Sons, Inc, 616 W 40. 7,500

<sup>m</sup>Briggs av. (\*) ns, 450 e 4th, 25x211; Nov14'11, 5y5½%; Ludwig Schneider to Wilhelmina Flemming, 724 Hudson, Hoboken, NJ. 3,500

<sup>m</sup>Bryant av. (11:2994) nwc Freeman, 45x 100; Nov14; Nov15'11, demand, 6%; Clover Constn Co to Rockland Realty Co, 509 Willis av. 2,000

<sup>m</sup>Bryant av. (11:2994); same prop; certf as to above mtg; Nov14; Nov15'11; same to same.

<sup>m</sup>Boston rd, es, at ws Cauldwell av, see Cauldwell av, ws, 271.11 n 165.

<sup>m</sup>Boscobel av. (9:2521) sws, 86.8 se Plympton av, 25x72.3&49.11 to Plympton av x25x36.11&59.3; Nov13; Nov15'11, demand, 6%; Bernhardt C Wenke to Clausen-Flanagan Bwy, 441 W 25. 390

<sup>m</sup>Belmont av. (11:3081) ws, 120.10 n 180th, 24.7x80; PM; pr mtg \$10,000; Nov 15; Nov16'11, installs, 6%; Giuseppe Benza to Pasquale D'Auria, 670 E 180. 3,000

<sup>m</sup>Brook av. (11:2896) nwc 171st, 100x45.4 x100x44.10; pr mtg \$50,000; Nov16'11, 3y 6%; 171st St & Brook Av Co to Kate C Alton, 331 W 85. 12,000

<sup>m</sup>Brook av. (11:2896); same prop; certf as to above mtg; Nov16'11; same to same. —

<sup>m</sup>Belmont av. (11:3075) ses, 657.6 sw Pelham av, 61x100; Nov16'11, 5y5%; Patk Dillon to Emigrant Industrial Savgs Bank. 5,000

<sup>m</sup>Bronx Park av (\*) nec 178th; see 178th (\*) nec Bronx Park av.

<sup>m</sup>Creston av. (11:3171) ws, 153 s 183d, 20x 120; agmt as to share ownership in mtg; Nov2; Nov15'11; Jno V Irwin with Sarah J Auterson, Lake Huntington, NY. nom

<sup>m</sup>Crotona av. (11:3102) es, 400 n 183d, 20x 100; PM; Nov15; Nov16'11, 3y5%; Frank Willets, 1379 White Plains av, to Thos B Hidden, trste Wm H Webb, Hiddenhurst, NY. 6,000

<sup>m</sup>Courtlandt av, 927. (9:2409); ext of mtg for \$17,000 to Oct31'16 at 5½%; Aug14; Nov16'11; Josephine Eoff, 119 Crescent av, Plainfield, NJ, with Jno Becker, 1763 Clay av. nom

<sup>m</sup>Cauldwell av. (10:2622) ws, 271.11 n 165th, runs n 86.2 to Boston rd xsw102.3xe 54.11 to beg; PM; pr mtg \$22,000; Nov15; Nov16'11, 2y6%; Van Curlear Realty Co to Sadie A Byrne, 295 E 162. 3,000

<sup>m</sup>Cruget av, 1822. (\*), being plot begins 240 e White Plains rd at point 220 n along same from Morris Park av, runs e100x25 xw100xs25 to beg, with right of way over strip to Morris Park av; Nov13'11, due Dec1'14, 5½%; Katie Rasche to Dollar Savings Bank, 2808 3 av. 3,000

<sup>m</sup>Cruget av, 1822. (\*); sobrn agmt; Nov 9; Nov13'11; Chas F Rasche with same. nom

<sup>m</sup>Chatterton av. (\*) ss, 90.6 e Olmstead av, 4 lots together in size 99.11x100, Unionport; 4 bldg loan mtgs, each \$4,500; Oct16; Nov13'11, 3y5½%; Jno W Dick to Eliz K Dooling, 179 E 80. 18,000

<sup>m</sup>Creston av. (11:3163) es, 250 s 183d, 50x 125; pr mtg \$650; Nov9; Nov13'11, 1y6%; Mary B Tiernan to Danl J Carroll, 32 W 40. 350

<sup>m</sup>Clinton av. (11:3096) nec 180th (No 731), 135.4x31; Nov15'11; 4y5%; Kovacs Constn Co to Ella V Eldredge, 366 Clinton av, Bklyn. 40,000

<sup>m</sup>Clinton av. (11:3096); same prop; certf as to above mtg; Nov15'11; same to same.

<sup>m</sup>Clinton av. (11:3096); same prop; sobrn agmt; Oct28; Nov15'11; Same & Kellwood Realty Co with same. —

<sup>m</sup>Cambreling av. (11:3075) ws, 95 n 188th, 25x100; Nov14; Nov15'11, due, &c, as per bond; De Candido Constn Co to Margt D Brewer, 400 Riverside dr. 13,500

<sup>m</sup>Cambreling av. (11:3075); same prop; certf as to above mtg; Nov11; Nov15'11; same to same.

<sup>m</sup>Digney av. (\*) see Kingsbridge rd, see Kingsbridge rd. (\*) see Digney av.

<sup>m</sup>Daly av. (11:3128) nec 180th, 64.5x72x 65.3x66.6; ext of \$44,000 mtg to Nov3'16 at 5%; Nov3; Nov13'11; Lawyers Title Ins & Trust Co with Arc Realty Co. nom

<sup>m</sup>Daly av. (11:3128) es, 64.5 n 180th, 43.3x 75.9x43x72; ext of \$22,000 mtg to Nov3'16 at 5%; Nov3; Nov13'11; Lawyers Title Ins & Trust Co with Arc Realty Co. nom

<sup>m</sup>Davidson av, sec Burnside av, see Jerome av, swe Burnside av.

<sup>m</sup>Elton av. (9:2375) ws, 53 s 154th, 50x 100; ext of mtg for \$36,000 to Nov10'16, 5%; Nov10; Nov13'11; Lawyers Title Ins & Trust Co with Noble & Gauss Constn Co. nom

<sup>m</sup>Eagle av, 895. (10:2620) ws, 43.9 n 161st, —x—; ext of \$7,500 mtg to Apr9'15, at 5½%; Nov10; Nov15'11; Robt H Oakley trustee Thos F Cock with Eugene Frering, 895 Eagle av. nom

<sup>m</sup>Pt Schuyler rd. (\*) swe Roosevelt av, 52x107.11x50x90; PM; pr mtg \$—; Nov 15; Nov16'11, 3y5%; Thos Pentecost to Nathan Lamport, 1391-97 Mad av. 2,400

<sup>m</sup>Pt Schuyler rd. (\*) swe Roosevelt av, 52x107.11x50x90; PM; pr mtg \$—; Nov16 '11, 2y5%; same to Aaron I Binsky, 284 Grand. 600

<sup>m</sup>Franklin av. (10:2614) nec 167th, 100x 25; PM; pr mtg \$—; Nov14; Nov16'11, 2y6%; Chas A Forshew to Thos J Meehan, 567 W 167. 2,500

<sup>m</sup>Fairfax av. (\*) ws, 200 n Baisley av, 75 x100; pr mtg \$4,500; Nov3; Nov14'11, due as per bond; Chas R Baxter Constn Co to Sander Rosner, 105 Av D. 1,000

<sup>m</sup>Fairfax av. (\*) ws, 200 n Baisley av, 75 x100; Nov3; Nov14'11; same to same. —

<sup>m</sup>Grand av. (11:3205) es, 350 n 192d, 50x 100; Nov14'11, due, &c, as per bond; Thos H Thorn to Jno R Planten, 44 8 av, Bklyn. 9,000

<sup>m</sup>Garrison av. (10:2737), nec Longwood av, 47.4x100x53.5x100.2, except part for Garrison av, abt 30 ft; PM; Oct4; Nov10 '11, due Nov1'14, 5%; Jno W Jacobus to Nathaniel Wise, 1230 Mad av. 2,500

<sup>m</sup>Grand av. (11:3194) es, 50 s 181st or Irene pl, 50x100x48.10x100; Nov13'11, due, &c, as per bond; Thos F & Bernard Cafrey to Janet M Schouler, 201 W 79. 2,000

<sup>m</sup>Hughes av, 2243. (11:3071); sal Ls; Nov 2; Nov10'11, demand, 6%; Jas Duncan to A Hupfels Sons, a corp, 842 St Ann's av. 3,855.10

<sup>m</sup>Hughes av. (11:3080), nec 179th, 66.5x95 x80.9x96; also Belmont av (11:3080) nwc 179th, runs ne81.7xw11.9xs80.9 to st, xe1.8 to beg; pr mtg \$26,500; Oct 19; Nov10'11, due, &c, as per bond; Salvatore Varisco to Bronx Investing Co, 99 Nassau. 2,000

<sup>m</sup>Hughes av. (11:3076), es, 150 s 189th, 25x87.6; pr mtg \$—; Nov2; Nov11'11; 3y 5½%; Chas Reinecke to Annie Maguire, 184 E 111. 12,000

<sup>m</sup>Hughes av. (11:3080) nec 179th, 66.5x 95x80.9x96; also BELMONT AV. (11:3080) nwc 179th, runs ne81.7xw11.9xs80.9 to st xe1.8 to beg; pr mtg \$28,000; Nov10; Nov 13'11, due, &c, as per bond; Salvatore Varisco to Bronx Investing Co, 99 Nassau. 1,000

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

## SASH, DOORS, BLINDS LUMBER OF ALL KINDS FOR BUILDERS

AND HOUSE TRIM Telephone 948 Greenpoint

**Haviland av. (\*)** ss, 305 e Av C, 100x108, Unionport; Nov13; Nov14'11, 3y6%; David K Newman to Lillie M Raynor, 249 E 176. 1,000

**Hunt av. (\*)** es, abt 697 s Bronxdale av, 50x100; Nov13; Nov14'11, 3y6%; Ambrose W Hussey, of Jamaica, to Henry L Smith, 528 W 159. 1,000

**Hunts Point av.** (10:2764) ws, at es Faile, 65.9x29.9x58.8, gore; ext of \$1,000 mtg to Nov11'12 at 5%; Nov1; Nov14'11; Julius Buchman with A Max Wolf, 143 E 18. nom

**Hughes av. (11:3070)** ws, 138.3 n 180th, 2 lots, each 50.2x195; 2 mtgs, each \$5,500; 2 pr mtgs \$— each; Nov15; Nov16'11, 3y 6%; Cleland Realty Co to Henry Cleland, 1849 Anthony av. 11,000

**Hughes av. (11:3070);** same prop; 2 certs as to above mtgs; Nov15; Nov16'11; same to same.

**Jerome av. (11:2863)** swc Burnside av, 76.8x— to Davidson av x54x227.11; Nov8; Nov13'11, demand, 6%; Julia A Ruvane to A Hupfel's Sons, a corpn, 842 St Anns av. 1,552.44

**Kearney av. (\*)** es, 100 s Waterbury av, see Town Dock rd, (\*) ns, 30.6 w Valentine av.

**Kingsbridge rd. (12:3256)** es, abt 184 s Windham pl, 25.8x54.1x25.2x—, lot 60 map No 170 of 16 villa sites and 80 lots pt Anthony Est, —x64.1x25.2x67.1, ns; pr mtg \$6,050; Nov12; Nov16'11, 3y6%; Victor E Sorapure to Fordham University, 3 av & 190th. 2,300

**Kingsbridge rd. (\*)** sec Digney av, being lot 8 map pt Sec B Edenwald; Nov15; Nov16'11, 3y6%; Susan Adt, 4114 Byron av, to Ray Isaac, 550 S 8 av, Mt. Vernon. 4,000

**Longwood av, nec Garrison av,** see Garrison av, nec Longwood av.

**Logan av. (\*)** ss, 25 w Maple av, 25x 100; Nov9; Nov10'11, due, &c, as per bond; Angelo Marino to Adelaide L Ward, Bway, swc 103. 2,500

**Lafontaine av (11:3061),** ws, 112.6 n 178th, 37.6x100; sobrn agmt; Nov10'11; Abr Saffir with Prospect Investing Co, 65 Wall. nom

**Langfellow av. (10:2761 & 2764),** ws, 350 n Lafayette av, 153x101.10x133.10x100; Nov 8; Nov11'11; 1y6%; Katie Pantell to Mortimer Lanzit, 100 W 119. 3,000

**Ludlow av. (\*)** ns, 105 e Olmstead av, 100x108; Oct16; Nov13'11, 3y6%; Jno W Dick to Eltz K Dooling, 179 E 80. 2,000

**Leland av. (\*)** es, 142.9 s Tremont av, 25x100; PM; pr mtg \$2,500; Oct2; Nov13'11, 3y5%; Anton Perina to Josephine Perina, 1320 Leland av. 1,500

**Mott av. (9:2345)** nws, 201.3 s 144th, 100x 227 to Walton av x100x222.2 except pt for av; Nov16'11, 3y5½%; Mary M Kelly, Avon-by-the-Sea, NJ, to Hannah R Hawley, 121 W 96, committee Mary A Kinsella et al. 12,000

**Maitland av. (\*)** nec Old rd, 50x132x50x 128; Nov15; Nov16'11, 2y5%; Bartholdi Mfg Co to Henry J & Mary A Seery, 50 Wall. 2,000

**Morris Park av (\*)** sec West Farms rd; see 178th (\*) nec Bronx Park av.

**Morris av, 1887, (11:28227)** ws, 103 n Mt Hope pl, 22x95; pr mtg \$4,000; Nov6; Nov 16'11, due, &c, as per bond; Jas H McGuire to Jno H Wagler, 353 E 139. 600

**Maclay av, 2409, (\*)** nws, 79.10 ne Zerega av, 20x100.4x20x100.3; pr mtg \$4,000; Nov9; Nov10'11, due, &c, as per bond; Zerega Avenue Impt Co to Seewacha Constn Co, 120 Westchester sq. 900

**Maclay av, 2409, (\*)**; certf as to above mtg; Nov9; Nov10'11; same to same.

**Moshulu Parkway S, (12:3309),** ws, 36 n 203d, 64.7x34x49x76; pr mtg \$8,000; Nov11'11; 2y6%; Elise Levy to Peter Keber, 1703 2 av. 2,500

**Mayflower av. (\*)** ws, 175 n Liberty or Alice, 25x100; Nov6; Nov13'11, 3y5½%; Jno D Hallock to Jno Merz, 809 Elsmere pl. 3,000

**Mt Hope av. (11:2792)** swc 172d, 100x 100; also WEEKS AV. (11:2796) ws, 100 n 174th, 50x100; Nov11; Nov13'11, 3y6%; Patk F Goff to Edw T Hallinan, 255 E 174. 2,000

**Nathalie av, now Kingsbridge Terrace, (12:3256)** ws, 225 n Nindham pl, lot 35 map No 175 of 16 Villa Sites, & 80 lots part Anthony Est, 25x121.11x25.2x118.11; Nov 15; Nov16'11; 3y5½%; Henry L C Recordon to Title Ins Co of N Y. 4,250

**Old rd. (\*)**, nec Maitland av, see Mait-av, nec Old rd.

**Plympton av, es, abt 80 s Boscobel av,** see Boscobel av, sws 86.8 se Plympton av.

**Park av. (11:3039),** sec 185th, 25x100; Nov9; Nov11'11, 3y5½%; Alida Amabile & Teresa Lauritano to Payne Estate, 98 Park av. 22,000

**Prospect av. (11:3094)** ws, 75 s 180th, 47x100; pr mtg \$4,500; Nov13; Nov14'11, due Oct16'12, 6%; Osias Stup to Philip Siegel, 100 W 119. 22,000

**Perry av, swc 205th,** see 205, sws, 59.2 nw Perry av.

**Roosevelt av. (\*), swc Ft Schuyler rd,** see Ft Schuyler rd (\*), swc Roosevelt av.

**So Boulevard, 835, (9:2261);** sal Ls; Oct 6; Nov10'11, demand, 6%; Finley E Benson to A Hupfels Sons, a corpn, 842 St Anns av. 4,322.20

**So Boulevard, nwc Willis av,** see 134, ss, 171.6 w Willis av.

**Seton av. (\*)** ws, 250 n Randall av, 25x 100, Edenwald; Nov8; Nov14'11, 4y5%; Elene L wife of & Tsna Kikawa, Pitts- burgh, Pa, to City Deposit Bank, Pitts- burgh, Pa. 400

**Tremont av, ns, 100 nw Prospect av, 25 x100,** except part for av; Nov9; Nov10'11, demand, 6%; Alex Anderson to Albt Sag- gese at Resina, Italy. 4,531

**Turnbull av. (\*)** ns, 105 w Zerega av, see Harriet pl, (\*) es, 264.8 n Eastern Blvd. 1,000

**Town Dock rd. (\*)** ns, 30.6 w Valentine av, 50x100; also KEARNEY AV. (\*) es, 100 s Waterbury av, 51.5x100x28x102.9; Nov13; Nov14'11, 3y6%; Jos Jencsik, at Dundy Lake, NJ, to First Bohemian Sla- vonic Co-Op Savgs & Loan Assn, 320 E 73. 1,000

**Tinton av, 712, (10:2665);** ext of \$4,200 mtg to Nov14'11, at % as per bond; Nov 14; Nov16'11; Jas P Hoy with Clara T W Simmons, 1053 So Boulevard. nom

**Vyse av, 1480, (11:2995)** es, 250 n Jen- nings, 25x100; pr mtg \$2,500; Nov15'11; 3y 5%; Xavier Schohn to Blanche F Rosen- thal, 46 W 96. 1,000

**Valentine av, 2118-20, (11:3144),** es, 375.7 n 180th, 50.8x113.10x50x107.7; PM; Nov9; Nov10'11; due, &c, as per bond; Malkus E Soderstrom to Ida Gordon, 2120 Valentine av. 500

**Walton av, es, 201.3 s 144,** see Mott av, 201.3 s 144.

**Weeks av, ws, 100 n 174,** see Mt Hope av, swc 172

**Willis av, nwc 133d,** see 134th, ss, 171.6 w Willis av.

**Willis av, nwc So Blvd,** see 134, ss, 171.6 w Willis av.

**Willis av, swc 134,** see 134, ss, 171.6 w Willis av.

**Weeks av, 1650, (11:2792);** ext of \$6,500 mtg to Nov1'16 at 5%; Nov10; Nov14'11; Mary F Kirby with Isaac Rosenzweig, 1650 Weeks av. nom

**Wilkins av. (11:2976-2977)** sec Jennings, 50x96x50.5x100; pr mtg \$—; Nov15'11; installs, 6%; Jos A Richter to John Scha- fer, 64 E Houston. notes 2,000

**Washington av. (9:2390)** ws, 168 n 168th, 24x150, except pt for av; PM; Nov15'11; 5y5%; Elias Pitzele, 945 E 163 & Julius Fowl, 1384 Prospect av to Mary A Roach, 40 Vine, Corona, LI. 5,000

**Willis av. (9:2291)** sec 147th, 50x100; Nov 14; Nov15'11, due, &c, as per bond; Eliz C Doherty to Title Guar & Trust Co. 30,000

**West Farms rd (\*)** sec Morris Park av; see 178th (\*) nec Bronx Park av.

**Walton av. (11:2828)** es, 100 s Tremont av, 91x98.11x56x100, vacant; Nov14; Nov 15'11, due &c as per bond; Katharina Franz to Ella L Martz, 705 W 179. 5,000

**Westchester av, 711-25, (10:2644)** agmt that party first pt do waive payments of semi annual installs on mtg of \$55,000, made by Jackson Amusement Co to party first pt, dated June11, up to & including June16; Max Verchleiser with Jackson Amusement Co, 75 3 av. nom

**Zerega av, 1706, (\*)**, nes, 60 nw Maclay av, 19.11x76.2x20x77.1; pr mtg \$5,000; Nov 9; Nov10'11, due, &c, as per bond; Zerega Avenue Impt Co to Seewacha Constn Co, 120 Westchester sq. 2,050

**Zerega av, 1706 (\*)**; certf as to above mtg; Nov9; Nov10'11; same to same.

**Zerega av, 1708, (\*)**, nes, 79.8 nw Mac- lay av, 20x75.3x20x76.2; pr mtg \$5,000; Nov 9; Nov10'11, due, &c, as per bond; same to same. 2,050

**Zerega av, 1708, (\*)** certf as to above mtg; Nov9; Nov10'11; same to same.

**Zerega av, 1706, (\*)**, es, 60 n Maclay av, 19.11x76.2x20x77.1; Nov9; Nov10'11; 3y 5½%; same to Geo Hauser, 1762 Walker av. 5,000

**Zerega av, 1706 (\*)**; certf as to above mtg; Nov9; Nov10'11; same to same.

**Zerega av, 1702, (\*)**, es, 19.11 n Maclay av, 20x78x20x78.11; Nov9; Nov10'11, due, &c, as per bond; same to Emma C Sill- cocks, 27 W 97. 5,000

**Zerega av, 1702, (\*)**; certf as to above mtg; Nov9; Nov10'11; same to same.

**Zerega av, 1704 (\*)**, es, 39.11 n Maclay av 20x77.1x19.11x78; Nov9; Nov10'11, due, &c, as per bond; same to same. 5,000

**Zerega av, 1704 (\*)**; certf as to above mtg; Nov9; Nov10'11; same to same.

**Zerega av, 1708, (\*)**; es, 79.11 n Maclay av, 20x75.3x20x76.2; Nov9; Nov10'11, 3y 5½%; same to Milton A Fowler, Pough- keepsie, NY. 5,000

**Zerega av, 1708 (\*)**; certf as to above mtg; Nov9; Nov10'11; same to same.

**3D av. (11:2910)** ws, 452.4 n 169th, runs w112.6xn48.6xe11.6xn104.2 to av xs73.8 to beg; Nov14; Nov15'11; 5y5%; H G Constn Co to Edgar S & John S Appleby, Glen Cove, LI. 25,000

**3D av. (11:2910);** same prop; certf as to above mtg; Nov10; Nov15'11; same to same.

**3D av. (11:2910),** same prop; sobrn agmt; Nov4; Nov15'11; Fannie Berliner with same. nom

**3D av. (11:3051),** swc 183d, 94x58; pr mtg \$47,500; Oct31; Nov11'11, installs, % as per bond; Pocano Realty Co to Jacob A Epstein, 33 McComb pl. Notes 2,900

**3D av. (11:3051),** swc 183d; same prop; certf as to above mtg; Oct31; Nov11'11; same to same.

**Lots 68-69, (\*)**, Daily est, see Harrison av. (\*), nec Davis.

**Lots 97-8 (\*)**, map St Raymonds Park, see Harrison, (\*), nec Davis.

**Plot (\*)** begins 50 w from line bet lots 296 & 297 & 90 s 1 av, runs w47.4xs 105xe47.4xn105 to beg, being pt lots 297 & 333 map Wakefield, except pt for 214 or Sheil; pr mtg \$—; Nov13; Nov14'11, 3y6%; Alex Suskind to Harry B Rosen, 395 Fort Washington av. 1,000

### JUDGMENTS IN FORECLOSURE SUITS.

NOV. 9 & 10.  
No Judgments in Foreclosure Suits filed these days.

NOV. 11.  
118TH st, ns, 145 w Lenox av, 20x100.11; Germania Life Ins Co agt Jas C Picken; Dulon & Roe, attys; Phoenix Ingraham, ref. Amt due, \$17,620.97.

Nassau st, 63; National Savings Bank of the City of N Y agt Pierre G Car- roll et al; Chas I Oliver, atty; Daniel E Lynch, ref. Amt due, \$62,885.

NOV. 13.  
204TH st, ns, 157.1 e Grand Boulevard & Concourse, 50x82.6; Frank W Abel agt Leo Levinson et al; Jos G Abramson, atty; Henry Herzburn, ref. Amt due, \$1,- 724.71.

NOV. 14.  
184TH st, ss, 116.2 w Washington av, 50x100; Jas G Wentz agt Cerra Realty & Construction Co et al; Boothby, Bald- win & Hardy, attys; Albt P Massey, ref. Amt due, \$34,479.50.

NOV. 15.  
Walton av, ws, 169.6 n 184th, 19.10x96.6; Wm Ollendorf agt Liberty Investing Co; Harry Robitzek, atty; Saml D Levy, ref. Amt due, \$6,885.93.

### LIS PENDENS.

Nov. 11.  
106TH st, ns, 100 w 1 av, 25x100.11; Saml I Hyman et al agt Vincenzo J Orlando; action to set aside deed; J P Friedman, atty.

4TH st, ns, 200 w Av A, 25x96.2; Helen Handzes agt Michl Handzes; action to compel conveyance of ½ pt, leasehold, &c; W Weil, atty.

Bowery, 208; Augusta U Meinell agt Marguerite M O d'A de Romanet et al; partition; A N Hand, atty.

Nov. 13.  
2D av, swc 3d, —x—; Chas Hart agt Minnie E Smyth et al; partition; Brush & Crawford, attys.

199TH st, nes, 104.7 nw Anthony av, 50x120; Raffael Luongo agt D'Ambra Constn Co et al; action to declare lien; Appell & Taylor, attys.

Sedgwick av, es, abt 69.10 s Fordham rd & being lot 154 blk 3225, sec 11; Bertha C Stahr agt Jno C Rodgers et al; foreclos- ure of transfer tax lien; M Frank, atty.

17TH st, 143 W; Emil Mueller agt Cof- fey Realty Co et al; action to foreclose mechanic's lien; B J Kelly, atty.

Nov. 14.  
Andrews av, 2202-04; M Abbott's Sons agt Jessamine C Bliss et al; action to fore- close mechanics lien; P M Crandell, atty.

Broadway, nec Stemler or 14th av, 100x 125; also 83D ST, 222 E; Thos J Reilly agt Julia Keenan et al; partition; T G Prio- leau, atty.

Allen st, ws, 75 s Grand, 75x87.6; Trus- tees of the Mission Church in the City of N Y agt Edw A Ridley et al; action to es- tablish equitable lien; Skinner & Bersant, attys.

Perry st, 161-5; Arthur S Gaynor agt McSweeney Realty Co et al; action to fore- close mechanics lien; H S Mack, atty.

Watson av, ss, 105 w Olmstead av, 100x 108.1; Unionport Lumber & Mfg Co agt Abram W Herbst et al; action to fore- close mechanics lien; J H Hildreth, atty.

Nov. 15.  
Webster av, nwc 182d, 31x100; Fiore Amanna agt Bernard Schultz et al; action to foreclose mechanics lien; atty, J P Don- ellan.

Longwood av, 1121; Gaetano Nuovo agt Louis Savino; action to foreclose mechan- ics lien; O H Droege, atty.

Longfellow av, ws, bet Jennings & 172d; Lien Investing Co agt Russel S Johnson et al; foreclosure of transfer of tax lien; Simpson & Simpson, attys.

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NOV. 16.

White st, 112-14; also WALKER ST, 105-09, & CENTRE ST, 133-49; City Fire-proofing Co agt Olman & Rothstein Inc & Abingdon Constn Co et al; counter claim; Phillips & Avery, attys.

Broadway, ws, 151.1 s 92d, 4.6x83.10x irreg; Philip Livingston agt Saml McMillan; action to remove encroachments; H Swain, atty.

25TH st, ns, 177.6 w 9 av, 22.6x98.9; Jno Reynolds agt Chas E Frazee; action to determine claim; J A Seidman, atty.

NOV. 17.

White st, 112-14; also WALKER ST, 105-09; also CENTRE ST, 135-49; American Bar Lock Co agt Abingdon Constn Co et al; Thompson, Warren & Pelgram, attys.

Fort Washington av, ws, whole front bet 177th & 178th, 255.5x100; Wm Borea et al agt Hargood Realty & Constn Co; action to foreclose two mechanic's liens; G M Hulbert, atty.

Chrystie st, 225; also 1ST AV, 352; also 26TH ST, 239 E; Louis H Levin agt Louis Fooks et al; action to set aside deed; J N Shutz, atty.

Jackson st, es, lot 421, map of Unionport, Bronx, 50x108; Geo J Dannenfelser agt Robertina S Kornstedt et al; partition; Luce & Davis, attys.

Essex st, 48; American Luxfer Prism Co of Illinois agt Mary O'Neill et al; action to foreclose mechanic's lien; Thompson, Warren & Pelgram, attys.

FORECLOSURE SUITS.

Nov. 11.

Webster av, 3552; John Hyslop agt Irving Constn Co et al; Merrill & Rogers, attys.

Robbins av, 464; Anna G Sheldon agt Domenicho Pezza et al; M S Borland, atty.

College av, 1342; Lincoln Trust Co agt Kingston Securities Co et al; Bowers & Sands, attys.

Nov. 13.

Parcel of land beg at se end of a s lat fence formerly the boundary line bet Morris Kelly & Lemual Pearce and adj the low marsh or salt meadow formerly of Danl Edwards, -x-; also PARCEL OF LAND beg at middle of West Farms creek, adj rd leading from West Farms to Hunts Point, -x-; Hirsch Lumber Co agt Isidor L Cohen; S H Guggenheimer, atty.

Weeks av, ws, 34 s 173d, 50x95; Geo Dotzauer agt Marcus A Rosenthal; accounting, &c; H C Glorie, atty.

1ST av, sec 52d, 25.1x74; Henry Kroger agt Harry Bayer; Rabe & Keller, attys.

Lexington av, 1719; Union Trust Co of N Y agt Bridget Galligan et al; Miller, King, Lane & Trafford, attys.

Morningside av W, nwc 117th, 100.11x 120; Edw Hyams agt Margt Morison et al; Gross & Sneudaira, attys.

Av A, 1448; American Mtg Co agt Mary Simon et al; Bowers & Sands, attys.

Lots 802 to 810, map of Sec D, of Vyse Estate; Wm P Rose agt Viau Land Co et al; AL Rose, atty.

25TH st, 127 to 131 W; Leonard H Wood agt John E Olson Constn Co; B M Kaye, atty.

Morris av or pl, es, 25 n Bonner pl, 125x 100; also BONNER PL, ns, 100 e Morris av or pl, 100x75; two actions; Mary M Gardner agt Richd P Lydon et al; amended; Arrowsmith & Dunn, attys.

78TH st, 232 E; Alfred Hahn agt Rebecca Sachs et al; Davis & Kaufmann, attys.

NOV. 14.

116TH st, ss, 350 e 8 av, 50x100.11, except part released; Mutual Life Ins Co of N Y agt Edw Nicholson et al; F L Allen, atty.

Simpson st, es, 175 n 167th, 40x100; Jas T Barry agt Paul C Uhlig; Earley & Carstarphen, attys.

Brook av, 1502; Jas S Bryant agt A S Realty Co et al; J W Bryant, atty.

24TH st, 220 E; Milton Stern agt August W Rabe et al; A Stern, atty.

Bailey av, nec 229th, 244.4x120.8x irreg; Mark Ash agt Cathleen Turney et al; Alexander & Ash, attys.

6TH av, 755; James Everard's Breweries agt Katherine McNaught et al; G Nathan, atty.

St Owens pl, ss, lots 40 & 41, map No 1 of South Vernon Park, 50x100; R Meredith Arnold agt Wm W Penfield et al; W C Arnold, atty.

Central Park West, swc 105th, 55.11x 100; Geo Wm Smith agt Margaret Morison et al; Olin, Clark & Phelps, attys.

42D st, 551 W; Hannah W Cromwell extr agt Borine Mfg Co et al; R K Brown, atty.

East End av, nwc 79th, 102.2x148; Jas M Clonin agt Anthony Auto Body Co et al; J A Hart, atty.

NOV. 15.

Bryant av, ws, 100 n Lafayette av, 25x 95; Julia G De Haven agt West Mount Vernon Realty Co et al; J H Seymour, atty.

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

44TH st, 305 E; Jos Zimit agt Herman Altman et al; S A Telsey, atty.

Concord av, 327-9 & 351; Carl Ernst et al agt Trebor Realty Co et al; A O Ernst, atty.

Concord av, es, 175 n Elm, 25x100; Torquato Mancusi agt Filomena Lizzo et al; A H Brill, atty.

187th st, ns, 100 w Ams av, 87.6x94.9; Virginia D Danziger et al agt Jos King Constn Co et al; M Gross, atty.

NOV. 16.

102D st, 310 E; Augusta Levy agt Max Rosen et al; H Cohen, atty.

Hoe st or av, ws, 37.3 s Home, 30x68.5; also HOE ST or AV, ws, 67.3 s Home, 30x 65; Public Bank of N Y agt Nathan Passman et al; G L Marcus, atty.

Park av, 1613; Chas C Sands et al agt Main Realty Co et al; M S Borland, atty.

Lenox av, sec 143d, 24.11x85; American Mortgage Co agt Christian C Moller et al; Bowers & Sands, attys.

93D st, 177 E; Jacob Bashein et al agt Rosanna Rosenfeld et al; D J Gladstone, atty.

120TH st, 120 E; Kath Elias agt Louis H Kopp et al; I L Broadwin, atty.

NOV. 17.

Heath av, es, 795.3 s Kingsbridge rd, 50 x86.10x70.6x136.5; Emma F Fettretch agt Jacob Rosborg; Fettretch & Seybel, attys.

Park av, sec 96th, 90x100.8; Ferncliffe Realty Co agt Isaac Levy et al; Strabourger, Eschwege & Schallek, attys.

130TH st, 55 W; Wm F Patterson agt Mary W Moffat et al; F M Tichenor, atty.

Vyse av, es, 375 s 173d, 50x100; Sophie M Olsen agt Nelson Black Constn Co et al; Kurzman & Frankenheimer, attys.

118TH st, ss, 110 e 5 av, 25x100.11; Cornelius F Kingsland agt Nellie R Birkholz et al; F de P Foster, atty.

4TH av, ws, lot 762, map of Laconia Park, Williamsbridge; Vincenzo Tristano agt Madalena Di W Angelia; L Schafran, atty.

49TH st, 337-9 E; Wm H Sands et al agt David-Lena Cohen Co et al; M S Borland, atty.

Essex st, 80-82; Traders Paper Board Co agt Louis Wiltchik et al; Smith & Bowman, attys.

125TH st, ns, 100 e Bway, 25x99.11; Cornelius F Kingsland trste agt Jas J Costello et al; F de P Foster, atty.

148TH st, ns, 137 e Convent av, 18x99.11; Morris S Thompson et al agt John Wn Haaren et al; G F Warren, Jr, atty.

Columbus av, ss, lot 8, map of part of Downing Estate, Bronx; Julia A Ford agt Rachel Bailey et al; W C Arnold, atty.

JUDGMENTS.

Nov.

- 13 Adams, Henry C Jr - A L Silberstein. 111.91
13 Albertine, Louis\* & Severo Morello - United Electric Light & Power Co. 66.17
13 Armstrong, Gored - City of N Y. 220.36
13 Archibald, Frank D - Acker, Merrall & Condit Co. 151.98
14 Adler, Danl - City of N Y. 34.37
15 Anderson, Wm S & Wm L Dowling - N Y & Harlem R R Co. costs. 146.59
15 Ash, Ernst - City of N Y. 50.06
15 Almack, Thos M - the same. 58.92
15 Altieri, Angelo - J W Johnson. 59.41
15 Alexander, Troy - G Zillmann. 81.39
15 Ankerson, Gustav H & Wm H A Horsfall - Geo B Van Cleve Co. 4,629.89
16 Ashkenas, Alex - J Seeman et al. 35.30
16 Arcangelo, Nicola & Emma C Woerishoffer - People, &c. 1,000.00
16 Ayers, Rufus - N Y Tel Co. 15.41
16 Anderson, Harry - Wheeling Corrugating Co. 305.69
16 Allen, Henry C - E Schlichtowitz. 169.65
17 Allert, Waldemar F - B R T Co. 108.22
17 Alpert, Saml & Bernard - J Mullin. 3,631.98
17 Abramowitz, Harry\* & Jacob Schwartz - M Jacobson. 97.19
17 Allgood, Susan - L Lemaitre et al. 415.31
11 Bowles, Edw D - H Zlot. 89.41
11 Block, Eugene H - Guardi Color Co. 188.01
11 Briere, Julius - T M McCarthy et al. 292.05
11 Babich, Jacob & Hyman - H Zlot. 74.41
11 Brady, Maggie - J J Dunn. 137.72
11 Bland, Emma S - J S Cully Co. 355.53
11 Bulman, Robt - G F Hoffman et al. 41.55
13 Blumenkrohn, Siegfried & S Blumenkrohn Co - G H Montrose et al. 217.29
13 Blitz, Henry & Wm Grossman - F Greimel. 90.41
13 Bailin, Moses & Jos Bobrow - H Miller. 157.89
13 Berry, Chas S - United Electric Light & Power Co. 15.11
13 Berlinger, Milton - W C Solomon et al. 352.67
13 Brown's, Anna - C Schmidt. 33.25
13 Berger, Arthur - W Kroger. 33.75
13 Bepler, Louisa - J H Birss. 128.95
13 Bergman, Isaac L & Davis Borkman - S Gruenstein. 2,001.16
13 Burger, Anthony - N Y Telephone Co. 102.70

- 13 Baby, Emily - the same. 37.22
13 Block, Joe - G W Fennell et al. 219.56
13 Babich, Jacob - A B Jaworower. 368.78
13 Bingham, Theron A - Ludwig Bauman & Co. 124.27
13 Beam, Chas M - Title Guarantee & Trust Co. 120.20
13 Burghardt, Clarence N - W H Edwards. 728.41
13 Baker, Jos E - S Echelman. 66.64
13 Bradley, Jas S - M Vogel. 89.41
14 Brunwasser, Moritz - N Y Edison Co. 65.36
14 Betts, Fredk A - R S Finney. 2,016.08
14 Beare, Clifford L - M Arnheim. 23.43
14 Braverman, Isidor - N Y Edison Co. 26.98
14 Bogul, Abr - H C Clapp. 145.83
14 Bacchino, Giulia - Lehigh Sales Co. 112.48
14 Beach, Stanley Y - W A Moore. 35.86
14 Bowman, Solomon Jr - Jas Allan & Co. 59.51
14 Baroni, Gaetano P - Bowling Green Distilling Co. 704.51
14 the same - Henry H Shufeldt & Co. 216.40
15 Buellesbach, Caspar & Henry Bashman - J Tanbles. 342.25
15 Brooks, Byron - Hudson Trust Co. 84.07
15 Blumberg, Philip & Thos F Gallagher - Hanifin & Carlan. 449.45
15 Brown, Wm C - J R Hughes. 586.72
15 Broder, David - S Elias. 219.91
15 Blas, Abr - B N Kaempfer et al. 121.96
15 Buell, John F & Edw E - E H Chrystie. 352.89
15 Beaton, Geo A - Higgins & Seiter. 164.21
16 Bradley, Gordon B - B Ball. 369.96
16 Bello, Tillie, Francis Heitmann, Tony Bello & Heitmann - Bluthenthal & Bickart, Inc. 62.69
16 Blumenkrohn, Siegfried - N H Burr. 113.81
16 Bernius, Chas - Phelps Bros Co. 44.51
16 Berman, Isidore - United Electric Light & Power Co. 87.95
16 Berlin, Florence - A H Joline et al. costs. 32.67
16 Bolnick, Saml & Geo Davis - People, &c. 3,000.00
16 Bloch, Jos - Henry Meyer Co. 226.92
16 Braune, Paul\*, Emmy Von Kattengel & N Joseph Slicken\* - E R Adler. 112.41
16 Benedict, Julia - N Y Telephone Co. 67.26
16 Bergstrom, Jno E - the same. 31.72
16 Blumenkrohn, Siegfried - N H Burr. 217.31
16 Burstein, Henry - Cloak & Suit Supply Co. 355.63
16 Berger, Philip & Hyman Silverman - G Semel. 141.17
17 Balzer, Gus - D M Bell. 116.90
17 Boross, Eugene - Windsor Trust Co. 5,110.55
17 Bjorkegren, Chas & Philip Hohmann - A Marine. 222.81
17 Brand, Claude Z - M Gross. 203.87
17 Brooks, Chas H - F M Carroll et al. 1,244.47
17 the same - the same. 1,368.50
17 Benedetta, Louis & Louis Lagnail - N Y Edison Co. 24.27
17 Beigeleisen, Jos Z - W C Woof et al. 113.51
11 Cohen, Louis - M Marand. 268.93
11 Cebrelli, Antonio - Universal Road Machinery Co. 503.38
11 Cummings, Raymond K & Chas - H L Hildreth. 34.31
11 Comstock, Frank N - Franco-American Tire Co. 75.05
13 Clowe, Chas W - C W Panigot et al. 25.00
13 Cohn, May - N Y Telephone Co. 37.22
13 Chelberg, Cornelius S - Weber, Bunke-Lange Coal Co. 648.66
13 Cohen, Saml & David P - J Woolf. 125.36
13 Clark, Chas C - E M Taylor. 65.60
13 Costa, Frank & Antonio Barono - J Rinaldi et al. 273.52
13 Clark, Clarence B & John F Fairbanks - F W Dodge Co. 407.51
14 Cohen, Adolph & Gustave Levy\* - Bartelstone Bros. 51.72
14 Caming, Saul\*, Wm G Vause & Wm L Pollock, Jr - American Surety Co of N Y. 114.91
14 Cohen, Simon, Hyman\* & Benjamin\* - N Y Edison Co. 9.91
14 Cohen, Louis & Isaac - V E Meyer et al. 133.01
14 Cohen, Jacob - Gimbel Bros of N Y. 38.75
14 Chily, Jos\*, Jos Trass & Antonio Terone - Lehigh Sales Co. 95.54
14 Cancro, Frank - J Gordon. 161.91
14 Cohen, Isidor L & Louis P - Central Pennsylvania Lumber Co. 91.46
14 Cohen, Isidor & Louis P - Bush & Fassett. 205.74
14 Cohen, Isidor L - National Park Bank. 228.26
15 Cohen, Isidor L & Frank D Langstroth\* - Metuchen National Bank of Metuchen, N J. 211.14
15 Cohen, Isidor L & Frank D Langstroth & Co - First National Bank of Hightstown, N J. 123.41
15 Cohen, Isidor L & Louis P - G B Cutler et al. 1,112.36
15 Cihlia, Ernest F - H B Davis. 288.31
15 Caspe, Abram - Garfield Building Co. 176.68
15 Cocks, Geo J - Larchmont Yacht Club. 224.41
15 Comarato, Vincent J - S Greenberg. 71.61
15 Cammann, John F - M E Sandford et al. 96.36
15 Constantine, Richd B - W A Cochran. 408.81
16 Carr, Ellory F & Nellie S - W Reitman. 29.40
16 Chamberlin, Willia H & Emma L - Crown Metal Constn Co. 892.30
16 Calderzo, Louis - F Lesser. 129.41

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| <p>16 Campbell, Maurice—P Mackeye...215.41<br/>17 Cassal, Vincent—National Cash Register Co...295.85<br/>17 Campbell, John J—N Y City Interborough Ry Co...180.88<br/>17 Curtiss, Wm V—N Y Edison Co...12.30<br/>17 Cummings, Harry M—T Keune...46.31<br/>17 Cummings, Geo—the same...39.31<br/>17 Council, Chas—Allwin Realty Co...27.72<br/>17 Conovich, Theodore—M Schnitzer...191.91<br/>11 Davies, Dora—G Hirsch...37.84<br/>11 Dickson, Saml S, exr—J A Colliver...4,484.53<br/>11 Denderline, Jos A—C Levy...51.02<br/>13 Donahue, Lawrence—Iron Steamboat Co of N J...734.57<br/>13 Domroe, Saml—United Electric Light &amp; Power Co...15.41<br/>13 De Baumont, Julien—J Vouger...137.81<br/>13 Dix, Jacob J—N Y Telephone Co...38.29<br/>13 Diamond, Ida—the same...21.10<br/>13 Dwarzanowski, Matenz—S Brachfeld...96.38<br/>13 Davies, John A—L Stein et al...6,007.93<br/>13 Dollen, Jennie &amp; Geo—State Bank...367.28<br/>13 Dellon, Geo—State Bank...801.74<br/>13 Dellon, Jennie &amp; Geo—State Bank...290.29<br/>13 De Packh, Banachowski—C W Radiger...68.03<br/>14 Downing, Mary E—J B Levy et al...costs, 56.75<br/>14 Danson, Jacob—J Braunstein &amp; Co...2,209.27<br/>14 Durant, Janet L—Henry H Tyson Co...165.68<br/>14 Davidson, Henry C—Fellows &amp; Diemel...214.41<br/>14 De Villers, Yves—J A D'Orlye...733.97<br/>15 Doctor, Emanuel—Curtiss Blaisdell Co...340.00<br/>15 Decker, Mabel G—J W Hogan...535.41<br/>15 Donchian, Dikran S &amp; John B—J H Morton...1,132.18<br/>15 Dumas, Charlotte &amp; Lilia J Fairbairn extrx—C J Dumas...101.91<br/>16 Dugan, John—S Silverberg...38.81<br/>16 Dutton, Ira J &amp; Milton C Butterfield—Title Guar &amp; Trust Co...46.08<br/>16 Durant, Janet L—J W C Carroll...73.71<br/>16 Dougherty, Mary D—United Electric Light &amp; Power Co...14.81<br/>16 Dayton, Fredk M—Hodgman Rubber Co...1,382.62<br/>17 Doktor, Benj—M Littmann...1,614.83<br/>17 Disbrow, Wm H B—McDougall &amp; Potter Co...206.43<br/>17 Drake, Margt F—M E Burns et al...151.53<br/>17 D'Alessandro, Maria G—Bklyn Hghts R R Co...172.72<br/>17 Davis, Walter C &amp; Edw C*—National Lead Co...325.27<br/>17 Day, Jos P—F F Krusch...658.28<br/>17 Donohue, Jno J &amp; Arthur A Sanchez—Color Photography Co...2,214.07<br/>11 Edwards, Virginia—J R Williston et al...costs, 108.20<br/>17 Esler, Mrs Rebecca L—J Michel...88.39<br/>13 Ewing, John K M—N Y Telephone Co...41.87<br/>13 Eliotes, Nicholas A—the same...26.10<br/>13 Eaton, Seymour—M W Brown Printing &amp; Binding Co...469.16<br/>13 Eastberg, Wm F—C M Nicholson...260.11<br/>13 Epstein, Beno C—Napoleon Constn Co...163.58<br/>13 Eissing, Wm, Michl Armendinger Jr &amp; Jos Schaafl—Rogers Pyatt Shellac Co...120.05<br/>14 Ehrlich, Jos—H Pascal et al...35.85<br/>14 Eastman, Robt W &amp; Anna F—P A Van Bernel...536.05<br/>15 Erickson, Effie A—O A Wurm et al...255.59<br/>16 Everett, Jos M—L J Field &amp; Co...9,198.08 and possession of chattels, &amp;c.<br/>17 Edgar, Robt—McCrum Howell Co...294.41<br/>17 Eckhouse, Elmer M—W C Lester et al...96.76<br/>17 Errio, Frank—M N Levinson...88.14<br/>13 Farrel, John P—C H Maybach...220.52<br/>13 Freedman, Margt—N Y Telephone Co...17.47<br/>13 Fels, Alex—Domestic Engineering Co...158.85<br/>13 Fine, Jacob—Jefferson Bank...218.70<br/>13 Ferrabini, Ester—A Ferra...costs, 107.07<br/>13 the same—Ronoa...costs, 109.95<br/>13 Feuer, David—F Feuer...costs, 117.49<br/>13 Faiella, Jos—G Santangelo et al...368.66<br/>13 Finn, Herman &amp; Harry—Bradstreet Co...136.91<br/>14 Flaum, Hiram—N Y Edison Co...14.29<br/>14 Fleecker, Walter—Rienhardt Mfg Co...61.41<br/>14 Fruaenhar, Louis H—J Loebel...29.41<br/>14 Farrel, Patk J—S Zweig...86.90<br/>14 Franke, Abraham—L G Stern et al...119.65<br/>14 Friedman, Max—A H Joline et al...costs, 32.65<br/>14 Fleischman, Morris L—M Rubenowitz...76.28<br/>15 Farrel, Jas M—M J Jennings...467.24<br/>15 Friedman, Benj, Amelia Friedman, Sol Rosenberg &amp; Henry W Siegel—C Frank...320.14<br/>15 Fidelman, Max—New System Napkin, Towel Supply &amp; Steam Laundry Co...45.98<br/>15 Ferguson, Frank—Lyons Bros Co...80.96<br/>15 Field, Cornelius J—Lockland Lumber Co...84.09<br/>15 Forgoston, Etta—P Carpenter...327.31<br/>15 Fairore, Mary—Jacot &amp; Mullen...35.87<br/>16 Franklin, Morris L—H Johnston...1,363.23<br/>16 Fuller, J Ensign—Tompkins Kiel Marble Co...168.61<br/>16 Fuchner, Anna &amp; Kathryn Brice—W Meyer...246.83</p> | <p>16 Frawley, Patk J—H J Goldsmith...129.41<br/>16 Friedman, Louis—N Y Tel Co...16.07<br/>17 Pittchauer, Felix &amp; Israel Crystal*—G Frankenthaler...273.90<br/>17 Fox, Emanuel E—I Haft...1,046.83<br/>17 Feldman, Jno, prst—A Williams...111.90<br/>17 Fuller, Susan E—N Y Central Storage Co...costs, 130.22<br/>17 Flore, Peter L—E E Flore...costs, 133.28<br/>17 Farber, Philip—M Metzler...280.61<br/>17 Finn, Mary—N Schnepf...costs, 13.32<br/>17 Finkelstein, Max—M Dorf...costs, 99.53<br/>17 Fromm, Saml F—Katz &amp; Sommerich...32.81<br/>11 Galligan, Patk J—A W Hoff et al...558.62<br/>13 Goldstone, Barnett—United Electric Light &amp; Power Co...44.57<br/>13 Gill, Thos—the same...64.60<br/>13 Gifford, Fredk N—J F Taylor et al...287.74<br/>13 Gordon, Philip—J F Bacon et al...298.10<br/>13 Guilfoil, Oscar D—A Van H Stuyvesant...442.60<br/>14 Goodman, Herman—J Whitelaw...37.01<br/>14 Grasse, Frank—Hannis Distilling Co...257.26<br/>14 Goldstein, Harry &amp; Saml—M Krauss...32.65<br/>14 Gelb, Isidor—Hannis Distilling Co...98.84<br/>14 Guthy, Peter—Patent Scuffolding Co...580.05<br/>14 Ganse, Marinus—Loew Amusement Co...253.36<br/>15 Gasparini, Frank—Rozzetti Bros...68.55<br/>15 Gombarts, Geo K—E S Craddock...146.19<br/>15 Gladman, Geo J—W C Wood et al...102.27<br/>15 Glassman, Saml—the same...147.36<br/>15 Goldsmith, Albt—E Georgiade...225.86<br/>16 Grover, Danl A—American Exchange Cigar Co...83.91<br/>16 Gilbert, Marguerite—Title Guarantee &amp; Trust Co...116.90<br/>16 Gilson, Geo W—M Arnheim...113.37<br/>16 Godnick, Wm—Title Guarantee &amp; Trust Co...137.66<br/>16 Gebhart, Wm—G P Reinhard...costs, 13.45<br/>16 Georgi, Carl P—United Electric Light &amp; Power Co...27.08<br/>16 Grinspan, Ephraim—the same...18.56<br/>16 Greenfield, Jacob—the same...52.41<br/>16 Gershel, Geo—'Edouard'...104.30<br/>17 Goodman, Herman—S Mondy &amp; Sons...60.05<br/>17 Gerne, Abr—N Y Edison Co...28.08<br/>17 Gamache, Jos—Jno Bell Co...345.33<br/>17 Grant, Wm W &amp; Geo C—A R Kelly...1,334.88<br/>17 Gallert, Sigmund M &amp; David O—S Siegel...503.50<br/>17 Gluckstein, Simon &amp; Louis—S Thau...77.02<br/>17 Gammon, Montague—Wm Knabe Mfg Co...385.65<br/>17 Greenbaum, Hyman*—Jacob Gorosky* &amp; Hyman Goldstein—Freedman &amp; Stern...31.71<br/>11 Hart, Frank L—J Schwoh...118.93<br/>11 Hart, Recelia—W E Hutchason...544.41<br/>11 Haggard, Sewell—Minnie G Frank Realty Co...258.97<br/>11 Hutchinson, Edwin B—American Glue Co...392.91<br/>11 Hayes, Grant L—C J Edwards...31.62<br/>11 Hermelin, Henry &amp; Frank Gens—People, &amp;c...300.00<br/>11 Hershheimer, Louis—S Rubin et al...426.27<br/>11 Harris, Herman &amp; Max Schwartz—J Blattberg...69.15<br/>13 Hyde, Alvan W admr—C J Caughey...2,737.95<br/>13 Heise, Annie T H—F M Wells...costs, 335.85<br/>13 Hickok, Wm P—C M Demmer...61.15<br/>13 Harris, Wm—N Y Telephone Co...29.20<br/>13 Hayes, Wm A—the same...64.20<br/>13 Horrington, Moses H—the same...36.34<br/>13 Hansgen, Ida—the same...24.78<br/>13 Hanratty, Mary—M F Mulvihill...36.41<br/>13 Haims, Louis—Maintenance Co...71.81<br/>13 Hamsley, Chas—H Frank...44.74<br/>13 Hamilton, Francis &amp; John B—R F Whitmer...486.47<br/>14 Hennin, Amelia &amp; Frank R—F D Ewing et al...77.31<br/>14 Hoehn, Hugh J—Borough Gas &amp; Electric Fixture Co...49.68<br/>14 Hoensey, Jos T—N Y Edison Co...85.56<br/>14 Hoss, Ludwig—the same...28.59<br/>14 Hill, Roberta G—G F C Booss...70.91<br/>14 Hall, Chas M—S W Bensall...53.35<br/>14 Hearn, Frank D—C B Bentz...101.72<br/>14 Hagez, Jos &amp; Geo—M S Scheigman...241.96<br/>15 Howth, J De Lyon—Diamond Rubber Co of N Y...29.64<br/>15 Hill, Wm H—American Vaudeville Circuit et al...costs, 27.67<br/>15 Hayden, Margt extrx—City of N Y...768.30<br/>15 Hershkowitz, Wm—S Adolph...885.19<br/>15 Haft, Jacob—C Koniger...42.29<br/>15 Henry, Jos J—T Meyers...590.36<br/>15 Hershkowitz, Wm—L Wisansky...174.69<br/>15 Hallen, Jas D &amp; Illinois Surety Co—People, &amp;c...2,500.00<br/>16 Hannan, Mamie—N Y Tel Co...32.42<br/>16 Haggadorn, Francis L—the same...17.01<br/>16 Hinson, Stephen T—W Frankel...282.22<br/>16 Hubener, Josephine A &amp; Mary L—First National Bank of Yonkers...4,585.60<br/>16 Holly, Dr J McMahon—Duparquet Huot &amp; Monouse Co...67.16<br/>16 Harrahill, John A—United Electric Light &amp; Power Co...88.14<br/>16 Hilands, Wm J—W King...120.51<br/>16 Hollowell, Louis—N Lawson...30.22<br/>16 Hexter, Saml N—Saks &amp; Co...92.01<br/>16 Hudson, Walter—W C Rath...89.11</p> | <p>16 Hertz, Rose &amp; Max Stark—People, &amp;c...1,500.00<br/>16 Hertel, Frank—B Glasser et al...394.68<br/>16 Herman, Henry—B Beekman...67.65<br/>16 Hagez, Jos* &amp; Geo—J Rabinowitz...100.27<br/>16 Hoffstatter, Wm S—B M O'Reilly...1,160.77<br/>16 Horsfall, Wm H—J K Burton et al...990.41<br/>16 Hamburger, Barnet*, Sarah Hamburger*, Jos Finger &amp; Annie Finger—I Hershfield...79.31<br/>17 Harvey, Jno J—N Y Edison Co...10.87<br/>17 Hirsch, Abr—the same...54.15<br/>17 Hart, Geo D—C Oestreicher...76.95<br/>17 Heymsfeld, Adolph—S Corn...216.64<br/>17 Hidenkamp, Henry H—City Finance Co...67.00<br/>17 Holland, Anna L B—M E T Frazee...67.00<br/>17 Hoffman, Minnie—Allwin Realty Co...112.15<br/>17 Heath, Herbert—F T Nesbit &amp; Co...costs, 108.18<br/>17 Hyman, Saml M—A H Lea et al...40.70<br/>17 Hartman, Jos &amp; Cath—H Krishman et al...115.00<br/>17 Harris, Maxwell &amp; Henry D Bruck—M Goodman...125.38<br/>17 Haines, E Arthur—H J Pritchard...3,682.07<br/>17 Holder, E H—A V H Ellis...534.47<br/>13 Iacchia, Agide—A Ferra...costs, 108.57<br/>13 Joyce, Frank—M Isenberg...411.36<br/>13 Johnston, Margt—N Y Telephone Co...72.64<br/>13 Jewel, Julius—M Horwitz...250.00<br/>13 Jenkins, Claudia—L M Hoffman...442.00<br/>13 Javer, Sam &amp; Isidor Rosenberg*—J G Kugelman et al...48.36<br/>14 Jacobs, Jos A—N Y Edison Co...14.74<br/>14 Jacobowitz, M Felix—S M Hohl...92.43<br/>14 Jandik, Edw—Hannis Distilling Co...98.54<br/>15 Jackson, Edgar B &amp; Mary L Cavenough—Plaza Operating Co...523.15<br/>15 Jackson, Edgar R—the same...1,026.45<br/>16 Jacobus, Moses J—M Goldmuntz et al...194.61<br/>16 Jandorf, Ralph—United Electric Light &amp; Power Co...28.23<br/>17 Johnson, Albt S—Summit Realty Co...234.81<br/>17 Jacobins, Philip L—J P Cahill...87.96<br/>17 John, Geo C—National Surety Co...114.17<br/>17 Jonson, Edwin H—Ansonia Realty Co...236.31<br/>11 Kleinfelder, Geo—I Nellenbergern...34.54<br/>11 Klein, Jos—H A Anderson...3,872.72<br/>11 Knight, Boyce W—Maculler Parker Co...68.71<br/>11 King, Henry D—H Sancier...378.41<br/>13 King, Irving—E H Courceisier...122.81<br/>13 Kendrick, J Lawton—T F Seifert...122.26<br/>13 Katz, Sam—B Kliensky...29.65<br/>13 Kostman, Jacob—N Y Telephone Co...30.37<br/>13 Kramer, Chas &amp; Benj Schwartz—N Y Telephone Co...43.53<br/>13 Kerr, Jas U S—Title Guarantee &amp; Trust Co...45.34<br/>13 Kirk, Margt J—City of N Y...costs, 73.45<br/>13 King, Newell D &amp; John T Power*—United Electric Light &amp; Power Co...201.91<br/>13 Kupferstein, Adolf—Pelham Hod Elevating Co...costs, 108.18<br/>13 Kempner, Isidor—H I Cooper...29.41<br/>13 Klein, Louis &amp; Jacob Fink—W J Salomon...5,540.16<br/>14 Kluber, Jno C &amp; Jno Ryan—Prudential Real Estate Corp...264.41<br/>14 Killip, Frank B—Jnapp Co...193.93<br/>14 Kaplan, Harry, Moses Caleff—Nathan Drayer* &amp; Harry Wolenrod—C Veit...62.21<br/>14 Klapp, Jos &amp; Fanny Schwartz—W Friedman et al...4,588.85<br/>14 Kantrowitz, Dacie—S Clark...38.34<br/>15 Kling, Isadore—L Simon...132.24<br/>15 Keaveny, Patk—F J Virtue...146.56<br/>15 the same—the same...358.92<br/>15 Kitzen, Saml—M Posnick...205.91<br/>15 Kauffmann, Arthur—Royal Eastern Electrical Supply Co...164.43<br/>16 Keller, Augustus R—Sixty Wall St...costs, 94.72<br/>16 Knebel, Simon—N Y Tel Co...20.28<br/>16 Keilin, Luba—Parisian Novelty Co...26.91<br/>17 Koster, Chas—Klein Bros...504.26<br/>17 Kahn, Maximilian &amp; Henry Seligman—Commonwealth Trust Co...439.43<br/>17 Kummer, Jacob—N Y Edison Co...12.71<br/>17 Kommel, Bertha—the same...227.36<br/>17 Kanes, Louis—I Hilfer et al...59.48<br/>17 Kalisinan, Louis—M Herbst...358.41<br/>17 King, Saml J—L Beck...34.26<br/>17 Kahan, Juda H &amp; Moses Einhorn*—B Graham...235.65<br/>17 Kelsch, Balthasar &amp; Henry B V Boecher—E E Beisner...136.50<br/>17 Kulla, Jacob—A Dickstein...costs, 13.42<br/>17 the same—L S Forman...costs, 13.42<br/>17 Lynch, Thos B—H W Fairfax...24.79<br/>11 La Point, Wm W—C A Callan...43.11<br/>11 Lucovsky, Jacob—E Smolka...30.72<br/>11 Lichtwitz, Chas L—A Dryfoos et al...168.15<br/>11 Lerner, David &amp; Harry Nathanson—J W Block...548.20<br/>11 Luisi, Frank A &amp; Guiseppe De Masi—People, &amp;c...300.00<br/>13 Lentz, Tobias H—F Kraus et al...1,137.18<br/>13 Lapham, Henry A—J Lister...39.66<br/>13 Levy, Wm W—M Wolff...119.08<br/>13 Levin, Harry—N Y Telephone Co...62.89<br/>14 Loomis, Gertrude—N Y Edison Co...18.86<br/>14 Lamar, Alfred M—C F Polk...359.45<br/>14 Lederer, Wm F—N Y Edison Co...13.74<br/>14 Levy, Jacob—E Wolf...779.02<br/>14 La Raau, Wm F—C C M Hoeg...259.10<br/>14 Lee, Margaret J or Margaret J Malley—J E Lesster...359.32</p> |
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# ATLAS PORTLAND CEMENT

30 BROAD STREET, NEW YORK

14 Leavy, Wm—Hannis Distilling Co. 78.16	17 Martens, Chas, prst—A Williams.161.90	15 Ratner, Abraham & Jacob Ment—I J Nussbaum 59.00
14 Lamanna, Carmele—L Schlesinger. 67.82	17 Muron, Geo M—Surgery Pub Co. 32.41	16 Riordan, Bartholomew—St Anns Home Peekskill, N Y. 191.91
14 Lubelsky, Louis Y—A Alexander et al 28.01	17 Mannion, Patk—T & H Rice. 103.41	16 Rosenthal, Charles—United Electric Light & Power Co. 59.75
14 Lehman, Edgar—A F Karsten. 207.72	17 Moses, Alfred & Wm J Brand*—O Hertlein. 73.70	16 Rosenzweig, Isidor—the same. 61.31
14 Lux, Vincent G—J Deans. 113.08	17 McGowan, Frank A—Massachusetts Chemical Co. 574.02	16 Reisler, John J—National Printing & Engraving Co. costs, 134.18
14 Luciano, Peter—Carson Trench Machine Co. 1,098.58	17 Martin, Saml—A Peyser et al. 129.81	16 Rabinowitz, Pauline or Pauline Dreher—N Y Telephone Co. 18.36
14 Legge, Arthur T—W H Foster. costs, 27.41	17 McCulloch, Wm, Alexander Connie & Jas S McFarlan—S Goldberger. 515.00	17 Reinfeld, Irving C—N Y Edison Co. 44.98
15 Lindemann, Wm J—L Young. 70.05	17 Malter, Jacob, Frank Hauger & Morris Halperin—A Fialkoff. 113.68	17 Rein, Marcus—N Y Edison Co. 30.57
15 Lohman, Jos—Martin's Toggery Shop. 154.75	17 Mull, Alexander—M Elliott. 100.00	17 Rosenzweig, Ignatz—N Y Edison Co. 17.57
15 Levinson, Leo—W Hauptmann. 1,657.35	17 the same—W P Berthune. 350.00	17 Rotella, Felitte & Rosina—A Gerosh. 76.08
15 Loketz, Louis & Jos E Finkel—A Wollman et al. 480.98	13 Nichols, Fred C—E R Tuck. 259.87	17 Rosenzweig, Sede & Israel Fortgano—People, & c. 300.00
16 Lohmiller, Wm—Thos Ward & Co. 146.56	14 Newman, Benj—E E Peck. 61.97	17 Rollman, Jno & Dora—Colonial Bank. 2,000.35
16 Levine, Louis—C W Leveridge. 161.47	15 Nevins, Patk J—S Hochstedter. 41.61	17 Rauch, Herbert—F T Nesbit & Co. costs, 108.18
16 Laughling, Henry D—Wm B Harris Co. 42.48	15 Nolan, Jos—O'Neill Adams Co. 41.61	17 Rangers, Wm & Jennie—City Finance Co. 100.00
16 Lichtman, Jos—W Grossman. 100.70	15 Nathan, Lafayette—M D Selinger. 307.41	11 Smith, Edgar D—J W Roberts & Son. 11.20
17 Lederer, Saml—M Selbst. 400.31	15 Nieberg, Benj & C N & S A Conston—E Leventhal. 295.32	11 Spierman, Herman & Lotta—H C Friedman. 840.55
17 La Bianco, Salvatore & Mary—A Sparti. 131.41	16 Nagle, Percival E—Harlem Supply Co. 841.00	11 Seliger, Rudolph, Otto Seliger & Ella Boettcher—Flood & Conklin Co. 53.83
17 Littman, Saml—M L Levy. 99.31	17 Nettler, Anna—J D Booth et al. costs, 27.65	11 Saunders, Fredk W—Armour & Co. 64.70
17 Levin, Harry—A I Tamer. 62.65	14 O'Toole, Bernard J—Hannis Distilling Co. 436.93	11 Shakman, Arthur L—A H Abenheimer—the same—the same. 2,217.01
17 Lyon, Willard M—L B Nelson. 111.81	14 O'Connor, Maurice F—Klein Bros. 192.08	11 Storms, Thos B—Bernheimer & Schwartz Pilsener Bwg Co. 384.56
17 Liebman, Benj & Jos H Mittelman—People, & c. 1,500.00	15 O'Brien, Jos F & Fredk V Kelly—Borough Bldg Material Co. 3,016.08	13 Sullivan, Matthew G—H D Clinton. 1,559.94
17 Lichtenstein, David, Oscar Glanckopf & Jacob Glaukopf—N Y Edison Co. 28.28	15 Oakes, Chandler A—E M Denison. 76.50	13 Schilling, Fredk A & Robt Adler—R J Waddell & Co. 25.04
11 Mueller, Frank—Schumen & Lederman, Inc. 322.91	15 Ohlar, Henry or Harry—B Levine. 39.41	13 Simmons, Alfred J—R Friedlander et al. 38.85
11 McCann, Jas, adm—Rusling & Co. costs, 78.52	16 Ostrow, Saml—M Kurtin et al. 34.36	13 Smith, Theron L—J Fidler. 122.26
11 Moore, Chas—Warren Bros Co. costs, 12.60	17 Olson, Jno E—N Y Edison Co. 17.67	13 Sanders, Fredk B—American Sugar Refining Co. costs, 23.01
11 Mestanz, Emma M S—A Berry. 560.57	17 Osborne, Ida & Maude R Osborne—W Reitman. 40.40	13 Sternlicht, Emma—M B Cunningham. 37.22
11 Maeder, John F—A Plimpton. 93.53	17 Olson, Jno E—N Y Edison Co. 52.84	13 Schmeiler, Anthony—N Y Telephone Co. 22.64
11 Morris, Adolph & David Grinberg, Sarah Morris & Hannah Grinberg—J Sachs. 37.23	17 Ostrowsky, Tewel—Auerbach & Goldberg. 93.57	13 Scott, Amy—Sol Bloom Inc. 42.20
13 Mitchell, Isaac & Philip Wahlenberg—H Geminder. 43.35	17 Olson, Jno E—Russell & Erwin Mfg Co of N Y. 780.17	13 Seacomb, Chas M—L Sonnenborn Sons Inc. 70.00
13 Massino, Adovado Ceaser Arlatta—A Botts. 75.00	17 Olson, Chas—J Ruppert. 198.21	13 Sullivan, John—N Y Telephone Co. 79.79
13 McWilliam, Robt or McWilliams—J McWalters. 619.21	11 Piasecki, Helen—German Exchange Bank. 2,520.42	13 Schwartz, Morris & Barney H Sherman—N Y Telephone Co. 18.93
13 Myles, Geo C—C H Maybach. 30.75	11 Paskusz, Jacob & Gasa—Philadelphia Casualty Co. costs, 348.98	13 Smith, Wm J—88 & 90 Walker St Co. 75.00
13 Mullen, Patk—J F Buckley. 32.92	13 Purtell, James E—E Blumensteil. 124.77	13 Stavros, Chris & Nathan—N Y Telephone Co. 22.29
13 Mallowan, Karl—N Y Telephone Co. 15.68	14 Perry, Wm D—N Y Edison Co. 15.41	13 Scgmidr, Louis—J Rosenberg. 33.59
13 Moore, Viola B—the same. 21.06	14 Potts, Irwin—the same. 11.81	13 Stecheeg, August—Piel Bros. 66.02
13 Mee, Patk H—S Brachfeld. 96.38	14 Price, Jos M—the same. 10.25	13 Schilling, Mary A—A Arata. 111.49
13 Meyer, Albert S—F Turner. 2,250.63	14 Porter, Sadie—J Armstrong et al. 363.89	13 Stephens, Benj I—J L Hannan. 119.45
13 McDermott, John C—R Schweizer. 68.06	14 Perlman, Louis H & Fannie Frankel—M Shapiro. 268.01	14 Swirsky, Max—Peoples Bank of City of N Y. 411.91
14 Martini, Nicolotta—S Maresca. 96.00	14 Pearl, Robt P & Jana Joseph—A Myers. 346.31	14 Sherman, A Percy—N Y Independent Meat Co. 202.81
14 Maguire, Michael—J L Hart. 28.72	15 Pedeவில்லiano, Angelo & Rocco—Thompson Bros. 288.31	14 Simonowitz, Jos* & Saml—G Hanoun. 35.81
14 McGuire, Martin J—N Y Edison Co. 37.85	15 Prentzes, Peter & The Thompson—Crandall & Godley Co. 673.71	14 Stein, Herman—M Stropf. 31.41
14 Marazito, Tomaso—J & M Haffen Brewing Co. 199.72	16 Pini, Carlos—M I Fox. 86.94	14 Seraphic, Achilles—N Y Edison Co. 12.94
14 Marcus, Jos—N Mayer. 1,188.04	16 Pierce, Morris S—Reliance Paint Co. costs, 68.38	14 Simonowitz, Emil—the same. 80.73
14 Michel, Leopold—Hannis Distilling Co. 288.39	16 Pietras, Mamie by gdn—E Grossman. costs, 107.99	14 Stein, Chas P—Salter Silk Co. 105.80
14 Michel, Leopold—Hannis Distilling Co. 552.92	16 Pollard, Louis A—E C Williams. 146.21	14 Schlechterman, Adolf—G A Auffenkraut. 34.41
14 McCarthy, Wm & David Feuer—Hannis Distilling Co. 370.52	17 Plotzky, Ida & Jacob—M Poltman. 75.97	14 Schuler, Reinhard—Davis Rubber Co. 82.48
14 Mack, Henry & Ephriam R Steinhart—Illinois Modern Machine Co. 287.03	17 Pittelli, Frank—National Surety Co. 766.14	14 Syrop, Lena* & Saml—Hannis Distilling Co. 380.35
14 the same—the same. 193.40	17 Parks, Frank J—C W Munger et al. 942.81	14 Saperstein, Herman I—F Opelinsky. 161.94
14 Mathers, Jos & Wilmer Baldwin—G A Lathrop Jr. 9,139.30	17 Paratore, Filomena or F—M Gans et al. 82.49	14 Scomaci, Frank—Hannis Distilling Co. 98.94
14 Mangini, Nicola—A F Handy. 535.82	17 Pulee, Toni—N Y Edison Co. 16.44	14 Silverman, Nathan—Leavitt & Orentlich. 19.77
15 Munro, Wm & John R—Davison Pub Co. 38.86	17 Perper, Max—the same. 16.65	14 Smith, Barry D* & Alfred I—W Conte. 84.06
15 McMahan, Roderick—Jas Olwell & Co. 139.11	17 Pappas, Chas—J H Van Hoven. 70.91	14 Storms, Alfred R—A H Meyr Co. 828.64
15 Merlin, John G—C M Bellows. 45.78	15 Quinn, Jas—Barrett Mfg Co. 2,009.00	14 Stiles, Chas A—G Buckmann. 114.52
15 Martin, John T—F H Corn. 2,222.06	17 Quinn, Dennis F—G L Ansel. costs, 109.59	15 Solomon, Max & Moses Anathan—People, & c. 100.00
15 Muller, Fritz—V Loewer's Gambrius Brewery Co. 2,165.38	11 Ryan, Mary T A J—R T Irwin. 399.52	15 the same—the same. 100.00
15 Mears, W Howard & John Fraser—L B Clark. costs, 27.67	11 Rosenberg, Abr—G Goldschlager et al. costs, 47.60	15 the same—the same. 100.00
15 Maguire, Bernard J—R B Henry Co. 29.42	11 Roson, John—American Exchange National Bank. 18,216.72	15 Spultz, Henry—Baker Sales Co. 1,791.49
15 Mullaney, Michl W—E M Malherbe. 134.62	13 Rosenblatt, Max, Dora Wagner* & Raffie Rosenblatt—S Baer. 25.00	15 Soter, Eli—F Villar & Co. 77.36
15 Meyer, Jacob—G W Schwach. 89.41	13 Rofery, Timothy J—Olin J Stephens, Inc. 307.96	16 Schwarz, Max—Jas R Kendrick Co. 155.64
15 Mirick, Stanley W—H T Pierson. 123.38	13 Rafovitz, Moses—M M Elish. 127.45	16 Stevens, Orlando R—S I Miller. 353.65
15 Matz, Henry—H Raabe et al. 1,315.40	13 Reich, Max—J Cohen et al. 113.99	16 Schiff, Saml—H Averbuck. 264.30
16 Meyerowitz, Harry by gdn—A H Joline et al. costs, 17.41	13 Richmond, Clara W—N Y Telephone Co. 44.65	16 Switzer, Abram—W Grossman. 50.85
16 Mancinelli, John & Cuiestino Brigiat—Francis Leggett & Co. 37.17	13 Reid, Chas H—Acker, Merrall & Con-Johnson. 292.54	16 Steinman, Theresa—L Cohn. 171.91
16 Margolies, Barney—Century Bank of City of N Y. 1,312.17	13 Rubenstein, Nathan—A Pardi Tile Co. 165.01	16 Schmidt, Edw A—S C Pulis. costs, 84.10
16 May, Theodore M—O E Altenburg et al. 130.83	13 Ruehl, Adolph & Arthur Josephs—Crocker Chair Co. 14.41	16 Siegel, Louis & Rosanna—M Cerussi. 469.00
16 Marks, Louis—B L Abrams. 470.29	14 Ramsay, Jos C—F H Albee. 79.41	16 Sugarman, Louis—Jacob H Meyer & Bro. 33.49
16 McCaffery, Jas—Equitable Trust Co of N Y. 31.79	14 Resnicoff, Max—N Y Edison Co. 123.87	16 Schenck, John—R Godwin. 170.81
16 Margaldi, Emilie—Personality Liquidating Co. 1,264.42	14 Rabinowitz, Sam & Kaplan Rubin—J Silverstein et al. 31.80	16 Schmeidler, Isaac—P Rascower. 4,049.47
16 McGovern, Michl & Jas—P Steinberg et al. 143.32	14 Ruehl, Adolph—Hannis Distilling Co. 114.94	17 Scheffer, Geo B—American Real Estate Co. costs, 78.38
16 Morris, Wm A—American Exchange Cigar Co. 104.51	14 Regenstein, Meyer—M Regenstein. costs, 136.77	17 Siebold, Augusta & Gottlieb—Lotus Realty Co. 37,702.00
16 Miller, Marie—C W Bausehart. 82.41	14 Rogers, Isaac N & Fred K Felt—J Greenberg. 1,001.96	17 Schuller, Chas F—Ansonia Realty Co. 378.23
16 Martin, Edmund P—G Lindenmeyr. 1,853.49	14 Raner, Abr—A H Joline. costs, 32.41	
16 Mayers, Morris & David Tigner—H Brady. 27.41	14 Ruminger, Emil—W W Lapent. 254.31	
17 Maver, Leo M—E Kirstein. 163.87	14 Ranelli, Anthony or Tony Leuto or Tony Kelly—Hannis Distilling Co. 404.41	
17 Madden, Peter J—J Alexander. 124.74	15 Reynolds, Thos L—S Levy. 90.87	
17 Morgenstein, Louis—W N Daniels. 76.76	15 Rauch, Abraham—F Hoffmann. 1,030.42	
17 Mooney, Jas A—Realty Records Co. 112.15	15 Robinson, Fred—Hydrolith Co. 151.86	
17 McMahon, Jno T—Meyer & Lowenstein. 25.73	15 Reineke, Marshall & Saml Rosenthal—People, & c. 100.00	
	15 Richmond, Dorothy—W Moller. 118.31	
	15 Rogers, Geo M—J W Johnson. 282.21	
	15 Robert, Gardner—F Greenberg. 34.41	



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17 Simon, Philip & Sol—German Exchange Bank.....926.32	17 Warrick, Stanley G—Delpart Productions.....83.12	14 American Doll & Toy Mfg Co—the same.....46.08
17 Stabwasser, Jno—G A Graber.....59.65	17 Weisman, Jos—H A Caesar & Co.545.86	14 American Plumbing Mfg Co—the same.....67.57
17 Schomer, Abraham S—S Taneser.....1,220.51	17 Weiss, Esther—J H Hartley.....706.16	14 American Tropical Fruit Canning Co—the same.....67.57
17 Sello, Laura A—F Sello.....costs, 109.63	17 Witkowski, Leon—A Witkowski.....costs, 128.24	14 Anchor Brand Co—the same.....34.37
17 Seltz, Benj & Jos H Mittelman—People, &c.....1,500.00	17 Winn, Thos F—H Smyrl.....343.16	14 Appel Mfg Co—the same.....22.65
11 Teal, Margt B—J Horn.....117.79	17 Yost, Marie—B Traubner.....159.31	14 Arrochar Park Realty Co—the same.....38.23
11 Thomas, Margt B—Regent Realty Co.....171.93	14 Yeandle, Geo W—City of N Y.....311.70	14 Associated Construction Co of N Y—the same.....26.55
13 Trask, Benj D—B Beekman.....27.51	14 Yeager, Wm—the same.....28.49	14 Aaron Lerman Realty Co—the same.....67.57
13 Townsend, Edw A—N Y Telephone Co.....30.39	14 Zenke, Otto H—City of N Y.....220.36	14 Gordon & Stein Contracting Co—R N Spiers.....76.11
13 Talty, Michl P—Jos R Potter & Co.....484.04	14 Zagab, Geo H—the same.....220.36	14 Success Co—Kienle Press.....927.96
13 Talbot, Elisha H—O B Mueller.....463.46	14 Zapke, Adolph W—the same.....116.15	14 Interborough Rapid Transit Co—W Ruben.....762.52
13 Tierney, Jas—L T Klinker.....304.57	16 Zenovia, Ivan, Emilio Patta* & Biagio Patta—City of N Y.....25.00	14 Colonial Column Mfg Co & Chester V D Peek—O Harvey.....234.91
13 Tinkham, Anna—N Y Edison Co.....15.11	16 Zanni, Bruto—A W Rabe.....30.51	14 Union Cafe Co—N Y Edison Co.....72.41
14 Tagliavia, Fredk T—T M R Meikelham et al.....1,124.74	16 Zettler, John—Equitable Trust Co of N Y.....37.25	14 Sagamore Garage Co—the same.....63.03
14 Trauberman, Saml & Philip Averbuck—Henry Diffany et al.....121.51	17 Ziegfeld, Florence Jr—M Castel-Bert.....5,387.37	14 Perfection Electric Mfg & Supply Co—McGraw Pub Co.....188.10
15 Tobin, Jno W—W J Bloand.....83.88	<b>CORPORATIONS.</b>	
15 Tierce, Gustave H—M E Hughes.....134.71	11 City & Suburban Operating Co—Edw E Buhler Co.....142.66	14 Nicholas Conforti Realty Corp—N Y Edison Co.....431.25
15 Testera, Ella* & Guisepe F Cavallotta, Chas C Testra* & Thos E Roberts—E Raske.....215.31	11 Jos Block, Inc—Yorkville Plumbers' Supply Co.....1,832.53	14 West Mount Vernon Realty Co—L Colgate.....5,989.31
15 Tichenor, Walter K & Lyman W Redington—G R Sutherland.....165.33	11 Jacot Music Box Co—I Kann et al.....4,569.42	14 Twombly Motor Car Co—W J Salomon.....1,330.38
15 the same—the same.....323.82	11 Melvin Stable Co—A Donohue.....4,137.35	14 Katonah Construction Co, Nicola Biondi & Nazzarone Guarriello—Savoy Glass Co.....1,255.18
16 Theise, Mortimer M—N Y Tel Co.106.43	11 Twenty-Fifth St Const Co—S M Bier.....2,696.79	14 Katonah Construction Co—S J Freidin et al.....507.87
16 Teetsel, Joshua M—F E Boehmcke et al.....73.48	11 West 139 St Realty Co, Jos Friedman & Wm Y Hookey—Security Bank of N Y.....149.05	14 the same—Schacht & Silverson Co.....458.80
16 Thomas, T Everett—H B Delator.....363.40	11 Bergmanns Cafe—T M McCarthy et al.....41.74	14 Katonah Construction Co—H Mapes.....121.64
16 Taub, Benj, Alfred Freeman & John Hoyer—G P Geroseto.....659.13	11 R P G Embroidery Co—Embroiders' Supply Co.....96.66	14 Progress Rubber Co—C H Rudgreen.....188.31
16 Tuchmann, Aaron—American Newspaper Publishers Assn.....185.76	11 Williams Engrg & Constn Co & Jas J Frawley—D J Leary.....1,310.08	14 Peto Realty Co, Isaac Grossman, Chas Michael & Jacob Weingarten*—Fullerton Electric Co.....28.41
16 Tames, Jos* & Peter—C N Bliss et al.....333.35	11 Superior Metal Bed Co—E J McLester, Jr.....600.49	14 Mountain Construction Co, Frank Frankel, Jacob I Frankel & Ethel Frankel—A Altman.....4,753.50
16 Trotta, Frank & Pasquale—People, &c.....100.00	11 Kofod Hessberg Mfg Co—Commonwealth Glue Co.....109.41	14 Central Union Gas Co—E W Brown—ing.....costs, 99.10
17 Tosenfeld, Wm S—N Y Edison Co.....20.53	11 Brooklyn Bottle Stopper Co—R A Fungler.....4,265.05	14 Real Construction Co—Otis Elevator Co.....213.01
17 Tishman, Max—Maurice S Arrue & Co.....93.86	11 Consumers Apron Co—Manhattan Freight & Passenger Elevator Co.46.86	14 Ed Blum & Co—G Sidenberg & Co.....147.46
17 Tunney, Jas—A Busch.....27.72	11 Boston Sheet Metal Works & Aaron Garfein—Savoy Glass Co.....96.95	14 National Electric Welding Co—A W Sanborn.....127.79
13 Unger, John C—Goldberg Display Fixture Co.....118.65	11 Manhattan Real Estate Co—G R Brister.....845.38	14 American Chandelier Co—American Brass & Copper Co.....361.96
14 Umstead, Katherine S—S Holden.....1,655.06	11 McKee, Bendall & Perrine—System Co.....187.41	15 Great Eastern Trade School—Eugen Dietzen Co.....50.56
14 Uebelmesser, Chas R—E A Patton.41.72	11 Dacor Realty Co, Ralph W Davis, Geo E Cohen & John L Davis—Twenty-Third Ward Bank.....3,545.00	15 Greater 3, 9 & 19 Cts. Co—N Katzen.....28.01
14 Uhlfelder, Manfred S & Douglas G C Levick—H L Naughton.....112.11	13 "Palms" Inc—National Printing & Engraving Co.....30.00	15 Apollo Mineral Water Co—D Dassau.....103.53
16 Ullman, Louis J—Jos B Friedlander Co.....519.41	13 Lillian Constn Co, Parson & Co* & Henry Ruland—N Y County National Bank.....227.32	15 Ada-Lur-Jem Medicine Co—City of N Y.....64.65
17 Underhill, Edw—Flood & Conklin Co.....30.98	13 Lenox Realty Co—United Electric Light & Power Co.....130.74	15 Afro-American Realty Co—the same.....95.62
11 Utagliano, Frank—L Oppenheim et al.....44.00	13 Atlas Brick Co—City of N Y.....213.56	15 Alsgood Rasch Co—the same.....140.40
13 Vaccara, Andrew—United Electric Light & Power Co.....44.57	13 Arnold Realty Co—the same.....38.23	15 Alpha Finance & Securities Co—the same.....57.80
13 Vail, Arabella—the same.....230.84	13 Association Realty Operators—the same.....77.19	15 C T Anderson & Co—the same.....38.23
13 Von Hardenberg, Paul F—J Pollitz et al.....30.58	13 Amsterdam Ice Co—the same.....38.23	15 M Achfeldt, Inc—the same.....57.66
14 Van Cleaf, Harry F & Jas H Torrey—R D Pryn.....122.35	13 American Diatomite Co—the same.....213.56	15 American Gas Fixture Co—the same.....996.26
14 Volfrei, August A—R S Kearney.336.31	13 American Commercial Exchange—the same.....28.49	15 American Agate Paper Co—the same.....40.04
14 Van Zandt, Ernest T—F S Geist.1,053.96	13 American Hungarian Pub Co—the same.....38.23	15 American Architect Bronze Co—the same.....213.56
14 Verity, Henry S—G Buckmann.....49.20	13 American Brokerage Co—City of N Y.....38.23	15 American Airship & Balloon Corp—the same.....507.00
14 Van Alen, Anna—S G Rosenbaum.625.43	13 American Chemical Fibre Co—the same.....213.56	15 American Steel & Iron Co—the same.....116.75
16 Villone, Chas M & Jlarlo Breno*—M W Del Gaudio.....28.72	13 American Title & Security Co—the same.....213.56	15 American Painless Dentists—the same.....116.15
11 Wolverton, Wm H, prst—K L Eagan.....1,106.80	13 American Pie Baking Co—the same.....220.36	15 Anderson Pub Co—the same.....173.04
11 Wenderhold, Wm, Carl Weber & Wm De Classen—McBride Winston & Co.....360.99	13 Allen Pine & Chemical Co—the same.....38.23	15 Art Metal Goods Mfg Co—the same.....36.32
11 Weinberg, Julius—I Gilman.....7,320.83	13 Ackotist Player Piano Co—the same.....213.56	15 Arcade Co of America—the same.....57.57
13 Wittmer, Paul—O B Coates & Co.143.45	13 Ackerman Piano Co—the same.....77.19	15 Artistic Post Card & Novelty Co—the same.....38.23
13 Weiser, Saml—W C Dowrie et al.38.81	13 American Law Investigating & Adjustment Co—the same.....116.15	15 Atlantic Pile Co—the same.....26.55
13 Weinberg, Oscar A—F P Coll.1,851.42	13 American Food Inspection & Warranty Co—the same.....38.23	15 Astor Construction Co—the same.....42.17
13 Walsh, Michl—Bedford Iron Works.....17.31	13 Hotel Holding Co—Wetherbee & Wild.....costs, 69.03	15 Asberarlin Mfg Co—the same.....22.49
13 Wallenberg, Erik J—C J Willoughby.....205.25	13 Augusta Realty Co—City of N Y.....38.23	15 Astoria Cognac & Liquor Rectifying Co—the same.....58.92
13 Wragge, John—N Y Telephone Co.18.44	13 Automobile School of America—the same.....38.23	15 Auto Fly Mfg Co—the same.....36.32
13 Whiteside, Sidney B—W P Sheridan.....137.51	13 Thomas Flyer Renting Agency & Benedict Goldfinger—O J Gude Co of N Y.....328.51	15 Anti Shrink Laundry Co—City of N Y.....49.99
14 Willey, Henru Ide, Jas W Miller & Robt B Brown*—American Surety Co.....24.41	13 Anselma Graphite Co—N Y Telephone Co.....49.40	15 Atlantic Brewing Co—the same.....1,971.77
14 Wilkinson, Robt—R H Beaumont.319.41	13 Auto Assn—Ajax Grieb Rubber Co.....473.75	15 Auto Telegraph Co—the same.....28.23
14 Wellington, Duke—N Y Edison Co.15.21	13 C R Teaboldt & Co—Empire Auto Top Co.....50.07	15 Anti Monopoly Light & Power Co—the same.....213.56
14 Wolf, Karl—the same.....14.82	13 Home Street Realty Co—N Y Telephone Co.....37.27	15 Aurmine Co—the same.....213.56
14 Worth, Geo W—the same.....224.83	13 Manhattan Transit Co—N Y Telephone Co.....68.48	15 Automatic Violin Operating Co—the same.....67.57
14 Wilson, Wm—the same.....337.89	13 Knox Constn Co—A Tozzini et al.114.22	15 Anamated Advertising Co—the same.....48.04
14 Wollman, Isaac & Morris Sheiken—N Y Edison Co.....38.42	13 Operative Plasters International Ass'n Local No 24—H Houston.....28.40	15 Norece Co—Jno Wanamaker, N Y.....2,559.10
14 Williams, Nallie M admrx—N Sinnott.....683.09	13 J Y Schantz & Son Co—P V Cohn.920.78	15 Great Eastern Trade School—R W Lawrence.....377.62
15 Warner, Wilfred H & Ward D Williams—American Bedding Co of Baltimore.....27.16	13 the same—S Gordon.....279.18	15 Erie Real Estate Co, Saml B Von Der Smith & J Lyon Howth—J J Keating.....1,133.63
15 Watkins, Harry & Illinois Surety Co—People, &c.....500.00	13 Dover Realty Co—Dover Trust Co.....3,846.47	15 J E Olson Construction Co—J W Johnson.....50.51
15 Werner, Estella—People, &c.....100.00	13 West 139th Street Realty Co—A Le Peidevin & Co.....512.71	15 United Grand Lodge Independent Order Sons of Jacob—E Greenberg.679.72
15 Werner, Herman W—Klenert & Rosenbluth.....53.31	13 Malvin Stable Co Inc—H Phillips.75.45	15 Spangenberg & McLean Co—J H O'Donnell et al.....1,665.16
15 Wenderhold, Wm, Carl Weber* & Wm De Glasson*—Building News Pub Co.....300.87	13 Greenwich Investing Co—L F J Weither.....197.05	15 Warwick-Thomson Co—G Kingsley.....1,186.63
15 Weston, Henry, Nelson J Waterbury,* Jas W Boyle* & E Mortimer Boyle—I J Mayer.....225.71	13 American Chandelier Co—Hedophone Glass Co.....27.09	15 Houpt & Finney Co—J Abramson.144.91
16 Wolfsohn, Chas L—United Electric Light & Power Co.....35.81	14 Acme Hall Co—City of N Y.....69.27	16 Thomas W Oelsen Co—Reading Hardware Co.....153.54
16 Werner, Margt—the same.....15.71	14 Acorn Webb Mills, Inc—the same.....34.37	16 Haberman & Co—Charles & Co.....372.05
16 Wolfeld, Benj—S Singer et al.....30.80	14 Alco Gas Appliance Co—the same.....61.81	
16 Wohlens, Henry C & Louis C—S Piana.....74.84		
16 Whitridge, Fredk W, recr—M Marston.....538.81		
16 Weintraub, Frank & Max—T J Moore.....217.72		
17 Wolf, Lawrence B—American Bonding Co of Baltimore.....15.56		
17 Waller, Edw C—N Y Edison Co.....25.31		

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Table listing various companies and their associated values or amounts, including Longfellow Realty Corp, American Chandelier Co, and others.

Table listing various companies and their associated values or amounts, including Goldstein, Morris, Gallagher, Patk, and others.

Table listing various companies and their associated values or amounts, including Brooklyn Heights R R Co, Coates, Chas B & Fackner, and others.

1 Vacated by order of Court. 2 Satisfied of appeal. 3 Released. 4 Reversed. 5 Satisfied by execution. 6 Annulled and void.

MECHANICS' LIENS.

NOV. 11.

Table listing mechanics' liens for November 11, including Webster av, Meyer B Gruzenski, and others.

NOV. 13.

Table listing mechanics' liens for November 13, including 6TH av, 259-261, Louis Miller, and others.

NOV. 14.

Table listing mechanics' liens for November 14, including Undercliff av, 227.11 n Washington Bridge Park, and others.

SATISFIED JUDGMENTS.

Table listing satisfied judgments for November 11, 13, 14, 15, 16 and 17, including Anderson, Alex, Abels, Henry J, and others.

Table listing satisfied judgments for November 11, 13, 14, 15, 16 and 17, including Schakter, Isaac M, Sand, Morris, and others.

Table listing satisfied judgments for November 14, including 6TH av, 259-261, Manhattan Stair Building Co, and others.

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**Pleasant av, 351-353;** Stevenson Lumber Co agt 431 East 167th Street (Inc), & P Altieri & Stephen H Jackson. (131) 134.70

**223D st, 664 & 666 E;** Geo Schmidt agt Philip H Krausch. (132) 508.90

**104TH st, 219 W;** Louis E Verhees agt Louis Servatius. 17.50

**120TH st, 308 E;** Forte Concrete Co agt Robt I Brown, Levin & Levin Contracting Co & Luigi De Rosa. (134) 145.00

**33D st, 22 E;** Adolph Auerbach agt Chas G Harews & Benj W Levitan. (135) 234.00

**Andrews av, 2202;** Theodore C Wood et al agt Jessamine C Bliss; Bliss & Griffiths, renewal. (136) 803.75

**Andrews av, 2202;** Same agt same, renewal. (137) 500.00

NOV. 15.

**STH av, nwc 17th, 25x103;** Houghtaling & Wittpenn agt Catherine D Coffey, Coffey Realty Co, Julia M Coffey & Emil Mueller. (138) 598.00

**177TH st, ns, 95 w Anthony av, 25x100;** Henry G Silleck, Jr, agt Alexander Anderson & Oscar Johnson & Co. (139) 564.02

**6TH av, 259-261;** Chauncey P McKnight agt Estate of Geo H Dressler; Frank C Schaeffler. (140) 610.90

**Decatur av, sec 199th, 108x50;** Jno Croci et al agt Pirk Realty Co. (141) 155.00

**16TH st, 114-116 E;** Thos J Byrne Co agt Second Manhattan Office Building Co & Bliss & Griffiths, renewal. (142) 2,105.61

**Av B, 93;** Saml Silver agt Hugo Realty Co & Julius M Schwartz. (143) 130.00

**Av B, 24;** Same agt Molly Strausz & Julius M Schwartz. (144) 25.00

**3D av, 4001-4003;** Kaplan & Bregman agt Mortimer Lanzit, Philip E Hendrick, Louis Savarese & Jno Borowitz. (145) 76.25

**3D av, 3999;** Same agt Edw Hanlon Philip E Hendrick, Louis Savarese & Jno Borowitz. (146) 17.70

**Wilkins av, 1360;** Kaplan & Bregman agt Abraham Feinblatt & Feder & Shadler. (147) 120.00

**6TH av, 259-261;** Otis Elevator Co agt Geo H Dressler Estate & Geo H Dressler. (148) 962.50

**99TH st, 101 W;** Max Balik agt Jacob Selig & N Pickett. (149) 150.00

**6TH av, nwc 30th, 119.4x105.10;** Kamerman & Co agt Loew Amusement Co & Louis Black & Bro. (150) 575.50

**165TH st, ns, 85 e Washington av, 50x 113;** Noonan & Price Co agt Owl Construction Co, Max Cohen, Herman Friedman, Abner Distillator and Alphonse Le Monte. (151) 872.02

**72D st, 231 E;** Droisen & Cohen agt Wm C Susman. (152) 42.50

**Elsmere pl, sec, 300 w Marmion av, 100x 100;** Federal Tile Co agt Home St Realty Co, renewal. (153) 200.00

**Northern av, 63-65;** Jno C Cornell et al agt Kerby Construction Co. (154) 56.00

**Andrews av, 2202;** Braunfel & Browning Co agt Jessamine C & Collins P Bliss & Bliss & Griffiths, renewal. (155) 88.68

NOV. 16.

**Tremont av, ns, 94 w Anthony av, 25x 100;** P J Heaney Co agt Alex Anderson & Saggese & Lauretta. (156) 2,346.00

**5TH av, 331;** McGowan & Connolly Co agt Harrison G Dyar, Perle N Knopf, Jno M & Geo Martin & Ellison Constn Co. (157) 520.00

**Hughes av, 2159;** Jos S Wirsing agt Mrs Weil. (158) 211.39

**179TH st, 825 W;** Rudolf Gersmann agt R H M Realty Co, the Eight Twenty-Five West One Hundred & Seventy-Ninth St Holding Co & Zipkes Constn Co. (159) 600.00

**Pearl st, 434;** Louis Taxon agt Augusta Schick, Eliz Dunsing, Augusta Dunsing & Morris Zimmerman. (160) 163.00

**Av B, 93;** Morris A Friedman agt Hugo Realty Co & Julius M Schwartz. (161) 60.00

**Catherine st, 76;** Isidor Goldman agt Minnie Garone & Fred Garone. (162) 250.00

**122D st, 416-22 W;** Jos Roderick agt Lewis Krulewitsch & Harry Krulewitsch. (163) 352.34

NOV. 17.

**Riverside Drive, nec 149th, 102.1x193.8x 99.11x173.1;** Clifford L Miller & Co agt A Feldman Constn Co. (164) 2,110.08

**Gun Hill road, ns, 40 e c 1 of N Y, Westchester & Boston Ry Co, —x—;** also BAYCHESTER AV, intersec c 1 of N Y, Westchester & Boston Ry Co, —x—; Richd A Craig agt N Y Westchester & Boston Ry Co & Murray Bros Co. (165) 22.50

**Findlay av, es, whole front bet 166th & 167th, 438.11x—;** also TELLER AV, nwc 165th, 99.6x—; also TELLER AV, swc 166th 99.6x—; Buchwalter & Weinstein agt Adolf Mandel, & Manhattan Island Realty Co. (166) 690.00

**Tremont av, ns, 94 w Anthony av, 25x 100;** Rudolf Geraman agt Alex Anderson. (167) 800.00

**112TH st, 3 W;** Benj Chenkin et al agt Theo M Johnson. (168) 51.00

**179TH st, 825 W;** Jas Goodfellow agt The Eighty Twenty-Five West One Hundred and Seventy-Ninth St Holding Co, R H M Realty Co & Zipkes Constn Co. (169) 268.20

**Lafayette st, 405-7;** Jacob Vinsgrad agt Lafayette Baths & Hotel & A G Gordee & Co. (170) 67.62

**Boston rd, 1321;** Chas Essenwanger & Sons Inc agt Wm H Weissager & Bagge-Stillman Co. (171) 107.00

**151ST st, ss, 75 w Morris av, 30x36;** Northern Cornice & Roofing Works agt Semplisis Saviano. (172) 110.00

**151ST st, same prop; same agt same.** (173) 18.75

**Tremont av, ns, 94 w Anthony av, 25x 100;** Dilizia & Co agt Alexander Anderson & Saggese & Lanzetta. (174) 300.00

**Brook av, 1505-13;** Max Jackson et al agt 171st St & Brook Av Co. (175) 325.00

**100TH st, 63 E;** Ed F Tierney agt Henry M Mayper. (176) 40.80

**123D st, 107 W;** Jos Heilbring agt Mary E Killelea & E F Deery. (177) 550.00

**Zerega av, swc Lyon av, 25x100;** Star Fireproof Door & Sash Co Inc agt Nobert Robillard. (178) 270.00

**11TH av, sec 21st, 93.6x33.9;** Philip Repatzky agt Michl Fogarty & Holober Bros. (179) 4,810.00

**Tremont av, ns, 95 w Anthony av, 25x 100;** August Kampfner agt Alex Anderson & Saggese & Lauretta. (180) 325.00

### BUILDING LOAN CONTRACTS.

NOV. 11.

No Building Loan Contracts filed this day.

NOV. 13.

**Chatterton av, ss, 140.4 e Olmstead av, 25x100.1;** Elizabeth K Dooling loans Jno W Dick to erect a 2-sty dwg; 4 payments. 4,500

**Chatterton av, ss, 165.4 e Olmstead av, 25x100.1;** Same loans same to erect a 2-sty dwg; 4 payments. 4,500

**Chatterton av, ss, 115.4 e Olmstead av, 25x100.1;** Same loans same to erect a 2-sty dwg; 4 payments. 4,500

**Chatterton av, ss, 90.6 e Olmstead av, 25x100.1;** Same loans same to erect a 2-sty dwg; 4 payments. 4,500

NOV. 14.

**106TH st, ss, 195 e Ams av, 41.9x131.1;** Metropolitan Life Ins Co loans Clara L Eakins to erect a —sty bldg; — payments. 120,000

**239TH st, ss, 100 e Kepler av, 40x100;** Tremont Building & Loan Ass'n loans Geo L Christian to erect a —sty bldg; — payments. 6,000

NOV. 15.

**Coster st, ws, 325 s Spofford av, 102.11x 43.2x111.3,** triangular plot; Utility Realty Co loans Howard Parkes; to erect a —sty bldg; — payments. 2,000

NOV. 17.

**Beaumont av, ws, 75 n 187th, 25x95.8x irreg;** Adelaide Wassel loans Emilio & Paura Farago; to erect a 4-sty tenement & store; 8 payments. 12,500

**Plympton av, ss, 267.4 w Boscobel av, 25 x100;** Alfred Q & Francis C Elgar loan Saml Denenberg; to erect a —sty bldg; — payments. 3,080

**Plympton av, ss, 292.4 w Boscobel av, 31 x100;** same loans same; to erect a —sty bldg; — payments. 3,820

**Connor st, nwc Rombouts av, 102x—;** First Mortgage Debenture & Real Estate Co loans Fine & Falk Inc; to erect sixteen 2-sty dwellings; 6 payments. 56,000

### SATISFIED MECHANICS LIENS.

NOV. 11.

**Eastburn av, swc 175th, Sanitary Fire Proofing & Contracting Co agt Jno Doe et al;** Nov2'11. 50.00

**22D st, 20-26 W;** Harris M Uris Iron Works agt Twenty West Twenty-second Street Realty Co et al; May26'11. 10,319.75

**22D st, 20-26 W;** S H Pomeroy Co, Inc, agt same; May25'11. 9,000.00

NOV. 13.

**55TH st, 154 E;** Jno Scheck agt Catherine A Griggs et al; Sept27'11. 207.00

**Brooklyn av, nwc 96th, Jno H Drew & Bro agt Chas F Hoffman et al;** Oct31'11. 394.00

**Wyse av, swc Jennings;** Nathan Passman agt Crispi Construction Co et al; Oct30'11. 622.00

**Broadway, 4236;** American Luxfer Prism Co agt Barnard Realty Co et al; July27'11. 525.00

NOV. 14.

**56TH st, ns, 500 w 5 av;** Wm Donat agt Edw Wassermann et al; Oct28'11. 1,084.04

**Anthony av, 1640-1642;** Rudolf Gersmann agt Associate Contractors & Builders, Inc, et al; Sept7'11. 870.00

**Anthony av, 1640-1642;** Harlem River Lumber & Wood Co agt same; Aug18'11. 5,005.25

**Anthony av, 1640-1642;** Benj J Carr, Jr, agt same; Aug19'11. 2,000.00

**Anthony av, 1640-1642;** Thos C Edmonds Co agt same; Aug17'11. 760.50

**Anthony av, 1640-1642;** Consolidated Chandelier Co agt same; July12'11. 865.00

**Aqueduct av, nec Brand pl;** Henry G Silleck, Jr, agt Morell Realty Co et al; Sept 27'11. 2,697.30

**Broadway, sec 43d;** Rockland-Rockport Lime Co agt Mary A Fitzgerald et al; Jan 5'11. 102.70

**9TH av, sec 54th, Alpha Slate Co agt Metropolitan St Ry Co et al;** Apr8'10. 153.62

NOV. 15.

**43D st, 108-116 W;** P F Kenny Co agt New York Lodge No 1 Benevolent Protective Order of Elks et al; Aug30'11. 22,579.78

**43D st, 108-116 W;** Peck Bros & Co agt same; Oct14'11. 6,193.44

**43D st, 108-116 W;** Patk J Keogan agt same; Aug30'11. 6,900.45

**33D st, 22 E;** Wm E Falkenburg agt Benj W Levitan et al; July18'11. 277.02

NOV. 16.

**5TH av, nwc 26th;** John Grignola agt Chas H Peckworth et al; Nov8'11. 1,570.00

**66TH st, 201 E;** Jennie Rubin agt Saml Glass et al; June1'11. 180.25

**STH av, 2442;** Griffin Roofing Co agt John Doe et al; July18'08. 68.00

**Amsterdam av, swc 175th;** Nathan Charniack et al agt Lentz Realty Co et al; Nov 13'11. 2,100.00

NOV. 17.

**Clinton st, 64;** Ike Hoffman agt Harris Levy et al; Sept12'11. 40.00

**Clinton st, 64;** Sigmond Woegerich et al agt same; Sept18'11. 90.00

**Clinton st, 64;** Saml Abramowitz et al agt same; Sept 14'11. 40.00

**Clinton st, 64;** Julius Rosenfeld agt same; Sept21'11. 149.00

**S Oak Drive, ss, 25 w Wallace av;** Clyde F Howes agt Corti Bidg Co et al; Nov1'11. 280.00

**38TH st, 106 E;** J W Clark Inc agt Dolly Rogers Hagel et al; Nov8'11. 256.00

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

### ATTACHMENTS.

NOV. 9, 10, 11 & 13.

No Attachments filed these days.

NOV. 14.

Kanawha Chemical Fire Engine Mfg Co; Henry V Brian; \$4,158.89; C M Russell. Royal Motor Car Co; Harry W Hardinge; \$1,313.34; Frueauff & Robinson. The Rosedale Cemetery Assn; Mary C Stewart; \$2,057.54; Butts & Vining.

NOV. 15.

Snyder, Geo F; Jos H S Muller; \$11,000; Rollins & Rollins. Gilpin Park Realty Co; Harry W Fairfax; \$1,208.33; Shaffer, Howell & Hinds. Moysohn, Wm; Morris R Black et al; \$3,641.72; E J Zwilling.

### CHattel MORTGAGES

AFFECTING REAL ESTATE.

Nov. 9, 10, 11, 13, 14 and 15.

Bliss & Griffiths, 114-116 E 16th..A B See Electric Elevator Co. Elevator. (R) 5,170

Glass, J Jr, 178th st, ss, 100 w Audubon av..Hudson M & M Co. Consols. 555

Honpert, H J, 351-55 W 52d..Fairbanks Co. Machinery. 560

Levine, N B Co. 1770 Grand Boulevard & Concourse..Century Gas & E Fixture Co. Chandeliers. 660

Levine, N B Co. S e cor 175th st & Concourse..Century Gas & E Fixture Co. Gas Fixtures. 138

Petro Realty Co. Pinehurst av, s w cor 178th st..A B See Electric E Co. Elevator. 621

Scharsmith, J E. Audubon av, w s, 100 s Fordham rd..Elite Gas & Electric Fixture Co. Chandeliers. 345

**FIRE ESCAPES** **COLONIAL IRON WORKS**  
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