

## REMODELING ANTIQUATED PREMISES.

Some Remarkable Instances of Increased Revenue Obtained From Old Buildings—Declining Rents Due as a Rule to Failure to Meet "Utility" Changes.

THE constant changes taking place in the various business and residential districts of the city demand careful study. In the case of operators and brokers this study is a part of their everyday business. The operator must be able to foresee new conditions if he would make profits, and he can only argue that because certain things have transpired certain other happenings will come to pass. He forms his judgment, then takes his chance and the results may or may not prove to his advantage. The broker's work is somewhat similar, but aside from assisting the operator in foretelling future profits, he must also be able to handle properties in their present condition and to make them profitable to the owner. In other words, the broker is dealing both with things as they will be and things as they are. He may be proficient in the one and not in the other, and still be successful and serve well the interests of those

reason of trade changes, buildings have become unsuited to the neighborhood, they must be altered to fit the new circumstances and to meet the needs of other lines of trade.

The inability of the average owner to appreciate these facts is the main reason why many properties in the city are not producing the revenue that they should. If owners, instead of complaining because their buildings have become unproductive would study out means to make them good investments they would not only benefit themselves, but in many cases would help the community at large.

It is in such work as this that the architect and builder are of immense value, as it is a part of their business to discover ways of making old property productive by remodeling it to meet new conditions. A few of the builders, who make a specialty of alterations, are themselves practical real estate men and are

leasing. The broker was able to demonstrate his plan in a forcible fashion and a lease of the entire property resulted. A good working plan was drawn and the lessee altered the building at a cost of about \$30,000, most of which amount he obtained from the owner. Within a reasonable time after the alterations were completed, the lessee sub-rented the ground floor and basement of the building for more than he paid the bank for the entire structure, which was several stories high, and his total yearly profit on the lease was a very substantial one. The bank later on realized that it had overlooked a chance to make its property valuable, and the president told the builder that the institution could have paid \$10,000 for his plan of alteration and still been considerably ahead. Had the owner taken the trouble to study conditions and to consult with an architect or builder before making the lease, a plan could



HOUSTON & SUFFOLK STREET. BEFORE ALTERATION.



THE SAME BUILDING AS IT NOW LOOKS.

who employ him. But whether he excels in one or both fields of endeavor, he must devote much of his time to careful study and must spare no pains to make himself thoroughly familiar with conditions affecting the territory in which he works.

The investing owner is as vitally interested as either the broker or the operator. Yet in most cases he fails to make full use of his opportunities, largely because he will not devote sufficient study to his property. Most men when they embark in a business venture and invest their capital, watch it with jealous eyes and spend days and nights in planning methods to make it more profitable. The average property owner seems content to invest his money and trust to luck or to the judgment of others to make his investment profitable, and this, too, when he has to deal mainly with existing conditions, which a moderate amount of application would enable him to understand.

Real estate is a commodity, the value of which is based on present or future income, and as an article of commerce must be marketed as are other wares. To derive income from a building the space must be rented and in order to market it to the best advantage a careful study of existing conditions is absolutely essential. If no market is apparent one must be created; if the space has become undesirable through age or inattention it must be again put in attractive shape and if by

able to plan their work in such a way as to produce actual returns.

The problem of making profitable alterations is not confined to any one locality but confronts the owner in all parts of the city. A dwelling in the Fifth avenue section may have outlived its usefulness for residential purposes, but may be made a valuable source of income by altering it for business. A building in some downtown section may become unsuited to its former uses, but with the aid of a builder, may be made to produce an adequate income. An apartment house after some years may become antiquated and insufficiently remunerative, but a capable architect may change it in such a way as to bring it up to date and make it a producer. Some very striking examples of what may be accomplished in this respect are to be met with in various portions of the city.

An excellent illustration of profitable altering, in one of the older parts of town, is presented by a building at the corner of Warren and Greenwich streets, formerly the home of the Irving National Bank. When the bank decided to move to other quarters, the structure as it was, being unsuited for other lines of business, remained untenanted for two years. A broker familiar with the needs of the section, thought out a plan for alterations and laid it before an operator who had considerable experience in speculative

have been obtained for a few hundred dollars and the institution could have reaped the benefit instead of the lessee.

The tenement house district of the old East Side does not naturally appeal to one as a location for profitable alterations of this nature, but Houston street furnishes an excellent example of what brains and foresight may accomplish. Next door to the restaurant known as Little Hungary and on the corner of Suffolk street, was an old business building owned by an estate which could not sell. John H. Scheier, a builder and operator from the Fifth avenue district, saw possibilities in this property and obtained a long lease from the estate. When he took over the building, the store was bringing in a rental of \$540 a year and the lofts above rented for about \$250 a year. He spent between \$6,000 and \$7,000 in remodeling the structure, putting in smart looking show windows and making the upper part of the building habitable and sanitary. Real estate men and owners in the vicinity laughed at him and said he was wasting the money used in remodeling. Before the store alterations were completed it was rented for \$2,700 a year and the lofts afterwards brought in from \$400 to \$600 a year each. Other owners in the vicinity, seeing his success, altered their own buildings and made them more profitable. In this case, the alteration of one building was the



means of benefiting an entire neighborhood, and the remarkable part of it is, that it took a man from an entirely different section to foresee the possibilities existing.

Years ago, Irving place was a street of residences and was occupied mainly by people of good social standing. In time business crept into the lower part and the character of the street was changed to such an extent that dwellings no longer produced an adequate return on their investment. At the corner of 19th street was a fine old dwelling, 25 feet in width, and occupying a depth of one-half the block on Irving place. A certain operator, who could look ahead, foresaw that this street could be made valuable in time for business, if suitable quarters were provided, and bought the site. When he purchased it the house was bringing in a rental of five per cent. gross on the purchase price. The new owner extensively altered the structure, putting stores on the first and second floors and bachelor apartments above. The total cost of reconstruction was \$15,000. The space rented readily and the building now returns to the owner 14 per cent. a year on the total cost of the property plus the cost of rebuilding.

One of the most remarkable instances

ant became dissatisfied and signified his intention to move elsewhere. The proprietor not wishing to lose a good tenant took active steps to retain him. Basement space was arranged for, a sidewalk lift installed and the rear of the store improved with a skylight, all at a cost of \$2,000. The tenant was so satisfied with the changes that he renewed his lease at a yearly rental of \$2,000. By means of the increased rental the owner was able in three years' time to pay for the alterations and make a profit of 20 per cent. on his investment beside. Without the changes he would have had no tenant at all.

Frequently the reconstruction of a building will create a market where none existed. The seven buildings at the northwest corner of Seventh avenue and 51st street is a good example. A few years ago they were tenements only, and being opposite the Metropolitan car barns were not at all desirable. The owner becoming dissatisfied with the income and not knowing how to change conditions, leased them to a builder. The tenements were improved by him and small stores installed on the ground floor. Owners in the neighborhood said the 51st street stores could never be rented as the car barns were too much of a detriment. An

ever since. Other owners on the avenue are now changing their show windows and prospects are much better along the thoroughfare than they were before.

From the foregoing examples, which are taken from both active and inactive sections, it can be readily seen that it pays an owner to keep his property up to date, and that no matter what the location, possibilities for increased income exist if the proper study is given to existing conditions and experts are called on for the work in hand. Competent architects and builders are to be found and their judgment is very frequently the means of greatly increased revenues to owners.

### A New Bronx Map.

A hearing will be granted by the Board of Estimate on December 14 in relation to the approval of Section 46 of the final maps of the Borough of The Bronx.

This map relates to the territory bounded approximately by Castle Hill avenue, West Farms road, Paulding avenue, Van Nest avenue, Morris Park avenue, Elberon avenue, Wilkinson avenue, Seymour avenue, McDonald street, Eastchester road, Pelham Parkway, South, and its prolongation, Mayflower avenue, Wilkinson avenue, Ponton avenue, Buhre avenue, St. Raymond avenue, Lang avenue, Roberts avenue, Waters avenue, Ponton avenue, Lane avenue, Westchester avenue, Zerega avenue, St. Raymond avenue and Parker street, comprising an area of about 500 acres. Final maps have already been adopted for a considerable portion of this area, while the remainder is shown upon tentative plans which have been approved by the board.

Chief Engineer Lewis says the treatment now proposed ratifies, in general, that heretofore planned, the exceptions being of an unimportant character. These comprise the discontinuance of the cul-de-sacs heretofore planned on Haight avenue and Roselle street, between Poplar street and the right-of-way of New York, New Haven and Hartford Railroad, together with a footbridge on the line of the former street; a decrease in the width of that portion of Sackett avenue between Williamsbridge road and Eastchester road, from 80 feet to 60 feet; the discontinuance of Morris Park avenue across the right-of-way of the New York, New Haven and Hartford Railroad, the substitution of a crossing on the line of Wilkinson avenue, and a number of minor modifications in angles and block dimensions which are apparently required, partly in order to conform with the results of the recent triangulation of the borough and partly to correct inconsistencies which have been detected since the maps were originally prepared.

### Slow Development of Queensboro Plaza.

When the public becomes better acquainted with Queensboro Plaza and its importance as a traffic center, material development will be speedier. So far it has been slow, though land values have risen to a high level.

Only half a dozen buildings of importance have been erected on or near the plaza, but one is under construction at the present time. This will be a four-story office building on foundations suitable for a twelve-story building, if in the future it should be desired to add to the height. Office buildings that have been erected by the Queensborough Corporation, the Corn Exchange Bank and George H. Payntar & Co. have in the opinion of operators demonstrated that price quotations for sites are warranted and that the demand for space has not been satisfied.

"Lots are held at over \$22,000 each around this plaza," said Mr. Payntar, "and we have proved that they are worth it, though in my opinion the north side will be the better one. The plaza is going to be the principal civic center of Queens. Everything on Long Island is coming this way."

### Jamaica Bay Improvement.

Contracts have been prepared for the Jamaica Bay improvement by the Dock Department but cannot be advertised until the question of title to property in the bed of Jamaica Bay in the vicinity of Canarsie as between the city and certain alleged individual owners is settled. This matter is now being adjudicated by the proper authorities. The proposed contract work comprises dredging the main channel and basin, dredging with filling in of the marginal way behind cheaply constructed bulkheads at the mouth of Fresh Creek, Paerdgat Creek and in the immediate vicinity of Canarsie.



THIS BUILDING NETS THE OWNER 14% ON HIS INVESTMENT.

on record of a profitable alteration is to be found at the corner of Fifth avenue and 23d street, in the building occupied by Le Bolt & Co. The building has a depth of 100 feet on 23d street, which at this point is the more valuable thoroughfare. The structure was built some years ago, when heavy masonry work was in fashion, and on the south end of the building was a large brick chimney, which was carried out to the sidewalk with a blank wall. This space was 22 feet in width and was entirely unproductive. A builder suggested to the owners that the area could be made valuable, and after presenting his plan, he was commissioned to proceed with the work. The chimney was altered; iron girders were introduced to support the upper walls and a space 5 feet deep was cleared out. A fine plate glass show window added the finishing touch. The tenant of the adjoining building had long been anxious for more window display and when he saw what had been done, immediately made a proposition to take the extra space. A lease was arranged at a yearly rental of \$6,600. The space involved was 22 by 5 feet, or 110 square feet, and the rental figures exactly \$60 a square foot. The total cost of making the alteration was less than \$4,000 and the owners, therefore, not only got their entire expenditure back the first year but a handsome profit beside.

Small changes in stores will often make undesirable space attractive, and therefore productive, and the proper kind of a show window frequently is the means of obtaining a good tenant for a retail shop. The proprietor of an apartment hotel on 26th street, near Broadway, has a store which formerly was renting for \$1,200 a year. The space was dark, badly laid out and had no basement. The ten-

automobile oil man decided that a store here would suit his business and rented one. Within a short time others in the same line also took stores, and to-day the block is known as "Oil Row."

In former times Columbus avenue was the principal shopping thoroughfare of the West Side above 72d street, and shops were always in demand. When Broadway became popular, many of the Columbus avenue merchants located there and they were impelled to make the change, not only on account of the increased business on Broadway, but owing to the fact that most of the Columbus avenue owners would not keep their property up to date. Stores which had formerly been well rented lost their tenants and none were found to replace them.

The owner of the building at 306 Columbus avenue, which had an old-fashioned store, was about to lose his tenant. He consulted a builder and at his suggestion installed a new and modern show window at a cost of a few hundred dollars. This slight change was sufficient to alter the entire appearance of the store and the tenant was glad to renew his lease at the former rental. Since then the tenant has stated to the landlord that his business has increased beyond all expectations and he feels highly satisfied.

Another store in the same block had been vacant a year, owing to its location immediately over the boiler room of the building. The heat arising through the floor was so great as to discourage any permanent occupancy. Again the builder was called into consultation. The remedy was simple, effective and inexpensive. The floor was taken up and a layer of heat-proof material laid over the beams. In a short time a responsible tenant was procured and the store has been occupied



## TAXATION OF LAND VALUES IN CITIES.

### A Review of B. C. Marsh's Book—Its Proposal to Alter the State's Tax Machinery for an Ulterior Purpose Not Justified.

By PROF. FRED ROGERS FAIRCHILD, of the Department of Economics at Yale University.

THIS book is an argument in support of heavier taxation of land values together with a reduction or entire abolition of taxes on buildings and improvements. The purpose sought is to lower the value of city land, force the utilization of unoccupied land, encourage building, and lower rents to tenants of dwelling houses and tenements. The author's interest in the subject comes evidently from his connection with the movement to solve the problem of congestion of population in New York City. As the subtitle of the book indicates, the author regards his proposal as "the next step in exterminating poverty."

As to the argument here presented, not much need be said. It is the familiar "single-tax" argument, already better stated by other writers and already subjected to careful criticism. The reader will fail to find in these pages anything approaching a careful scientific study of the problem. The treatment is clearly *ex parte*, and there is frequent evidence of the author's ignorance or misunderstanding of economic principles. The arrangement is not of the best and much needless repetition occurs. The book can hardly claim a place among the contributions to our knowledge of the taxation of land value.

But it is perhaps unfair to criticize such a book as this for failure to attain a goal at which the author may not have been aiming. The author's purpose was very probably not to present a scientific contribution to our knowledge of taxation, but rather to offer some help toward relieving the congestion of population in American cities. This purpose is certainly worthy of cordial appreciation and the practical program here offered for accomplishing this purpose deserves a fair hearing.

Without accepting the author's extreme notion of the gain to come from his proposals, it may be freely admitted that there is a good deal to be said in favor of heavier taxation of the unearned increment of land value. Such a plan is already in operation in Germany and England. Obviously, however, there is a great difference between even a heavy tax on future growth of land values and the partial or complete confiscation of present land values, even though they may have resulted from past unearned increments.

The former program may be carried out with justice, and perhaps without seriously hindering land development. The latter would inevitably work extreme hardship and injustice, through confiscation of land values for which present owners had paid full value. Right or wrong, we have allowed land-owners in the past to appropriate the unearned growth in value of their possessions. We cannot now correct the error if error it was, without injustice.

On the other hand, the future is before us, and the proposal to take for the public the future unearned increment deserves at least a fair hearing. By expressing only scant interest in the tax on future unearned increment and urging an immediate taking by the city of a considerable part of present land values, the author has materially weakened his position. Certainly the reader will find nothing in these pages to strengthen the argument for confiscation of present land values, nor any answer to the obvious objections to such a proposal.

Whether society should take over the future growth of land value is, as has been said, a fair question. It is, indeed, not a tax question at all. It is only a coincidence that the tax machinery might be used to accomplish the result. The question should be discussed on its merits, and if one result of the plan would be to relieve city congestion, then the case has been by so much strengthened. It is to be regretted that the author in urging the heavy taxation of land values did not restrict his plan to the taking of the future unearned increment.

The proposal to reduce or abolish taxation of buildings and improvements is another matter. Here we are dealing with a tax problem. And it is here that the reviewer feels that proposals of the sort before us deserve serious criticism. The tax machinery of any country is a

complicated and delicate mechanism, existing for the purpose of raising the revenue necessary to meet the expenses of government.

The proposal to alter the tax machinery for the sake of accomplishing some other ulterior purpose is not justified merely by the worthiness of that purpose. Enthusiastic reformers have ever been prone to feel keenly the immediate evil and to urge every possible means for its remedy, while failing to reckon on the far-reaching incidental results of their action. That this is a real danger is demonstrated by innumerable examples.

And nowhere is the danger greater than when it is proposed to accomplish a particular purpose by diverting some agency of government which exists for an entirely different end.

It has come to be generally recognized that taxation should be so distributed as to place the burden in proportion to ability to bear it—the so-called "ability theory." Any plan which proposes to accomplish some ulterior end no matter how worthy by a violation of this principle is in great danger of accomplishing more evil than good.

It is not urged here that the plan to reduce or abolish taxes on buildings is necessarily wrong. The reviewer is not passing on that question. Neither do we pretend that our present tax system is perfect. We all know that it is bad enough. The point we are making is that he who proposes to change the tax system must show that his proposal will bring us nearer the goal of taxation according to ability (unless, perchance, he wishes to attack the ability theory itself).

If the proposed change will also accomplish some other good end, so much the better. But the accomplishment of this ulterior end is not of itself enough to justify the change. The book before us is actuated by the desire to accomplish a most worthy end. It is possible that the proposed changes in the tax system might accomplish this end, in part at any rate. But this is not enough. We must further be shown that the proposed change in the tax system will result in a better apportionment of taxation according to ability, or will at least run no chance of making the present apportionment any less just.

This the author has failed to do; indeed has apparently not thought it worth while to seriously attempt. Failing to do this, he has failed to prove his case. He has not set at rest our natural fear that the good end may be accomplished only at the risk of bringing about a greater evil.

#### Obituary.

JOHN F. DOYLE, who was a prominent figure among old-line real estate agents and once president of the Real Estate Board of Brokers, died at his home, 14 West 87th street, last Saturday, aged 74. All his life was spent in New York City. In his youth he studied law in the office of Alexander Hamilton, the grandson of the first Secretary of the U. S. Treasury, and in the year 1862 he was admitted to the bar.

In those days lawyers of prominence had much to do with real estate. When Mr. Doyle was admitted to the bar he was in the office of Hamilton, Rives & Rogers, who had many estates to look after. Much of the work fell to Mr. Doyle, and in this way he acquired his early knowledge of real estate affairs. After a time he concluded to make a specialty of real estate on his own account.

The estates which fell to him to manage at that time included those of James M. Pendleton, Nathaniel Pendleton Rogers, Francis R. Rives, Alexander Hamilton, George L. Schuyler, John Pine March, Harriet L. Schuyler and Morgan L. Livingston, followed later by those of William H. Morris, Augustus Newbold Morris, James H. Jones, John Seward, Jr., and Royal Phelps.

Although Mr. Doyle was largely interested in the management of estates he did not confine himself to entirely that specialty. The purchasing and selling of properties, appraising, insurance and arranging loans received his attention also. Some exceptionally large and important sales were made by him, notably the sale to John Jacob Astor of 150 acres of lots in the 23d Ward which formed part of the estate of William H. Morris, and the

great sale of lots at Gowanus Bay, South Brooklyn.

For many years his sons, Col. John F. Doyle and Alfred L. Doyle, have been partners in the business and their office has been at 45 William street. Mr. Doyle was once vice-president of the first Real Estate Board and president of the existing Real Estate Board of Brokers in the years 1889, 1900 and 1901. He was prominent in the political circles and active in philanthropic works.

In one of the great political parades in this city Mr. Doyle was marshal of the real estate section.

#### State Conference on Taxation.

The second State Conference on Taxation will be held at Buffalo, January 9-11, 1912.

This conference is called pursuant to the resolution adopted unanimously at the first conference held at Utica in January of this year, and authorizing the appointment by the chairman of a committee on arrangements for this second conference.

This conference will consider and discuss the methods of assessment and taxation in the State of New York. It will follow the precedent established at the Utica conference and will not take up any matters which relate to details of State or local expenditures, nor undertake the discussion of any questions of taxation which are not of an immediate practical character.

Numerous changes in the laws relating to assessment were made by the last legislature, in response to the resolutions adopted at the Utica conference, and ample opportunity will be given for a discussion of these matters. In addition to providing addresses dealing with the effect of these changes and other subjects, the committee will arrange for one session to be set apart for an informal discussion by the delegates present at which questions may be asked and an opportunity afforded for an exchange of practical experience.

The general subjects to be discussed at the conference will be the existing methods of administration, the details of the tax law, and the consideration of practical suggestions for improvements therein.

#### Growth of the Torrens System.

On last Tuesday evening, at the auditorium of the Y. M. C. A. in West 57th street, a large audience of real estate owners, lawyers and brokers heard Gilbert Ray Hawes, attorney for the Torrens Land Company, explain the operation and narrate the progress of the Torrens system of land title registration in New York State.

Mr. Hawes stated that a number of titles had been registered under the Torrens system in the counties of New York, Kings, Richmond, Queens, Nassau, Suffolk, Westchester and Rockland.

He also made an announcement to the effect that applications for two mortgage loans on Torrens titles had been accepted by a large financial institution and that more would follow as soon as pending arrangements had been perfected for the new Torrens Mortgage Company.

#### Stuyvesant Fish's Preference.

Stuyvesant Fish proposes to the Mayor that the city acquire as a site for the new courthouse the blocks bounded by 10th and 12th streets and Third and Fourth avenues, closing 11th street, where it would go through the site.

Mr. Fish individually owns no property in the neighborhood, but has a house at 20 Gramercy Park South. The Hamilton Fish estate is a large owner in the vicinity.

None of the property in the blocks mentioned is owned by Mr. Fish, but he admits that his family owns nearly all the block immediately below it, and he suggests that if the city desired to substitute that for the site he advocates it would be sold at reasonable figure.

#### Sewer System for Scarsdale.

The idea of creating a sewerage district that will take in much of the town of Scarsdale is being discussed at public meetings there. The estimated cost of installing the system is \$125,000, and the taxpayers appear to be unanimously in favor of the project, though there was some opposition to doing anything before it had been definitely decided what shall be done with the Bronx Valley sewer into which the town system would empty.

\*"Taxation of Land Values in American Cities," by Benjamin C. Marsh, New York, 1911, pp. XV, 115.



## FORDHAM OLD AND NEW.

### Country Estates Have Given Way to Modern Dwellings and Apartments.

THE territory now comprised by Fordham and University Heights, twenty years ago, contained only the old farms of the Valentines, Archers, Berrians and Fischers. Fordham Village itself was then the marketing place, and the old farm wagon, with its load of products, was a familiar sight on the country roads. The goods were either sold in Fordham for local consumption or shipped to New York City.

Soon well known New York families desiring country seats discovered that these old farms offered great inducements on account of the high elevation and the broad extent of country open to view, and with slight improvements they became the homes of the Claffins, Cammans, Devoes and Rollins, as well as of many other noted families from Manhattan.

Old Central avenue, now called Jerome avenue in this particular section, was the popular rendezvous for all these families as well as for the famous old drivers with their noted trotters. The old Jerome Park Race Track, with its land mark Dead Head Hill, famous on account of the many close and exciting races, has gradually been forgotten. An enormous amount of improvement which has been installed in this territory in the past ten years has almost entirely wiped out the reminders of past conditions in the section between 177th street and Kingsbridge road and west of the Grand Boulevard and Concourse to the Harlem River.

With the selling of the Bailey estate in the spring of 1907 all the old country seats, with the exception of the Camps and Claffins, gave way to home seekers and speculative or investment buyers. In all probability the Camp and Claffin estates will soon be disposed of and parceled off into lots for improvement with high class detached one and two-family dwellings. Most of the old roads of these sections, with their large shade trees on both sides which gave so much pleasure to the people of the old days, have been improved with sewers, water, curbing and flagging, and in many instances with pavement.

### Fine Site for a University.

University Heights has more places of interest than almost any other section of the Bronx. New York University, with its campus, buildings and beautiful library, draws a great number of visitors to this section, and a better site for a college could hardly be imagined. From the campus a commanding view can be had of the Harlem and Hudson Rivers and the Palisades. Besides having the country-like appearance and quietness so desirable for college locations, it is in close proximity to Manhattan. Connected with the university is the Hall of Fame, a semi-circular structure about 650 feet in length, containing bronze tablets of America's greatest statesmen, scientists, authors, discoverers and inventors. North of the university is the Webb Ship-builders Academy, a large edifice where old ship-builders find a home after their days of usefulness have passed. In connection with the home is an academy for boys. The Catholic Orphan Asylum is situated just above here, and this building has accommodations for nearly four thousand boys and girls. On account of these features the land near the university has come to be known as the finest residential section of the borough. A great number of very large detached houses have been erected with ample ground surrounding them. The cement house has also entered this territory, and the combination of wood and stucco in the dwellings gives the area the appearance of a country development. The apartment house is not so frequent here as in other parts of the Bronx.

The transit facilities of the section make it accessible from either the west or east side of Manhattan by at least five direct lines, which include the Sixth and Ninth Avenue Elevated, the Broadway Subway, the Putnam Division, and the Harlem and Hudson River Divisions of the New York Central and the Third Avenue Elevated. Besides these the entire district is grid-ironed by five distinct trolley lines, all from separate portions of upper Manhattan. The completion of the University Heights bridge across the Harlem, connecting with Fordham road, has opened up a quick means of travel for the people in the northern part of this section to the Broadway subway station. It is expected that the new Lexington Avenue subway, which will enter this territory, will ma-

terially aid as a quick means of transportation to lower New York.

Jerome avenue property has recently been in great demand on account of the new subway. It has not, however, shown as rapid development as some of the other avenues. While it is the principal thoroughfare of this section and contains most of the stores, the property has always been held at high figures, which probably accounts for the lack of buildings. The proposed new High School of the Bronx is to be located at 184th street, near Jerome avenue.

The recent opening of the University Heights bridge has increased the number of buildings in the near vicinity and along Fordham road. Many new five-story apartments, a type of building which did not give sufficient returns on the investment in the past, are being erected between Sedgwick and Jerome avenues. Walton avenue, one block east of Jerome avenue, has been recently built up with a long line of private dwellings, seventeen in number, which have rented readily. Sedgwick avenue has not shown any increase in the past few years, and plenty of open land is available for use as apartment sites. Webb avenue, just east of Webb Academy, is one of the most interesting little thoroughfares in the section. It is very near Devoe and Fordham Parks and contains seven newly constructed stucco buildings which give the impression of a small restricted residential colony.

### New Artillery Armory.

Kingsbridge road has developed rapidly in the past year as a home center. New apartments and many detached dwellings have been erected. Besides this development the Eighth Coast Artillery Armory is under construction on the north side of Kingsbridge road and Jerome avenue, at an estimated cost of \$1,290,000. The armory building will be 600 feet long and 300 feet wide and is located on an elevation near the Jerome Park Reservoir. Besides having every modern device for the development of war tactics it will have a seating capacity of nearly 37,000. Adjoining the armory will be the new city's filtration plant for which nearly \$8,000,000 has been appropriated; all the water from the new Jerome Park Reservoir will be handled here.

The Grand Boulevard and Concourse, which is known as the Riverside Drive of the Bronx, is destined to become one of the most desirable residential avenues, but due to its recent construction little building has taken place. The few buildings now there are mostly high class private dwellings, made of cement and set back from the street line.

The price of property has gradually increased since 1905, when lots could be bought on most of the side streets and avenues at from \$1,000 to \$2,000 each; the present value ranges from \$3,000 to \$4,000. On the more prominent thoroughfares, such as Fordham and Kingsbridge roads and Jerome avenue, lots sold for from \$3,000 to \$4,000 in 1905, while today values are much higher. It will, therefore, be readily seen that the majority of the lots in this section have grown to such value that the heretofore small dwelling improvements are rapidly becoming a part of the past, except in the restricted portions, and this condition is gradually inviting the apartment house builder to venture with that class of improvement. The apartments in this section bring rents of from \$5 to \$10 a room.

This district with its many natural advantages is desirable from a residential standpoint, and when the Jerome avenue extension of the subway is built, which in spite of the previous futile negotiations will undoubtedly be carried out in the future, it will without doubt become one of the foremost residential districts of the entire Bronx.

### The New Real Estate Directory.

The 1911 Real Estate Directory is now being delivered to subscribers. No pains or expense has been spared to make this the finest work of record that has ever been offered to real estate men. The principle on which it is devised is to give the least amount of labor and the greatest amount of information to the subscriber.

It is not the initial cost of service that is expensive. It is the work which the use of the service entails in a real estate office which makes it cheap or expensive. If it were possible to produce an absolutely correct and an entirely perfect system of real estate records it would be worth \$1,000 per annum of anybody's money.

The advertisement in the Record and Guide last Saturday contained a typographical error. The Directory just issued is the Directory for 1911 correct up to July 1 of this year.

## WEST SIDE SUBWAY URGED.

### Resolutions and Speeches at the West End Association.

At a meeting of the West End Association at St. Andrew's Hotel, Broadway and 72d Street, on Wednesday evening, a pronounced and emphatic stand was taken in favor of a subway for the middle and lower West Side of the City. This is recognized as one of the strongest and most impartial associations of property owners in the city. It believes that the Board of Estimate has the power to change the route of the Lexington Avenue Subway below 42d street, so as to conform to this public necessity.

Addresses were delivered by Thomas Dimond, Jefferson M. Levy, J. Edgar Leaycraft, John C. Coleman and President Walker of the Colonial Bank. J. Van Dyke Card presided and there was a large attendance.

Resolutions were adopted unanimously saying "that the West End Association is entirely in favor of and recognizes the necessity for a subway penetrating the West Side and extending on the West Side below 42d street, to the Battery; and further that the association demands from the Board of Estimate and Apportionment prompt consideration of this matter and the giving to the West Side of such a subway."

### Indecent Crowding Must Stop.

In the speeches of the evening it was said that relief from the congestion which at present exists on the subway and elevated lines during the rush hours is a matter of vital necessity for that portion of the city.

"We hold no brief for anybody," said one of the speakers, "but we do demand that the present disgraceful and even indecent crowding of the trains which serve our section of the city shall be stopped and that, in any solution of the transit question, proper facilities shall be afforded to our section of the city and to the portion of the Bronx to the north of us, the natural outlet for the increase of population of the West Side.

### East Side Well Supplied.

"According to the plans now approved by the Public Service Commission below 42d street, the portion of the city east of 5th avenue will have two elevated roads and two subways. Brooklyn is also highly favored with rapid transit, while the West Side, below 42d street, will have no subways and only two elevated roads, and the Borough of Manhattan is to pay the greater part of the bill!

"This rapid transit situation is a gross injustice to the West Side and the excuse cannot be given that the problem is a difficult one to solve. The solution is the simple one of a subway connecting with the subway system at 42d street and Seventh avenue and continuing down Seventh avenue, through Varick street, and so on to the lower end of the island."

### The Second Busiest Station.

As showing the necessity for immediate action to meet the growth of that section of the city, it was pointed out that the elevated station at Sixth avenue and 33d street is now the second largest station on the elevated roads. Furthermore, a subway down Seventh avenue was, if common report be true, practically pledged to the Pennsylvania Railroad before it began the building of its magnificent terminal station at 33d street and Seventh avenue.

A subway on Seventh avenue, connected on the south with the present or proposed subway, and on the north with the present subway, would relieve the crush on the subway trains by providing for the downtown section west of Broadway, and would make a shorter and speedier route to the West Side and to that middle portion of the Bronx which is now, and will be under the present plan, almost wholly unprovided for.

A member of the association stated yesterday:

"The feeling on this subject of additional transportation facilities has become aroused and unless the city authorities bestir themselves with more effectiveness than they have in the past, the West Side will undoubtedly find means to compel attention to its needs."

—The New York Central has gained the permission of the Public Service Commission to build a new freight yard at Spuyten Duyvil, as a substitute for its present freight yards at and near the same place.



## THE VAN NEST SECTION.

### Official Information Concerning the New Streets to be Opened.

Many inquiries are directed to the office of the President of the Borough of The Bronx relative to the Van Nest section. For the benefit of the various taxpayers' associations and property owners interested, the following facts have been prepared by the Bureau of Information and relate to that section bounded on the south by Walker avenue, on the west by Bronx Park, on the north by Bronxdale avenue or Bear Swamp road, and on the east by the property of the N. Y., N. H. & Hartford R. R.

Titles to the following streets have already been acquired:

Taylor street, from N. Y., N. H. & H. R. R. to Morris Park avenue; Garfield street, from N. Y., N. H. & H. R. R. to Morris Park avenue; Morris Park avenue, from Walker avenue to Bronxdale avenue; East 180th street, from Bronx River to N. Y., N. H. & H. R. R.; White Plains road, from Walker avenue north to city line; old Unionport road, from Walker avenue to White Plains road.

On November 16, 1911, the Board of Estimate and Apportionment initiated proceedings for acquiring title to the following streets and avenues: Wallace avenue, from Baker avenue to Bear Swamp road; Barnes avenue, from Baker avenue to Bear Swamp road; Muliner avenue, from Morris Park avenue to Bear Swamp road; Matthews avenue, from Baker avenue to a point about 149 feet east of its intersection with the easterly line of Barnes avenue to Bear Swamp road.

Each of these streets has been given a width of 60 feet, excepting Matthews avenue, which, for a short distance at its southerly end, is 50 feet wide; and Unionport road, from Morris Park avenue to White Plains road near Baker avenue, which section of this street (affecting three blocks) will have a width of 60 feet except at several points where the width will be greater and irregular.

On December 14, 1911, there will be a public hearing at the Board of Estimate and Apportionment for acquiring title to Baker avenue, from Garfield street to Matthews avenue, at a point about 149 feet east of the easterly line of Barnes avenue.

Application has been made for the appointment of commissioners of estimate to acquire title to: Adams street, from Berrian street to northerly line of right of way N. Y., N. H. & H. R. R.; Melville street, from Morris Park avenue to northerly line of right of way N. Y., N. H. & H. R. R.; Van Buren street, from Morris Park avenue to northerly line of right of way N. Y., N. H. & H. R. R.; Kinsella street, from Matthews avenue to Bear Swamp road; Van Nest avenue (Columbus), from West Farms road to Bear Swamp road; White Plains road, to a point near Old Unionport road to a point near Thwaites place, and to the area between Bronx Park East and White Plains road south of the northerly line of Bear Swamp road.

#### Commissioners Appointed.

In regard to Filmore street, commissioners were appointed March 31, 1911, to acquire title to the land between Van Nest avenue and Morris Park avenue.

On April 17, 1911, a resolution to acquire title was adopted by the Local Board of Amethyst street, from Morris Park avenue to Rhinelander avenue. On July 6, 1911, the Board of Estimate and Apportionment initiated proceedings for acquiring title to: Victor street, from Van Nest avenue to Rhinelander avenue; Rhinelander avenue, from Old Unionport road to White Plains road; Conger avenue, from White Plains road to Rhinelander avenue.

On November 8, 1911, the Local Board adopted a resolution for acquiring title to Hunt avenue, from White Plains avenue to Bronxdale avenue.

On September 21, 1911, a regulating and grading job was authorized by the Board of Estimate and Apportionment, for Garfield street, from Morris Park avenue to the N. Y., N. H. & H. R. R. Bids for a letting were received November 29, 1911.

As soon as title to the above named streets is vested in the city, physical developments will follow quickly.

### Hackensack's Aspirations.

Congressman William Hughes of New Jersey has introduced a bill in Congress to appropriate \$250,000 for a new post-office building for Hackensack. It will be erected at the northeast corner of State street and Banta place, where the U. S. Government has bought a site. It is said that Banta place is destined to be Hackensack's leading thoroughfare.

A committee of Hackensack citizens,

headed by Mayor Bell, were in Washington this week to urge a Federal appropriation for the dredging and deepening of the Hackensack River in front of and south of Hackensack.

This dredging project is linked with the municipal project of converting the meadow land on the west bank of the river from the Court street bridge to the Oritani Field Club into a riverside park. The mud dredged from the river would make a filling for the meadows park tract.

## BEST ROAD SURFACES.

### Better to Utilize Existing Roads Than to Build New Ones.

The discussion of the best road surface for heavy motor traffic forms the most important part of the first annual report of the British Road Board, which was created a short time ago by act of Parliament. The board has resolved that it would not, for the present at least, engage in the direct construction of new roads, but that it will endeavor to improve and utilize the existing roads to the best advantage. The report states:

"The condition of road crusts is a most urgent problem. Upon that depends both the alleviation of the intolerable and injurious nuisance arising from mud and dust and also the mitigation of the burden of increasing cost of maintenance which is creating such widespread apprehension. Many miles of important roads in nearly every county are not constructed or surfaced so as to be suitable for motor traffic, and, on the other hand, the motor traffic, which on surfaces properly constructed and bound with waterproof bituminous binding material, probably causes less damage and wear than is caused by horse-drawn traffic, is destroying and wearing existing water-bound road surfaces in many districts to such an extent that the cost of the frequent renewal which they require to keep them in fair condition imposes on the ratepayers a considerable burden."

#### Bituminous Binding Advocated.

The board has decided that grants or appropriations for road crusts should be its first consideration, and in dealing with applications for this purpose has agreed to encourage the use of bituminous binding materials. The board has been advised by its advisory engineering committee that—

"It is essential, in order to obtain strong and durable road surfaces, which will bear modern traffic, that the old water-bound system of construction should be superseded by the use of some bituminous binding material on all important roads which have to carry heavy and fast traffic. Progress in this direction must be cautious and tentative, but there is a general consensus of opinion among road engineers that the adoption of bituminous treatment is advisable."

As to financial aid, the board has endeavored, so far as the available funds would permit, to bear 75 per cent of the net cost of any road improvement which it authorizes. The great increase in motor traffic has made it necessary for the governing bodies of cities and the country road authorities to secure the best road surface to accommodate such traffic. In the city of Westminster, which includes some of the busiest streets in the central part of London, it has been found that the most serviceable material to withstand the wear and tear of heavy motor traffic is the ordinary wood paving and rock asphalt, the cost of which in London is about \$2.92 per yard. This material has been used in the Strand, along which heavy motor omnibuses and heavily laden vans and trucks in great numbers pass daily, and it has not been renewed for ten years. A prominent municipal engineer remarks:

"The advantages of wood paving and rock asphalt in the case of heavy traffic are that they are exceedingly durable, noiseless, easily washed and repaired, and perfectly sanitary. For country roads I should recommend the use of tar paving, which costs only 49 cents a yard."

With the object of discovering a road surface equally suitable for motor and horse traffic, the Council of the Borough of Kensington, London, is planning to treat a part of one of the principal roads of the borough with a dressing of liquid asphalt into which granite chippings will be rolled. The tar which now covers the roadway is to be burned off with flare lamps, when the dry surface will be treated with a thin coat of liquid Trinidad asphalt. Upon this will be spread a heavy dressing of half to three-quarters of an inch of granite chippings, then a light dressing of liquid asphalt, and again on that a further dressing of three-eighths of an inch of granite chippings.

## FINAL MAPS FOR FLUSHING.

### Provision Made for Widening Streets—

#### Flushing River Improvements Near.

Final maps of two important sections of Queens Borough have been finished by the Topographical Bureau and are before the Board of Estimate for approval. Public hearings will be held with regard to them on Thursday, December 14.

The development of the borough has been interfered with not a little by the absence of official maps to show the street lines and grades in many sections, and the completion of the maps for these two sections is, therefore, of high importance to real estate affairs.

Both maps cover the territory in the Third and Fourth Wards, and more particularly the Flushing district. One section is No. 40, comprising an area of about 367 acres, bounded by Hewitt avenue, Flushing Bay, Tallman avenue, Prince street, Jackson avenue, Main street, Amity street, Lawrence street, Sanford avenue, Wateredge avenue and Roosevelt avenue.

A street system for the territory east of the Flushing Creek was originally provided for under a plan adopted by the Board of Trustees of the Village of Flushing on October 5, 1875, which plan has since been generally recognized as the basis for subdividing property and for carrying out improvements, although with the exception of the College Point Causeway none of the streets has yet been formally incorporated upon the city map. A plan showing the latter street was adopted on July 2, 1909, this providing a width of 49.5 feet; it was then understood that the plan was intended to legalize the existing lines in order to clear the way for carrying out assessable improvements and that steps would be later taken to give the street an adequate width.

The map now presented is designed to recognize, in so far as practicable, the lines previously determined upon, excepting that provision is made for giving a number of the streets affected an increased width in order to meet the reasonable requirements of the future. Among the streets of the latter character reference might be made to Lawrence street which now has a width ranging from 50 feet to 60 feet, and which it is proposed to increase to 80 feet; Sanford street, the width of which is to be increased from 60 feet to 70 feet; College Point avenue, which is to be widened from 59.5 feet to 80 feet; and Amity street, which is to be given a width of 70 feet instead of 60 feet. The latter street occupies a position such as to justify the belief that it will later be required as a portion of a route for extending the Roosevelt avenue subway into the Flushing section.

#### A 150-Foot Street.

Jackson avenue is the most important traffic artery provided under this plan. The street is intended to have a width of 150 feet in the section west of Flushing River, excepting in the block between Delavall street and Berrian avenue, where it is to be 200 feet wide. East of the Flushing River the street has a width of 100 feet, excepting in the section where it includes within its lines a public park having an area of 0.7 acre; the width here ranges from about 175 feet to about 210 feet, the park being approximately centrally located. It is understood that this park was formerly the site of the old village hall and that title to it is in the city of New York, and that the city also owns all of the land within the lines of Jackson avenue east of the Flushing River and has title to a width of 100 feet in the section adjoining the river on the west.

The width of Main street, as shown upon the plan, appears to range from about 80 feet to about 100 feet, the lines being evidently intended to coincide with those to which improvements have already been carried out.

A street system for the territory east of the Flushing River was shown upon a map adopted by the Village Trustees of Flushing in 1875. The territory is at present unimproved, but the lines are to a considerable extent ratified.

The new map for the Flushing district, in that it mostly recognizes existing lines in old neighborhoods, will create less consternation than did the final map for Ozone Park upon its submission last October. The new street system provided in this case cuts through the South Ozone Park property, and diagonally bisects lots in every direction and threatens the ruin of the entire community. There are 110 houses in the tract and most of them will have to be moved or torn down.

The case shows how dangerous it is to develop a tract of land within the city limits without waiting for the final maps and also indicates the handicap that developers have had to contend with ever since consolidation.



### Kinney Estate Leases Broadway Plot.

The Farmers' Loan & Trust Co., as trustee for the estate of Francis S. Kinney, has completed negotiations for leasing the property at 1437 Broadway, running through on an "L" to 143 and 145 West 40th street. The plot has a Broadway frontage of 24.6 feet with an irregular depth averaging about 63 feet and a frontage on the side street of 50 feet. The property, it is understood, will be used as a site for a moving picture and vaudeville house. The lease is for a term of years. The buildings were once occupied by Martin's restaurant and hotel, a resort well known to the theatrical profession many years ago. The identity of the lessee could not be learned.

### Wholesale Carpet Firm Goes to 4th Ave.

A lease was signed this week which will add a new wholesale business to those already located on Fourth avenue and may very probably be the means of drawing others in the same line to this thoroughfare. Albert B. Ashforth and Horace S. Ely & Co. leased for Joseph Milbank to the Bigelow Carpet Co. a floor and a half, comprising about 17,000 square feet, in the building, at the southwest corner of 25th street. The lease is for five years with a privilege of renewal for five years, at an annual rental of about \$15,000.

This concern, one of the largest in its line, is now located on Broadway near 17th street, the present center of the trade. It is known that other carpet firms are considering a move, and it is probable that some of them will also locate on Fourth avenue.

## PRIVATE REALTY SALES.

### South of 59th Street.

**BEEKMAN ST.**—The Ruland & Whiting Co. resold for the Irving Judis Construction Co. S3 Beekman st, a 5-sty building, on plot 31x108, to John Crawford. The selling company acquired the property from the Douglas Realty Co. in part payment for the Canterbury apartment house, a 6-sty elevator structure in the south side of 108th st, 100 ft. west of Amsterdam av.

**BARROW ST.**—Pepe & Brother sold for the Brazier estate 27 Barrow st, a 5-sty tenement, on lot 37.6x83, to James A. Lowe, of North Branch, N. J.

**MURRAY ST.**—Daniel Birdsall & Co. sold through the Charles F. Noyes Co., 44 and 46 Murray st, 4 and 5-sty buildings, covering a plot about 50x75. The property is Columbia College leasehold and has been in the hands of the present owners for several generations.

**21ST ST.**—Henry Sleeper Harper bought from the Morison estate 133 East 21st st, a 4-sty dwelling, on a lot 20.8x98.9, in order to protect his residence at No. 131, adjoining. The acquisition of this house gives the buyer a frontage of 55 ft. Mr. Harper is the owner of the abutting property at 136 and 138 East 22d st, and, with the stable which he purchased early this year from the Henry W. Poor estate, now controls a frontage of 50 ft. in that street. It is understood that no improvement of the combined sites is contemplated at the present time. There has been considerable building activity in the Gramercy Park section during the last year, including the improvement of the northeast corner of Lexington av and 21st st with the co-operative apartment house known as 1 Lexington av. The Douglas Robinson, Charles S. Brown Co., and the J. P. Whiton-Stuart Co. were the brokers.

**23D ST.**—The Teets estate sold 265 West 23d st a three-story building, on lot 18.9x98.9.

**9TH AV.**—Hermann Elsasser sold 746 and 748 9th av, two 5-sty flats, on plot 50x100, 50.5 ft. north of 50th st.

**39TH ST.**—General Howard Carroll sold 12 West 39th st, a 4-sty dwelling, on lot 22x98.9, to the Thirty-eighth and Thirty-ninth Street Realty Co., which recently acquired the adjoining property at No. 14, together with the abutting parcel at 3 to 11 West 38th st.

**39TH ST.**—The Erunswick Realty Co., Robert P. Zobel, president, bought from Judson S. Todd 35 and 37 West 39th st, old buildings, on a plot 40x98.9. The buyer will improve the site with a modern 12-sty office building, which will be so designed as to conform with the facade of the United Engineering Societies Building, occupying the adjoining 125-ft. plot. Between the two structures is a 10-ft. open light space. The seller acquired the property last spring from General Howard Carroll.

**AV B.**—The Rudolph Wallach Co. resold 70 and 72 Av B, two 4-sty tenements, on plot 31.10 x73.9, to Jacob Fish, who bought the adjoining parcel, 16.7x73.9, at the southwest corner of 5th st, for \$37,300 at the recent partition sale of the Leaird estate held by Joseph D. Day. The Wallach Co. also purchased 70 and 72 Av B at the same sale for \$40,600.

**2D AV.**—Adelstein & Avrutine sold 68 and 70 2d av, a 6-sty tenement, with stores, on plot 41.1x84. The property has been held at about \$120,000.

**5TH AV.**—The 146 Fifth Avenue Company, William J. Atwood, president, sold to James F. Meehan 146 Fifth av, a 4-sty building, on plot 26x100, adjoining the building of the Methodist Book Concern at the southwest corner of 20th st. This building was given in part payment for the plot, 88x144, at the southwest corner of 3d av and 180th st. This plot is improved with 1-sty stores. The entire transaction involved nearly \$400,000.

### North of 59th Street.

**9TH ST.**—The M. R. L. Building Co. sold to Jacob Axelrod the Piermont, an 8-sty apartment house, on plot 75x100, in the north side of 99th st, 125 ft. east of Riverside Drive. The property was held at about \$300,000.

**64TH ST.**—Horace S. Ely & Co. sold for Mrs. Jane Sanders and Mrs. Katherine S. Rose 5 lots in the south side of 64th st, between 1st and 2d avs, to the Kalt Lumber Co. for occupancy. There has been considerable activity in this section during the last year, and the brokers report that they have sold 17 lots in the block named to mercantile concerns since January 1.

**72D ST.**—Wm. A. White & Sons sold for the Wight estate 147 West 72d st, a 4-sty dwelling, on lot 15x102.2. This property has been held by the estate for 25 years. This house is on the block in which there has been so much activity in recent years on account of its gradual change from residence purposes to business. The buyer is Mrs. Lizzie A. Paddock, who owns the adjoining house at No. 149.

**81ST ST.**—Laura V. Mix sold 176 West 81st st, a 5-sty flat, on plot 37x102.2, located 79 ft. east of Amsterdam av. The property was to have been offered at auction by Joseph P. Day this last week.

**81ST ST.**—William C. Osborn sold 37 and 39 West 81st st, a 4-sty dwelling and a vacant lot, comprising a plot 50x104.4. The property faces the grounds of the Museum of Natural History, and will be improved with an apartment house.

**91ST ST.**—David Wetzler and George Kolb, sold for M. Glass, 321 East 91st st, a 6-sty structure, on lot 25x100.

**95TH ST.**—David Wetzler and George Kolb sold 221 East 95th st, a 5-sty building on lot 25x100 for J. Lowenthal.

**121ST ST.**—Joseph Hamerschlag sold to Robert Wallace, Jr., through the Gross & Gross Co., the plot, 118x100, in the south side of 121st st, 100 ft. east of Amsterdam av for improvement with a high-class elevator apartment house. The property adjoins Janus Court, at the southwest corner of Morningside dr.

**122D ST.**—Lowenfeld & Prager resold through W. S. Baker the 4-sty dwelling at 115 West 122d st, on lot 20x100. The buyer, Max Kobe, will occupy it. The property was purchased at the auction sale of the Leaird estate last week.

**131ST ST.**—Ennis & Sinnott resold, through E. H. Ludlow & Co., 110 West 131st st, a 3-sty dwelling, on lot 17.6x100.

**137TH ST.**—I. Friedman bought 128 West 137th st, a 5-sty flat, on lot 25x99.11. John Schreyer is the owner of record.

**138TH ST.**—The Regal Mortgage Co. sold to Siris & Maltzman the northeast corner of 138th st and Lenox av, 50x85 ft., and 67 West 138th st, 40x100 ft., two 6-sty tenements. In part payment, the buyers gave the northeast corner of Clinton and Grand sts, a 5-sty business building, on a plot 50x100 ft. Sado & Block were the brokers.

**138TH ST.**—James McClenahan sold to the Johnson Amusement Company the plot 100x99.11 in the south side of 138th st, 245 ft. west of 5th av. The buyer will build a 4-sty building on the entire plot to be used exclusively as a theatre for colored people.

**140TH ST.**—Emanuel Simon sold for the Standard Holding Company to Mary Probst the 6-sty apartment at 55 West 140th st, on plot 41.8x100.

**141ST ST.**—Platt & Albert sold Laurel Court, a 6-sty apartment house, at 552 and 554 West 141st st, on a plot 55x100, for John Schreyer to Soll Levinson, an investor.

**165TH ST.**—Ennis & Sinnott bought from Waring S. Platt 552 West 165th st, a 4-sty building, on lot 16x106.5. The property is occupied by the Washington Heights Hospital. Robert R. Rainey was the broker.

**171ST ST.**—Ferdinand Nagel sold for I. Moll to J. Henry Heitmann 410 West 171st st, a 5-sty tenement, on plot 44x95.

**187TH ST.**—The Duff & Brown Company sold for Anthony F. Koelbe the plot, 50x150, on the south side of 187th st, 189 ft. east of Broadway.

**187TH ST.**—The Duff & Brown Co. sold for Anthony F. Koelbe the plot, 50x150, on the south side of 187th st, 189 ft. east of Broadway.

**229TH ST.**—A. N. Gitterman sold for the syndicate headed by Isidor Blumenkrohn to Grace Jones Daggett the plot containing about 14 lots at the northwest corner of 229th st, and Kingsbridge Terrace. About 12 lots have been resold to the Barwell Realty Co. and the balance to Marcus M. Nye. Most of the lots will be offered to builders in the spring.

**AMSTERDAM AV.**—The Walton estate sold to G. Waldo Smith, the plot, 100x102, on the southwest corner of Amsterdam av and 76th st. This plot, which was reported sold several months ago to a syndicate of investors, was held at \$225,000. It is understood that the buyer will erect a 2-sty taxpayer on the site. The adjoining corner on 75th st, similar in size, was recently leased by the same estate for a long term of years to Burr & Co., carriage builders.

**FORT WASHINGTON AV.**—The Saranac Construction Co., Max Liebeskind, president, bought through George E. Baldwin six lots on the south side of Fort Washington av, 155 ft. west of Broadway and directly opposite 159th st. The property, which fronts 94.4 ft. on Fort Washington av, with an irregular depth varying from 100 to 115 ft., will be immediately improved with an apartment house. The property was recently given in exchange by the Hanover Estates for the Alabama apartment house, at Riverside Drive and 127th st.

**MADISON AV.**—Colonel Francis L. Leland sold to the Yorkshire Realty Co., Clement Court, a 6-sty apartment house on plot 100.11x120, at the northwest corner of Madison av and 99th st. This property was given in part payment for the Roxborough, at the northwest corner of Broadway and 92d st, the sale of which was

reported last week. Clement Court figured in the deal at about \$325,000 and the Roxborough at about \$1,000,000. Lewis B. Preston was the broker.

**MORNINGSIDE AV.**—The M. R. L. Building Co. sold the Circle, a 6-sty apartment house, at the southwest corner of Morningside av and West 122d st, to Jacob Axelrod, who gave in part payment the Belle Rose, at 230 West 113th st, a 6-sty apartment house, on a plot 50x100. These deals involved about \$600,000.

**ST. NICHOLAS AV.**—Henry H. Dreyer sold for William J. Huston the lot, 26.2x88.4.1x irregular, on the east side of St. Nicholas av, 78.7 ft. north of 166th st. The buyer is Henry A. Passholz, who owns the three lots at the adjoining 166th st corner. The site will be improved with a taxpayer.

**2D AV.**—Gazella Gluckman sold 1881 2d av, a 5-sty tenement, with stores, on lot 24.11x100.

**8TH AV.**—William Otten sold for Jacob Kortlang to Edward B. Teichman the 5-sty building at the southwest corner of 8th av and 141st st, on lot 24.11x100.

### Bronx.

**CLARKE PL.**—Leon S. Altmayer sold for Patrick F. Goff a lot on the south side of Clarke pl, about 214.51 ft. east of Jerome av. The size of the lot is approximately 25x95 ft.

**162D ST.**—Kurz & Uren, Inc., sold for Louis Lese to Benjamin Benenson 410 and 412 East 162d st, two one-family dwellings, on plot 34.8x100. Mr. Benenson will build a 5-sty flat on the site.

**162D ST.**—Kurz & Uren sold for John Muth 425 East 162d st, a 6-sty new law house, on plot 37.6x100.

**165TH ST.**—W. E. & W. I. Brown, Inc., sold for J. C. Downey 439 East 165th st, a one-family dwelling, 173.32 ft. west of Washington av, on lot 20x113.98.

**183D ST.**—B. H. Weisker, Jr., sold for William Cooper the plot, 42x100, in the south side of 183d st, 46 ft. west of Park av, to the Lombardy Realty Co., Edgar A. Landauer, president.

**184TH ST.**—Kurz & Uren sold for a client the block front, 135.5x22.3x135.2x34.1, on the south side of 184th st, between Washington and Bassford avs, to Curtis C. Byron, for improvement.

**184TH ST.**—Henry Schwiebert sold the 5-sty twenty-five family new-law apartment house on the south side of 184th st, 116 ft. west of Washington av, on plot 50x100.

**BYRON AV.**—Kurz & Uren sold for Christian Werner the plot, 75x100, on the east side of Byron av, 50 ft. south of 235th st.

**BURNSIDE AV.**—B. H. Weisker, Jr., sold for Charles M. Rosenthal the 3-sty building, with stores, on lot 20x80, on the north side of Burnside av, 80 ft. west of Morris avs.

**CRESTON AV.**—Louis Schrag sold the plot, 54x168.11x irregular, at the northeast corner of Creston av and 189th st. Charles A. Strong is the owner of record. The buyer is reported to have acquired the adjoining property, comprising the block front on the west side of Grand Boulevard, between 189th st and Fordham rd, from the John B. Haskin estate.

**VALENTINE AV.**—E. H. Ludlow & Co. sold for Gustav Forssgren 2118 Valentine av, a 2-sty house, on lot 25x107. The buyer will occupy the house.

**WILKINS AV.**—Jennie Heilborn bought 1411 and 1415 Wilkins av, two 5-sty apartment houses, and gave in exchange the block front, 207x80, comprising eight lots, in the south side of 165th st, between Grant and Morris avs.

### Recent Buyers.

The newly formed El-El Co. is the buyer of the leasehold property at 313 5th av.

### Leases.

**THE PULLMAN HOLDING CO.** leased the store and basement in the Pullman Building at 17 Madison av to Samuel J. Aronson, Inc., for a term of years. The lessee is a silk manufacturer.

**JACQUES KRAKAUER** leased the Lichtenstein Building, at 538 and 540 5th av, from Colonel Theodore C. Marceau, for a term of 21 years at an aggregate rental of \$1,182,500. The lease contains a renewal clause for a like period, the rental to be based upon a 5% valuation of the property on a re-appraisal. The Taylor-Sherman Company was the broker in the transaction. The lease commences on May 1, 1913, at the expiration of the Lichtenstein lease. Colonel Marceau acquired the property from Felix Isman about three years ago. A premature announcement of the lease was made some time ago.

**N. BRIGHAM HALL & WILLIAM D. BLOOD-GOOD** leased for George Neiman, as agent, the store and basement, first and second lofts in 19 and 21 West 36th st for a term of 21 years, and also for Julius Sternfeld for a like term the store and basement in 22 to 28 West 37th st, immediately in the rear and abutting to Higgins & Seiter at an aggregate rental of \$550,000. The two stores will be connected and extensive alterations made, among which will be the installation of a private elevator extending through three floors in the 36th st building. The lease commences March 1, 1912, at which time Higgins & Seiter will remove from their present location in 21st and 22d sts, and which they have occupied for many years.

**R. J. HORNER & CO.** leased through L. Tannenbaum, Strauss & Co. from the No. 20 West Thirty-sixth Street Co., the entire 12-sty building at 20 to 26 West 36th sts. The lease is for a long term of years at an average annual rental of about \$36,000. The lessees are well-known furniture dealers, long located on West 23d st.

**S. OSGOOD PELL & CO.** leased to the Manhattan Center Co. the residence of the late Gustav Amsinck, at 23 and 25 East 47th st, on plot 44.9x100.5, for a term of 20 years at an



annual net rental of about \$20,000, with privilege to renew for a similar period on a rental basis of five per cent. of the appraised valuation. The lessee will alter the property at a cost of about \$50,000 and the building will be ready for occupancy by May 1, 1912. The property is directly opposite the Ritz-Carlton Hotel and faces the American and Adams Express Company buildings on property owned by the New York Central Railroad.

F. C. SAFFORD leased from the Prudential Trading Co., through Miss Lillian Johnson, the Alabama and Van Rensselaer hotels, at 13 to 19 East 11th st. for a term of 15 years, at an aggregate rental of about \$550,000. The former house is 9-stys and the latter 7-stys high, on a combined plot 94x103 ft. William E. Finn erected the buildings about ten years ago.

THE DOUGLAS ROBINSON, CHARLES S. BROWN CO. leased for the estate of Thomas F. Byrnes to Klein & Jackson, the 4-sty building, on lot 25x100, at the southeast corner of 5th av and 46th st. The lease runs for 21 years from May 1, 1912, with renewal privilege, and carries with it an option to purchase at a fixed price, within a period of 11 years. The rental asked by the estate was \$30,000 a year and taxes. Mr. Klein stated that no definite plans for the property had been decided on, and that, in all probability, the corner would be sub-leased. Several other deals have been pending for the site.

WM. A. WHITE & SONS leased for the American Wringer Co., a loft in 99 Chambers st, to the Foreign Electrical Supply Co.; for the Old Slip Realty Co. the building at 32 Old Slip to Messuri & Leuria at an annual rent of \$1,200; for Charles Raudnitz the basement in 185 Greenwich st; for Henry O. Heuer a loft in 45 Vesey st; for James W. Phye the building at 51 Front st to E. G. Lyons & Raas Co., at an annual rent of about \$2,200; for Horace S. Ely & Co., the building at 65 Pearl st, to C. M. Smith & Co., at an annual rent of \$2,500, and for the Church & Warren Street Co., the store in 102 Chambers st to Harry Weinstein at an annual rent of \$4,000.

SHAW & CO. leased 319 West 125th st, a building on lot 25x100, to Joseph L. Rose; also the following: 132 West 132d st to Edmund F. Sella, 164 West 121st st to Margaret Bayldon, 164 West 122d st to Mary E. Kuster, and stores in 467 Central Park West to George Manganaris, Cathedral Parkway and Central Park West to the Lester B. Haas Co. and Theresa Amper and Rose Morris, and space in the Marion Building, at the southeast corner of 125th st and Lenox av, to Edward Ronan, Inc.

PEASE & ELLIMAN leased large apartments in the following buildings: 20 Washington sq North, to Peter G. Grant; 1 Lexington av, to Stanley Wolf, Deputy Police Commissioner, D. I. McKay, and Mrs. John J. White; 24 Gramercy Park to Henry Holt; 136 Madison av to A. C. Laportis; 144 East 56th st to Mrs. Elliott Schenck; 36 5th av to J. G. Martin; 40 West 59th st to Mrs. Dean, Carl Von Bergen and Mr. Rhodes; 145 East 35th st to J. F. McCarthy and Dr. Samuel Smith; and 635 Park av to F. A. Burkhard.

EMILY S. WALLER leased 137 East 35th st to a Mrs. Dowdy.

JOHN J. CLANCY & CO. leased the dwelling at 336 West 58th st to James Monroe.

WILLIAM OTTEN leased for Mrs. E. F. Sibald to Adolph Breitenbach 2335 8th av.

SLAWSON & HOBBS rented the store in 2824 Broadway to the Parisian Restaurant Co.

G. W. BARNEY leased to Edward Miller & Co. the stores, basement and sub-basements in 48 and 50 Park pl.

THE DUROSS CO. leased three floors in 102 West 14th st to the Fourteenth Street Upholstering and Slip Cover Co.

ALBERT B. ASHFORTH leased the store in 2479 Broadway to the Acker, Merrill & Condit Co. for Gibbs & Kirby, as agents.

BRAISTEAD, GOODMAN & HERSHFIELD leased 625 West 113th st, a 5-sty dwelling, for Dr. Daddirian to Mrs. J. R. Finn.

TUCKER SPEYERS & CO. leased for Fred-eric C. Thomas to Frank Kines the house at 26 East 41st st, for a term of years.

G. A. DERSCHUCH leased the 4-sty dwelling at 44 East 31st st to J. A. Cole; also to D. M. Gallo the 3-sty building at 51 Carmine st.

WALTER J. SALOMON leased the building at 102 West - - st to Louis J. Goetz and the store in 100 West 47th st to Louis Lichtenstein.

THE LOUIS BECKER CO. leased for August W. Cordes 634 West 158th st, a 3-sty dwelling, on lot 20x120, for five years, to Mrs. Josephine Hein.

G. W. BARRY leased to Samuel Rapaport the store in 201 Fulton st; also to Morris Krim the store in 544 and 546 West 23d st, for 10 years.

J. B. ENGLISH leased the 3d floor in 259 West 42d st, to N. T. O'Keefe; also the top floor in the same building to V. Ross for a term of years.

BERT G. FAULHABER & CO. leased for a term of years to the Hudson Market Co., the corner store and basement in the "Brocton," northeast corner Broadway and 180th st.

WILLIAM H. WHITING & CO. leased for Daniel E. Seybel to the Worcester Salt Co. the 11th floor in 71 and 73 Murray st. The premises are to be used as the general offices of the company.

VASA K. BRACHER leased the 5-sty building at 240 West 60th st for Jennie A. Behan to the Keystone Real Estate and Leasing Co. for five years, and has also been appointed agent for the property.

THE McVICKAR-GAILLARD REALTY CO. leased for the Broadway-Dey Street Co. the store in 1 Dey st to Daniel Newman. The lease is for a term of years, at an aggregate rental of \$10,000.

WORTHINGTON WHITEHOUSE leased for James Hazen Hyde to Alfred Vanderbilt the stable at 216 West 58th st; also for Frederick Billings to Mrs. Charles H. Mellon the stable at 27 East 40th st.

VAN NORDEN & WILSON rented the 2d loft in 128 West 34th st for Ames & Co., as agents, to the Pall Mall Electric Co. Their business is the manufacture of electrical specialties for women.

THE DOUGLAS ROBINSON, CHARLES S. BROWN CO. leased 24 East 48th st to J. W. Brett; also the parlor store in 5 West 32d st to Charlie & Kraemer, and the store in 24 East 48th st to "Richard."

THE CROSS & BROWN CO. leased the 9th loft in 12 and 14 West 37th st to A. Taylor; William A. Jones and Paul Goldstein also an office in the Centurion Building to the R. H. Sircom Co.

THE BELDING BROS. & CO., silk manufacturers, of Broadway and Spring st, leased the store and basement in the building about to be erected on the southwest corner of 21st st and Broadway.

PEASE & ELLIMAN leased for John J. Sinclair 6 East 63d st to W. W. Shaw; also for John Doughy, Jr., 114 East 37th st to Robert Potter and for Mrs. C. C. Deming, 110 East 35th st to Mrs. C. H. Booth.

CARSTEIN & LINNEKIN leased the 10th floor in the White House, at the southwest corner of 31st st and 4th av, to Valentine & Co., varnish manufacturers; also the 4th floor in 39 East 19th st to Bailey, Green & Elger.

THE DOUGLAS ROBINSON, CHARLES S. BROWN CO. leased for Henry B. Anderson to Frank Wiborg, of Cincinnati, Ohio, and East Hampton, L. I., the unfurnished residence, 58 East 57th st, the southwest corner of Park av.

THE J. P. WHITON-STUART CO. leased the following dwellings: 38 East 31st st to Mrs. M. L. Cottonet for Dr. Charles McBurney; 47 East 53d st to George E. Dadman for Mrs. Ida R. Larkin, and 14 East 74th st to Myles Standish.

WILLIAM R. WARE leased the following dwellings: For N. Taylor Phillips to Ora M. Childress, 112 West 73d st; for Helen M. Falliot to Anna M. Lutz, 128 West 80th st, and for William J. Carlin 163 and 165 West 83d st, to Anna Brugo.

PEASE & ELLIMAN leased a duplex apartment, containing fifteen rooms and five baths, at 998 5th av, to George R. Searing, of Newport, R. I. Among other tenants in the building are Senator Elihu Root, Murry Guggenheim, Robert E. Todd and Thomas James, of Baltimore.

DENZER BROTHERS leased to the Daniel Osterweis Co. the 5th and 6th lofts in 237 and 239 Lafayette st; also to Trapkin & Grundland the top loft in 85 and 87 Mercer st; also to Frishman Brothers the 7th loft in 60 University pl, and to Edwin A. Fitch the 8th loft in 4 West 16th st.

PEASE & ELLIMAN leased 200 Madison av for Augustus Jay to Edward L. Coster; 47 West 58th st for Mrs. John B. Clews to R. H. Williams, Jr.; and 79 East 91st st for Mrs. Frederic Bronson to H. H. Benkard; and for Robert Cohn to the Beck Shoe Co. the 4-sty building, on lot 25x100, at 186 Bowery.

THE CHARLES F. NOYES CO. reports the renewal of the lease for the building, 84 and 85 South st, to C. C. Hamilton & Co. for 6 years from Oct. 1, 1912, on a net rental basis subject to an aggregate rental of about \$100,000. It is interesting to note that this lease was renewed for a year in advance.

WILLIAM H. WHITING & CO. leased for the Hudson & Manhattan Railroad Co. the store in 30 Church st to C. S. Hammond & Co.; also for B. Crystal & Son the top loft in 76 to 80 Washington st to the United States Express Co.; also the entire building at 659 3d av to C. Cassanos; and a loft in 180 Fulton st to Harry Salzer.

DOUGLAS L. ELLIMAN & CO. leased for the Phoenix Holding Company 5,000 sq. ft. of space in 133 to 141 West 21st st to Bernard Levey & Co. now in 34 West 15th st; also for Louis Levey 5,000 sq. ft. in 114 and 116 West 27th st to the Sterling Cloak & Suit Co., now in 145 Spring st; and 5,000 sq. ft. in the same building to Morris Perlestein & Co.

EDWARD MARGOLIES leased from William Waldorf Astor, the old Wysong residence at the southwest corner of Madison av and 34th st, on plot 30x95. The building will be altered by the lessee for business. Stores are to be installed on the ground floor and the upper part will be made into suites for bachelors. The house was bought by Mr. Astor last year.

VAN NORDEN & WILSON rented space in 24 West 39th st for William Sittenham; also space in the Century Building, 1 West 34th st, to the Sa Bo Rose Mfg. Co., J. Ward, K. Heffron, Helen Dwyer, Dr. I. Kunstler, R. C. Hamm, The Arcadia Orchards Co., The Buskirk Co., and space in the main hallway for telephone booths to the New York Telephone Co.; also the basement store in 11 West 39th st.

FREDERICK FOX & CO. leased for the Tomahawk Realty Co., the store and basement in 137 5th av for a long term of years to Waldes & Co., of Prague, Austria, who have branch stores in London and Paris; also for the Wm. S. Burrows Co., the 6th and 7th lofts in 184 5th av to Fishel Nessler & Co., wholesale jewelers; John Sampson & Co., wholesale jewelers, have also leased the 3d floor in this building.

CORN & CO. leased space in 159 to 163 West 25th st to the Colonial Waist Co.; also in 109 and 111 West 27th st to Rosenmeyer & Diamond; also in 24 to 28 University pl to H. Kamber & Co.; also the top loft in 12 and 14 West 18th st to Samuel S. Forscheim; also lofts in 43 West 21st st to R. & Z. Co. and B. Youngerman; also the store in 35 West 20th st, and for Eble & Schroeder the store in 747 6th av to Backal & Rothstein.

PEASE & ELLIMAN leased a store in 46 East 41st st to H. A. S. Martin, art dealer.

SPEAR & CO. and Mark Rafalsky & Co. rented for the Harwell Realty Co. the 4th and 11th lofts in 50 to 54 West 17th st to Rabinowitz Bros. and Uhr & Schneider; for the Phoenix Holding Co., 5,000 sq. ft. in 133 to 141 West 21st st to Jacob Bernstein; for Isidore Bailey, 5,000 sq. ft. in 40 and 42 West 17th st to the Eastern Supply Co.; for Willard S. Burrows, the 3d loft in 184 5th av to John S. Sampson &

Sons; for the Witthaus estate, the 9th loft in 684 Broadway to the London Waterproof Co.; for Edward Jansen, the 3d loft in 110 to 116 West 18th st to Edwin Wilensky; for the Master Builders' Realty Co., the 6th loft in 8 East 12th st to Lakin & Cooper; and for Lester J. Saul, 5,000 sq. ft. in 121 and 123 Greene st to Shulman Brothers.

EUGENE J. BUSHER leased for William G. Rose the southwest corner store in the building at East 149th st and Brook av to Esther Shine for ten years and five months at an aggregated rental of \$22,100; also for William G. Rose the small store in 456 East 149th st for a term of five years and five months at an aggregate rental of \$3,060.

M. & L. HESS leased the front half of the 6th loft in 5 to 9 West 37th st, to Maison Gaillet Guinot, importers of millinery and dressmakers' supplies; also space on the 10th floor in the same building to Drake Brothers, importers of artificial flowers, and to George M. Shaw, dealers in millinery; also the easterly store and basement in the building at 40 to 44 West 4th st to A. & S. Rothenberg; also the 8th loft in the building 4 West 16th st to Stuetz & Fried; also the 2d loft in 21 Washington pl to Janos Brothers; also the 10th loft in 48 and 50 West 21st st to Singerman & Goldstein; also the 5th loft in 38 West 18th st to Charles Rineberg & Co.; also the 8th loft in 99 and 101 5th av to the Hand Embroidery Co.; and the 5th loft in 20 East 17th st to M. Altholz & Co.

## Real Estate Notes.

DANIEL L. KORN has moved his offices to the Commercial Trust Company Building, at the corner of 41st st and Broadway.

WILMER N. TUTTLE has withdrawn from the firm of E. H. Erckman, Inc., and opened offices at 149 Broadway, where a general real estate business will be conducted.

ARNOLD, BYRNE & BAUMANN have moved their offices to the 12th floor in 115 Broadway.

DUFF & CONGER have been appointed agents of the apartment house at 1230 Park av by E. D. Elias.

GOODWIN & GOODWIN have been appointed agents for the Raceland apartment house, at the southwest corner of 7th av and 130th st, and the St. James, at 2194 7th av.

VASA K. BRACHER has been appointed agent of the 5-sty building at 240 West 60th st.

THE THOMPSON-STARRETT CO. held the annual meeting of stockholders to elect directors on Tuesday last, at 51 Wall st. Twelve thousand three hundred and eighty-seven shares of a total of 15,000, were represented at the meeting, and the following-named directors were unanimously elected: Frank Bailey, E. T. Bedford, A. B. Boardman, Preston Davie, J. H. Dinwiddie, Joseph A. Flynn, L. J. Horowitz, C. H. Kelsey, Edward L. Marston, V. C. Mulford, Robert Olyphant, E. C. Stanley, W. A. Starrett, H. K. S. Williams and R. B. Woodward. Edward L. Marston and Robert Olyphant are the only new directors, all of the others having served before.

THE McVICKAR-GAILLARD REALTY CO. reports that it has recently placed first mortgage loans, to the amount of over \$2,000,000, on New York City properties. Among the larger loans are \$345,000 for the Central Realty Company on its new building at the southeast corner of 16th st and Irving pl; \$275,000 for the Elkin Holding Company on the apartment at 40 and 46 East 62d st; \$240,000 building loan for the Weekes, Lugar Company on a building at 51 to 55 Lexington av; \$190,000 for S. G. Solomon on the plot at the southeast corner of 6th av and 55th st, and \$220,000 for the Wauegan Realty Company on the southwest corner of Broadway and 164th st.

J. IRVING WALSH has been appointed agent by the estate of James Pyle for 90 to 108 Watts st, and 216 to 230 Hudson st; also by the estate of J. T. and W. S. Pyle for 326 to 330 West st, and by James Tolman Pyle for 575 to 589 Broome st, and by J. Archibald Murray for 149 8th av.

THE FLE GUARANTEE & TRUST CO. loaned to the Bloomingdale Construction Co., \$200,000 as a building loan for a new 9-sty fireproof apartment house to be erected on plot 75x100 at 246 to 252 West 104th st.

BERT G. FAULHABER & CO. have been appointed agents of 114 and 116 Fulton st, two 6-sty store and loft buildings, also the General Washington, at 601 West 180th st, corner St. Nicholas av, a 6-sty elevator apartment; also for 569 West 184th st, corner St. Nicholas av, a 5-sty apartment, and for 228 West 116th st, a 5-sty apartment.

EDMUND L. MOONEY and Andrew J. Shipman bought through Francis B. Robert the one forty-eighth interest owned by the Schell estate in the Rockingham apartment house, at the corner of Broadway and 56th st, covering a plot of about seven lots. They now own all the outstanding interests except the interest of the life tenant, Mrs. Julia M. Butterfield.

## SUBWAYS

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CARSTEIN & LINNEKIN have been appointed agents for the two apartment houses at 23 to 27 and at 29 to 35 West 119th st.

THE CHARLES F. NOYES CO. were the brokers in the sale of the building at 34 Laight st and 13 Vestry st for Guiseppe Sabbatino to John Fleming. The building is a 6-sty loft building, covering a plot 28.9x175 ft.

PEASE & ELLIMAN were the brokers in the sale of the northeast corner of Broadway and 176th st for Joseph W. Jones to A. R. E. Pinchot, reported last week.

### Richmond.

W. F. BANKS sold the residence of Oscar Schulz on Seaview av, Dongan Hills, to George Sommer of Stratford, Conn.

## MUNICIPAL FORECAST.

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

Monday, December 11.

WEST 184TH ST.—Opening, from Broadway to Unnamed st (Overlook Terrace); and opening and extending said UNNAMED ST (Overlook Terrace) from West 184th st to Fort Washington av; 1 p. m.

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

WATERBURY AV.—Opening, from Westchester to Zerega avs; NEWBOLD AV; ELLIS AV; POWELL AV, from Virginia to Zerega avs; and of GLEASON AV, from Metcalf to Zerega avs; 2.30 p. m.

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

HAVILAND AV.—Opening, from Virginia to Zerega avs; and of BLACKROCK AV; CHATERTON AV, from Virginia av to the bulkhead line of Westchester Creek; and of WATSON AV, from Clasons Point rd to Havemeyer av, and from the unnamed st west of Zerega av to the bulkhead line of Westchester Creek; 2 p. m.

CRESTON AV.—Closing, from Tremont av to Minerva pl; 9.30 a. m.

BRONX BLVD.—Opening, from Old Boston Post rd to East 242d st; 11 a. m.

BRONXWOOD AV.—Opening, from Burke av to Gun Hill rd; BARNES AV, from Williamsbridge rd to Tilden st; and WALLACE AV, from Williamsbridge rd to Gun Hill rd; 11 a. m.

METCALF AV.—Opening, from Bronx River av near Bronx River to East 177th st; and BRONX RIVER AV, from Lacombe to Metcalf avs; 2 p. m.

Tuesday, December 12.

GRAND AV.—Opening, from Burnside av to Fordham rd; of 180TH ST WEST, from Aqueduct av East to Davidson av; and of AQUEDUCT AV EAST, from West 180th st to West 184th st; 10 a. m.

THERIOT AV.—Opening, from Gleason av to West Farms rd; and of LELAND AV, from Westchester av to West Farms rd; 2 p. m.

BEACH AV.—Opening, between Gleason to Bronx River avs; 1 p. m.

EAST 161ST ST.—Opening, from Elton to Mott avs; 10.30 a. m.

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

TREMONT AV.—Opening, from the eastern end of the proceeding pending on that avenue at the Eastern Blvd to Fort Schuyler rd; 10 a. m.

WHITE PLAINS RD.—Opening, from West Farms rd to the bulkhead line of the East River; 2 p. m.

GARFIELD ST.—Opening, from West Farms rd to Morris Park av; and FILLMORE ST, from Van Nest to Morris Park avs; 3.30 p. m.

Thursday, December 14.

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

ST. LAWRENCE AV.—Opening, COMMONWEALTH AV, ROSEDALE AV, NOBLE AV, CROES AV, and FTELEY AV, from Westchester av to Clasons Point rd; 2.30 p. m.

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

## LOCAL BOARD CALENDARS.

### Local Board of Washington Heights.

City Hall, Dec. 12, at 11 a. m.

145TH ST.—Repair of sidewalk at the northwest corner of Broadway.

### Local Board of Hudson.

City Hall, Dec. 12, at 11.10 a. m.

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

### Local Board of Yorkville.

City Hall, Dec. 12, at 11.20 a. m.

77TH ST.—Paving between Av A and the new street adjoining John Jay Park.

EXTERIOR ST.—Paving street from 64th to 79th st.

### Local Board of Van Cortlandt.

Borough Hall, Dec. 12th, at 8.30 p. m.

FORDHAM RD.—Acquiring title to the lands necessary for the widening from Harlem River Terrace to Webster av; Petition No. 493.

RIVERDALE AV.—Acquiring title to the lands necessary from the south line or side of Spuyten Duyvil Parkway to the north and westerly side or line of Spuyten Duyvil rd; Petition No. 495.

RIVERDALE AV.—Regulating and grading, setting curb stones, flagging sidewalks a space four feet wide, laying crosswalks, building approaches and erecting fences where necessary from the southerly line or side of Spuyten Duyvil Parkway to the northerly and westerly side or line of Spuyten Duyvil rd; Petition No. 496.

TIBBETT'S BROOK.—A pump be erected over Broadway with the object of draining that section of Van Cortlandt Park which is southerly of the Dutch Garden; that the proposed contracts and specifications for regulating and grading Tibbett and Corlear avs be so modified as to exclude from them the building of culverts through which Tibbett's Brook may pass. Petition No. 499.

ROCHAMBEAU AV.—Constructing a drain and appurtenances from the existing manhole at the intersection of Van Cortlandt and Rochambeau avs to a point about 210 feet south of Van Cortlandt av, together with the necessary work incidental thereto; Petition No. 500.

### LAI D OVER MATTERS.

FIELDSTON RD.—Acquiring title to lands necessary from Mosholu av to West 260th st; Petition No. 52.

FIELDSTON RD.—Regulating, grading, etc. (omitting blue stone), from Mosholu av to the southerly line of the property of the Northern Broadway Realty Associates about 303 feet north of 250th st; Petition No. 263.

CEDAR AV.—Paving with granite blocks on sand foundation from Sedgwick av to West 179th st, and in WEST 177TH ST, from Cedar av westerly to the bridge over the Central Railroad tracks, setting curb where necessary, and all work incidental thereto. Class "A" pavement; Petition No. 358.

SPUYTEN DUYVIL RD.—Laying out an extension from its terminus near Spuyten Duyvil Station of the N. Y. C. & H. R. R. at Spuyten Duyvil in The Bronx to Public Dock situated on the Hudson River. Said strip to be 40 feet in width and about 400 feet long.

179TH ST.—Placing guard rail on south side between Cedar av and Sedgwick av; estimated cost, \$70; Petition No. 487.

NORTH ST.—Discontinuing that portion, title proceeding from Grand av to Aqueduct av East. Commissioners appointed March 31, 1911. Amount to Nov. 22, 1911 \$878.80, on the whole proceeding which reads from Jerome av to Aqueduct av East, of this amount \$235.38 was expended for surveys and maps; Petition No. 488.

### Local Board of Chester.

Borough Hall, Dec. 12th, at 8 p. m.

GRAY ST.—Acquiring title (also known as Leggett st) from Wood av northwardly to Guerlain pl or Unionport rd, and to STORROW ST from Wood av to Unionport rd; Petition No. 492.

DEVOE AV.—Laying out on City map from East 174th st, north about 600 feet at a width of 70 feet instead of 60 feet; also to change the grades, from East 174th st to East 177th st. Petition No. 498.

TREMONT AV.—Laying out on City map from present easterly terminus east of Pennyfield av east to Long Island Sound; Petition No. 501.

TREMONT AV.—Acquiring title from Fort Schuyler rd to the easterly side of Pennyfield av; Petition No. 502.

ST. RAYMOND AV.—Constructing a sewer and appurtenances between Parker st and Zerega av; and MACLAY AV, between Parker st and Zerega av; and in ZEREGA AV, between St. Raymond av and Lyvere st, together with all work incidental thereto; Petition No. 503.

LURTING AV.—Acquiring title to lands necessary, also known as Hone av also known as Forest av between Walker av and the property of the New York, New Haven and Hartford Railroad Company, as petitioned for by Caroline A. Wheeler, 1521 Hone av; Petition No. 504.

THROGG'S NECK BLVD.—Regulating, grading, etc. from Eastern Boulevard to Evans av; Petition No. 23.

THROGG'S NECK BLVD.—Regulating, grading, etc. from Evans av to Dewey av; petition No. 24.

THROGG'S NECK BLVD.—Regulating, grading, etc. from Dewey av to Shore Drive; Petition No. 25.

OLMSTEAD AV.—Regulating, grading, etc. between Protectory av and Bulkhead line of Pugley's Creek; Petition No. 460.

WATERBURY AV.—Acquiring title from Zerega av to Eastern Boulevard. Amended petition, submitted with shorter limits which read "from Ft. Schuyler rd to Eastern Boulevard." Maps adopted by Board of Estimate; Petition No. 471.

PIERCE AV.—Acquiring title from Bear Swamp Rd to Paulding av. Awaiting deeds of cession or a petition providing for acquiring a longer area as present petition provides for only four blocks; Petition No. 360.

PIERCE AV.—Laying out on City map a change by shifting it easterly sufficiently to connect with Old Sacket av south of Deane pl; Petition No. 491.

PAULDING AV.—Acquiring title from Pierce av to New Haven Railroad depot known as Morris Park Station. This petition provides for only 500 feet; three other portions.

### Local Board of Morrisania

Borough Hall, Dec. 12th, at 8.45 p. m.

LONGFELLOW AV.—Acquiring title to lands necessary from Hunt's Point av to a point 93 feet south of Lafayette av or the L. S. Samuels property; Petition No. 497.

TIFFANY ST.—Paving with asphalt blocks on a concrete foundation the roadway from Southern Blvd to Lafayette av, setting curb where necessary, together with all work incidental thereto; said pavement being designated under Chapter 546 of the Laws of 1910 as Class "A" pavement; Petition No. 494.

### Local Board of Crotona.

Borough Hall, Dec. 12th, at 9 p. m.

### LAI D OVER MATTER.

BELMONT AV.—Paving with asphalt blocks on a concrete foundation from 175th st to 177th st. Length about 1013 feet. Estimated cost, \$11,200. assessed value of the real estate included within the probable area of assessment is \$688,500. Probable cost per 25 foot lot, \$128; Petition No. 484.

## CONDEMNATION PROCEEDINGS.

### Board of Estimate Proceedings.

The Board of Estimate will, at its meeting to be held Dec. 14, consider the following matters:

NETHERLAND AV, ETC.—Change the lines and grades of Netherland av from Kappock st to West 227th st, and change the grade of West 227th st, from Arlington av to Netherland av.

PROTECTORY AV, ETC.—To discontinue Protectory av from McGraw av to Purdy st; lay out the lines and grades of St. Raymond av from Olmstead av to Hoguet av, and lay out the lines and grades of Hoguet av, from Unionport rd to McGraw av, and the grades of Hoguet av, bet Unionport rd and Archer av.

STREET SYSTEM.—To lay out the lines and grades of the street system within the area designated as Section 46 of the Final Maps, and change the grades of the street system bounded by Lane av, Williamsbridge rd and Westchester av.

WEST 172D ST.—Acquiring title to the lands, etc., required for opening and extending from Aqueduct av to Plimpton av and from Shakespear av to Jesup av.

BAKER AV.—Acquiring title to the lands, etc., required for opening and extending from Garfield st to Matthews av at a point about 149 ft. east of the east line of Barnes av.

NORTH WILLIAM ST, ETC.—To close a portion of North William st, bet Park Row and Frankfort st, lay out lines and grades of a new street connecting North William st with William st, and change the lines and grades of William st bet Duane st and Frankfort st.

### Application for Commissioners.

WEST 168TH ST.—Acquiring title to the lands, etc., required for opening and extending from Amsterdam av to Jumel pl, 12th Ward. Application will be made to Part 3, of the Supreme Court, on Dec. 19, for the appointment of commissioners of estimate and assessment.

### Amending Application.

EASTERN BOULEVARD.—Amending application for acquiring lands, etc., required for opening and extending Eastern Boulevard from the property of the New York, New Haven and Hartford Railroad to Hunts Point rd, in the 23d Ward, so as to omit from said proceeding that portion of the said Eastern Boulevard, bet Truxton st and the property of the New York, New Haven and Hartford Railroad. Application will be made to Part 3, Special Term of the Supreme Court, on Dec. 19, for an order of amendment.

### Reports Completed.

RICHARD ST.—Acquiring title to the lands, etc., required for opening and extending from Bronx and Pelham parkway to Morris st, 24th Ward. In re application for damages to lots 27, 40, 41, 42, 43 and 44 on map of Thwaite's estate, caused by the closing and discontinuance of Thwaite's pl; in re application for damages to lots 1201, 1202 and 1217 on map of property belonging to Peter Lorillard, deceased, caused by the closing and discontinuance of Elliott av. The commissioners in the above proceeding have completed their estimate and assessment, and all persons opposed to the same must file their objections, in writing, with the commissioners at 92 West Broadway, on or before Dec. 27; and, they will hear all such parties in person, at the same address, on Dec. 29, at 2 p. m.

### Bill of Costs.

GILBERT PL.—Acquiring title to the lands, etc., required for opening and extending from Hunt's Point rd to Faile st, 23d Ward. Bill of costs will be presented for taxation to Part 1, Special Term of the Supreme Court, on Dec. 29.

### Examination of Commissioner.

DAVIDSON AV, ETC.—Acquiring title to the lands, etc., required for opening and extending Davidson av from Grand av to West 177th st; of Grand av, from Macombs rd to Tremont av; of West 176th st, from Macombs rd to Jerome av; and of West 177th st, from Jerome to Tremont avs, 24th Ward. Edward Laroc will be examined as to his qualifications to act as a commissioner of estimate in the above proceeding on Dec. 18, in Part 2, of the Supreme Court, Manhattan.



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What has become of the indignant protests which the Mayor's refusal to veto the Aldermanic budget cut was expected to stir up? Anyhow, it is a comfort to learn that a saving of \$7,452,284.88 may be made simply by altering a few book-keeping entries.

Resolutions endorsing the Bronx County bill were adopted this week at a meeting held under the auspices of the Bar Association of the Bronx. The meeting was composed of about 300 delegates representing taxpayers' and other associations, with Henry K. Davis as chairman. The resolutions provided for the appointment of a committee of 150 representative men to further the passage of the bill.

In its recent annual trade conditions number the official organ of the National Association of Manufacturers says: "Practically every industry closely allied with building or railway construction is depressed. These include: structural iron and steel, lumber, paints and varnishes, cement and clay, plate and window glass, builders' hardware, woodworking machinery and ironworking machinery." This summary is, fortunately, less true of the local building industry to-day than it was a month ago.

The legislative program which, it is understood, President Mitchel will urge the new Board of Aldermen to carry out in 1912, includes: Revision of the Building Code, codification of the City Ordinance, regulation of automobile traffic and push-cart peddling, and the adoption of standards for bids on city contracts. It is to be hoped that Mr. Mitchel, who is now down with a mild case of typhoid, will recover in time to push those measures vigorously when the new board meets in January.

Census figures, issued at Washington a few days ago, give the colored population of New York City in 1910 as 97,656, an increase of 23,530 since 1900. Of the increase, 77.5 per cent. was in Manhattan. This percentage shows a rather unexpected concentration of the colored population in Manhattan. It is accounted for in some degree by the fact that elevator apartment houses, which have been erected on a larger numerical scale in this borough than elsewhere, gives extensive employment to colored help.

A leasehold was closed the other day in Chicago which is to run for 198 years and to yield a total income of \$11,730,000. A remarkable feature in connection with it is that the annual rentals are determined in advance for the entire period. The consideration is \$50,000 a year for the first five years, \$55,000 annually for the next twenty years, and \$60,000 per annum for the remaining 173 years. The lease covers the six-story Bay State office building, 107 by 35 feet, at the southwest corner of State and Randolph streets. The lessees, Max Goldstone, Peter J. Schaefer and Aaron J. Jones, deposit \$150,000 to insure the erection of a new \$300,000 building within five years. The lessor is Francis Bartlett of Boston.

### The Sullivan-Shortt Bill.

The Sullivan-Shortt bill was discussed this week at a meeting called by a number of prominent manufacturers. The bill originated with the Commission on Congestion of Population and has been endorsed by many philanthropic and other associations. Its main provisions are summed up in this resolution, offered by Cornelius N. Sheehan: "Since buildings are the result of industry and investment, and are constantly depreciating in value, and since land values are created chiefly by the pressure of industry of the city's population and municipal expenditures, and are constantly appreciating, this meeting indorses the proposal to make the rate of taxation on all buildings and personal property in New York City one-half the rate of taxation on all land, this change to be effected by five equal reductions in five consecutive years, beginning in 1912." The purpose of the bill is to encourage building, especially on vacant land in the outskirts of the city, and its adoption by the Legislature is urged on the ground that it will tend to relieve congestion of population. Mr. Sheehan's resolution was rejected by a narrow majority.

The closeness of the vote at this week's meeting is perhaps typical of the attitude of the substantial element of the community, including real estate owners, toward the bill. The measure is one on which there is room for difference of opinion among well-informed men. The argument most frequently advanced against the bill is that a relative increase in the tax on land will cause land values to depreciate. The contention is by no means obviously valid. Indeed, the president of one of our biggest mortgage loan institutions, a man whose opinion cannot be dismissed as incompetent, holds that a relative decrease in the tax on personalty will result in higher land values.

It is not our purpose to discuss the merits or demerits of the bill. Our object is merely to call attention to the fact that real estate owners have not yet met on any common ground of opposition toward the measure. Such a ground exists, however, as Prof. Fairchild shows in his review of Mr. Marsh's book on "Taxation of Land Values in American Cities," appearing on another page of the Record and Guide.

The question is often asked: "Why do not property owners unite to oppose extravagance in the city government and Socialistic legislation at Albany?" The answer is suggested by their failure to develop a consensus of opinion concerning the Sullivan-Shortt bill. The common conviction which is essential to united action must be founded on authentic information. Certainly it would seem worth while for the property owners of this town to maintain an impartial agency, composed of recognized students of taxation, law and municipal government, to supply them with competent instruction on public measures and problems.

### Chairman Willcox's Confusion.

In a speech made at the celebration accompanying the beginning of the construction of the new Bronx subway, Chairman Willcox, of the Public Service Commission, made the following curious remarks:

"As for the Seventh avenue line, I want it built. But I object to the argument that it ought to be built to benefit the Pennsylvania station. The Pennsylvania company is deserving of congratulations for its foresight in building its new Seventh avenue station. But the Pennsylvania station sold only 2,000,000 tickets last year. If every one of the purchasers of these tickets had also been purchasers of subway tickets, a subway station at the Pennsylvania station would be much less profitable than most of the subway stations in other parts of the city. The subway station at the Grand Central last year, for example, sold 14,000,000 tickets, which is seven times as many as the Pennsylvania could sell on such a hypothesis. . . . I am not trying to make an argument against the advisability of the Seventh avenue line; I am merely trying to explain to you that the Pennsylvania Railroad is not entitled to more privi-

leges than the remote dwellers of this city are."

The foregoing quotation betrays a confusion of thought, really remarkable in a man at the head of the Public Service Commission of New York. His general purpose is to declare a city, in developing its transit system, should, if necessary, sacrifice the construction of subways designed to relieve congestion in the heart of the city, in order to build lines stretching out into unsettled districts. But, obviously, the value of lines in unsettled districts depends largely upon their connection with the heart of the city. The foundation of any adequate system of rapid transit must be a group of subways which afford complete communication among the important districts of the older and more completely settled parts of the city. The more completely these centers of population and business are tied together, the more effectually the system will serve the purposes, not merely of the inhabitants of the center of the city, but also of the possible and actual inhabitants of the outlying districts. If the users of the new Bronx subway can reach conveniently and quickly all the main divisions of Manhattan for one fare, their lines will be far more valuable to them than if the cars will carry them to only a few points of interest. The consequence is that every large city, in planning a transit system, builds, in the first place, the subways through the congested districts and then connects these lines with the outlying parts of the city.

The absurdity of the proposed contract with the Brooklyn Rapid Transit is that it attaches a vast system of radiating transit lines to a wholly insufficient nucleus of centrally situated subways. The consequence will necessarily be a considerably diminished earning power for the whole system and a corresponding diminution of public convenience. The most glaring insufficiency consists in the lack of provision made for the lower West Side of Manhattan—which constitutes almost a quarter of the whole borough. Under the proposed arrangement, this section of the city will be deprived of subway conveniences for ten or fifteen years, while its property owners will be heavily taxed to pay for a transit system from which they will derive no benefit. The curing of this defect in the official plan is certainly of much greater relative importance than the building of any particular line into the outlying district.

The relation of the Pennsylvania station to the matter is to be considered, but the Seventh avenue subway would be necessary with or without the Terminal. The lower West Side is of constantly increasing business importance, and its factories and lofts need to be connected with the cheaper land of the outlying boroughs. Even, however, if the subway would be necessary without the station, the station undoubtedly contributes considerably to the desirability of the subway. Mr. Willcox's figures have no bearing on the matter. The whole point of the demand of the Pennsylvania company is that it sells transfer tickets because it has no subway. Mr. Willcox might just as well argue that a certain part of the Bronx is not entitled to a subway because the existing street-car lines only carry a few thousand passengers. The subway is necessary, precisely, because the Pennsylvania Terminal is insufficiently patronized. The New Jersey and Long Island tunnels of that company constitute an essential part of the transit system of the metropolitan district, and they cannot reach their maximum utility unless they are tied in closely with the general subway system.

### Building Material Prices.

Before the day of "big business," building material prices were more sensitive to minor fluctuations in supply and demand than they are at present. Purchases were made for immediate requirements, and the large or the small buyer of building materials was accorded the same treatment. There were, generally speaking, standard grades of material, while methods of manufacture were different. Output depended almost entirely upon actual market demand.

All this has passed. Instead of fluctu-



ating from week to week, prices in almost every line, save in oils and some lines of steel, change not more frequently than once a month, and often not more than once in three months. Tables of prices are useless, because the price quoted to one man may not be that which is quoted to another. The buyer's rating has something to do with it. If he buys in quantities he gets bigger values. One hundred dollars will buy one hundred dollars' worth, but a thousand dollars will buy fifteen hundred dollars' worth. Usually the big buyer gets what he wants, if his credit is good. If he places his order in a rush time for deliveries during a dull period, he gets a discount in most cases.

To-day, manufacture is largely gauged by the plant's capacity. That capacity is fixed by the business done in the previous year. If the business has shown an increase the capacity is augmented; and the larger output is turned out, regardless of consumption. The Portland cement industry offers a proof of this. Here a mill price is fixed, and the market price is the mill price, plus freight, lightering, cost of containers, agents' commission and storage charges, and by the time the consumer gets the commodity the dealer's profit and cartage are added. Where there is competition, the tendency always is to get the mill price lower than the other fellow, so that the base price may fluctuate considerably without the consumer feeling any effect from it—if it goes lower. But if it goes higher, "the consumer pays the freight."

Associations closely in touch with the producer now maintain selling conditions in this and other large markets. There is a doubt as to whether the method is in accordance with the Sherman law, but until there is a decision clarifying the point, associations probably will continue to exist and exercise the functions that would seem to be a necessary part of modern business practice.

Owing to the price tendencies noted in the foregoing, the building material department of this paper has decided to substitute narrative reports for statistical tables. So far as the metropolitan district is concerned, such reports are nowhere else obtainable.

Quotations that are given by us are wholesale selling prices to dealers, and are dependable. In every case they are base prices, and are subject to whatever discounts and shadings the individual buyer can obtain.

### The Week in Real Estate.

It would be rather difficult to argue any particular market significance from the sales reported at private contract in Manhattan this week. The two previous weeks displayed a marked betterment in character and volume of trading over most of the other fall weeks and appeared to point rather strongly towards the return of a fairly normal market in the near future. This week has been no worse than last, but has failed to show any particular improvement. A few deals involving fairly large sums were closed in various sections, but several of these were exchanges, and most of the others represented purchases of plots at reasonable prices, with a view to improvement. Many rumors of large transactions are afloat and most of the brokers in the midtown and Fifth avenue sections report that they are extremely busy and appear to be hopeful of better things to come.

Another sale of the small parcel at the northwest corner of Broadway and 34th street was reported this week, this time at \$1,000,000. Nothing definite could be learned concerning the transaction, but the opinion seems to prevail among experts in the neighborhood that either the sale has not been made or that the purchase price is grossly exaggerated. It is difficult to see in it any such value as the one named, as it is impossible for the property to produce an adequate return on such an amount and the plot is too small for a larger structure. Besides this, the property does not appear to offer any great speculative features. Much of the property in this neighborhood has a more or less fictitious value, as it is, and the publication of so improbable a price is not calculated to help the brokers do business; neither is it likely to help the adjoining property owners who are striving to have their assessments put on a fair basis.

The greatest activity seems at present to be centered near Fifth avenue, between 35th and 40th streets. Several plots in this district have been sold lately and

this week two more deals were announced on 39th street. Besides the sales, several large leases have either been closed or are nearly consummated. Horner & Co., furniture dealers, for many years located on 23d street, have taken new quarters on 36th street, and Higgins & Seiter, who have been considering a move for some years, have about decided to locate in the same block.

The only interesting sale on the East Side, above 59th street, involved another vacant lot in the old Lenox Library block. The buyer, it is announced, will build a modern English basement residence for her own occupancy.

The leasing of expensive business property continues to be a feature of the market and the prediction made early in the fall by several brokers, that more money would be made this winter by leasing than by selling, seems in a fair way to be fulfilled. Besides the leases mentioned above, the corner of Fifth avenue and 46th street, belonging to the Byrnes estate, was taken by Klein & Jackson; a plot at the corner of 47th street and Madison avenue was acquired by speculative interests and two hotels on 11th street passed into new control. The lease by a large carpet company of space on Fourth avenue is also interesting, because it marks the location in the new wholesale center of a business entirely new to the district. Other firms in the same line are considering a change and it is not unlikely that some of them will follow in the steps of Bigelow & Co. A lease has also been concluded for the property at 1437 Broadway, with an "L" to 40th street. It is said that a moving picture house will be built on the site.

Bronx trading was rather slack this week; the greatest interest in that borough seeming to be centered around the efforts being made for a new and independent county. This project does not appear to have the support of a majority of the property owners.

A very small number of plans for new buildings were filed this week with the Building Department. Among the plans that are being completed but have not yet been filed, are those for a twelve-story loft building at 48 to 56 West 38th street to be erected for the Nameloc Realty Co. and a large garage to be built by Sonn Bros. at the northwest corner of Convent avenue and 149th street.

Carting of building materials was seriously hampered by the snow early in the week. This was augmented in New York as well as in Jersey City, Hoboken and Newark, by the demand of the street cleaning department for trucks. The result was a cluttering of deliveries in all parts of the district. At the same time the demand continued to such an extent that some material interests, among them the steel, architectural terra cotta and structural slate, took business on second quarter deliveries. This is an unusual condition and bespeaks a strong building movement for the remainder of the winter.

So important a part did the snow play on the building material market that the Greater New York Brick Company on Thursday reduced its price 25 cents a thousand for Hudson River brick so as to clear the accumulated supply quickly. The demand fell from a normal of three and a half million a day to one and a half million. At the same time manufacturers are rushing cargoes into the market to avoid being caught by the final freeze over up the river, so that a general bargain sale had to be declared to clear out the surplus. This places Hudson River commons at \$6.25 to \$6.75 a thousand, although it had been previously announced that \$7 top would prevail until January 15. The cut is understood to be only temporary.

The wholesalers here report a predominance of apartment house material for delivery in Newark, covering March, April, May and June. Much of this is in structural steel, a large percentage in architectural terra cotta, some in cut stone and more in equipment. There is also a movement for this kind of material in the western part of Jersey City and also in Queens, but in the latter district most of the dealers report requirements for semi-detached houses.

The amount of business being handled by the building material wholesalers and agents here, is shown by the fact that the volume of new business coming out during the five weeks prior to December 1 was 13.4 for 1911, 8.6 for a corresponding period in 1910, 12.2 for 1909 and 12 for 1908. These figures cover Manhattan where there is comparatively little speculative apartment house construction now carried on, but they imply even a higher percentage of winter building activity in the outlying districts.

Purchasers of building materials will find the market firm, the only exception being in linseed oil, which is from three

to five cents lower than it was a week ago. Structural steel is well sustained at the new levels. Hudson River common brick is coming in faster than dealers can stack and deliver and New Jersey common brick is now being ridden into this market to the extent of thirty-three million, extending well into the second quarter. In other words, New York City alone will absorb within the next four months about 387,000,000 brick, and this does not take into consideration the large operations that are still in the figuring stage.

Every interest is satisfied with the outlook and with the strengthening tendency of the building material market. If the market continues stiff, it is sure to result in higher prices all down the line before the 1912 building season starts. The present activity is ascribed to a general desire to get building orders in while prices are low.

### Unconditional Reinstatement.

Editor of the RECORD AND GUIDE:

Statements having been made that the carpenters accepted reinstatement in the Building Trades Department of the A. F. of L. upon condition that they surrender the erection of hollow-metal trim and doors, I submit the following dispatch from the Secretary of the International Union of Carpenters and Joiners in refutation of same:

"E. H. Neal, 142 East 59th St., New York: "A. F. of L. Convention at Atlanta ordered carpenters reinstated in Building Trades Department unconditionally; if reports are made that we must relinquish erection of hollow metal trim they are unfounded and incorrect. President Huber will be in your city to-morrow but not to remove carpenters from buildings where they are erecting hollow metal trim. (Signed)—Frank Duffy."

Respectfully yours,

E. H. NEAL,

Sec'y-Treasurer, Joint District Council.

### A Million Dollar Gift to the Fabre Line.

Editor of the RECORD AND GUIDE:

Indignation meetings are being held by the various Boards of Trade throughout the city, protesting against the increased assessment by the city, but if they stop to consider some of the work of previous administrations they will find that we are simply carrying a burden which has been forced upon us through unworthy city officials.

An instance of this political favoritism is shown by a lease to the Fabre Line, a foreign corporation, of the most magnificent city pier at the foot of 31st street, South Brooklyn, during John A. Bensel's term of office as Dock Commissioner.

The general public is not familiar enough with the conditions under which our most valuable waterfront property is developed, and for that reason such a state of affairs exists to-day. But the burden of taxation is becoming so great that the public is gradually becoming enlightened and finds that its money has been given away and, its taxes are to-day at an abnormal figure.

Urged on by the success of the Bush Terminal Co., the most perfectly organized waterfront development in the world, the city acquired this property at the foot of 31st street, South Brooklyn, at a cost of several million dollars and built the largest and most magnificent pier in North America, and one that is capable of docking a steamer 600 feet longer than the largest ship in the world, the "Olympic."

After completing the improvement, the pier was then leased to the Fabre Line through Commissioner Bensel for a term of twenty years at an annual rental of \$36,850.50. Allowing that this outlay cost two million dollars, the amount of rental received brings the city a return of less than 2 per cent.

These dock improvements are all supposed to be self-sustaining and should return the city at least 4 per cent., the amount of interest paid on city bonds.

In addition to this loss of \$40,000 annually to the city, there is the amount of taxes which the city would receive were the property owned by private individuals, approximately \$15,000,000. This makes an annual loss of over \$50,000.00 and, figuring the term of this lease at twenty years, the city has presented to this foreign steamship line over one million dollars.

Will your present State Engineer, John A. Bensel, explain why this pier was not put up at public bidding, and a fair opportunity given to the city to at least pay the carrying charges on this expensive improvement?

What chance has a private corporation such as the Bush Terminal or New York



Dock Company in the development of its property if forced to compete with the city on any such terms as this? As a result of this lease, the investments of additional private capital in the development of our Brooklyn waterfront has ceased.

It is right that the city should make these dock improvements and acquire all the waterfront, so that the development can be systematically carried on, but it is an injustice to all private capital and to the taxpayers of the city that these piers and docks are leased out at a figure less than one-half the interest charges, when there are hundreds of steamer lines in New York willing to pay the city a fair rental for such a pier.

EDWARD POLAK.

**Regulations for Real Estate Commissions.**

As adopted by the Real Estate Board of Brokers of the City of New York, Inc.

**SALES.**

The following commissions shall be chargeable on private sales, except where a special contract has been previously made:

- For selling real estate within the limits of the Borough of Manhattan. 1%
- For selling real estate within the limits of the Borough of the Bronx, Brooklyn and Queens.....1% to 2½%
- For selling real estate within the limits of the Borough of Richmond .....2½% to 5%
- For selling leasehold within the limits of the Boroughs of Manhattan, Bronx and Brooklyn..... 2%
- For selling real estate in the suburbs of Greater New York..... 2½%
- For selling acreage within the limits of Greater New York.....2½ to 5%
- For selling country property..... 5%
- For selling leases and leaseholds in the suburbs of Greater New York... 5%
- For selling plots of acreage in the western and southern parts of the United States ..... 5%
- For procuring Mortgage loans, 1%, or by agreement.

For exchanging, the full selling commission shall be paid by each side. No sales shall be made for a commission of less than \$100.

Should title of property prove imperfect, whereby a sale cannot be consummated, the claim for commission shall not be invalidated thereby.

Brokerage shall be deemed to be earned when the price and terms are arranged between buyer and seller, the minds of both parties having fully met.

**LEASING AND MANAGEMENT OF PROPERTY.**

The following commissions shall be charged for the renting and management of property, except where a special contract has been previously made:

- On renting and collecting, excepting by special agreement..... 5%
- Renting for a term under three years, on first year's rental..... 2½%
- Renting for a term of three years and upward but not exceeding 21 years, on gross rental..... 1%
- Renting country property, first year. 5%
- Renting each subsequent year to same party ..... 2½%
- For renewals of leases. By special agreement between the parties.
- For leasing real estate (with privilege of purchase), the regular leasing commission; and in case of sale 1% on sale price, less rental commission, for the unexpired term of lease.

**OFFICIAL APPRAISEMENTS.**

A Certificate of Appraisal, issued under the Seal of this Board, is vested with an authority that makes it of the greatest value to institutions, executors, trustees and lenders on bond and mortgage, and is the most reliable appraisal to be had. No appraisal fee less than \$25.

For terms and other information, address Chairman Appraisal Committee. REAL ESTATE BOARD OF BROKERS, 115 Broadway.

**North Tarrytown Asks for Trolley.**

The trolley from White Plains now stops at Depot Square, in Tarrytown. The North Tarrytown Village Trustees want the line extended up Cortlandt street to Beekman avenue, to Pocantico street, to the Phillips Manor property, and thence to the Sleepy Hollow Cemetery. The trolley cannot be run in Broadway owing to the provisions of the Burns bill. A committee will immediately take action and use every influence to have the trolley line in operation by the spring.

**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**

	1911 Dec. 1 to 7	1910 Dec. 2 to 8
Total No.....	196	186
Assessed value.....	\$9,663,300	\$11,917,600
No. with consideration...	14	23
Consideration.....	\$781,350	\$1,674,500
Assessed value.....	\$719,000	\$1,348,700

	Jan. 1 to Dec. 7	Jan. 1 to Dec. 8
Total No.....	8,586	9,401
Assessed value.....	\$480,674,925	\$531,547,940
No. with consideration...	742	824
Consideration.....	\$43,228,534	\$45,482,525
Assessed value.....	\$39,791,275	\$39,262,475

**MORTGAGES**

	Dec. 1 to 7	Dec. 2 to 8
Total No.....	163	140
Amount.....	\$4,037,046	\$4,647,621
To Banks & Ins. Cos.....	26	29
Amount.....	\$1,043,800	\$2,433,000
No. at 6%.....	66	62
Amount.....	\$1,282,591	\$752,421
No. at 5½%.....	3	5
Amount.....	\$80,000	\$58,500
No. at 5%.....	34	34
Amount.....	\$961,500	\$2,757,500
No. at 4½%.....	17	.....
Amount.....	\$406,000	.....
No. at 4%.....	.....	9
Amount.....	.....	\$258,500
Unusual rates.....	.....	.....
Amount.....	.....	.....
Interest not given.....	43	30
Amount.....	\$1,306,955	\$820,700

	Jan. 1 to Dec. 7	Jan. 1 to Dec. 8
Total No.....	6,776	7,612
Amount.....	\$280,572,433	\$268,263,245
To Bank & Ins. Cos.....	1,475	.....
Amount.....	\$154,715,144	.....

**MORTGAGE EXTENSIONS**

	Dec. 1 to 7	Dec. 2 to 8
Total No.....	53	47
Amount.....	\$2,232,500	\$1,519,331
To Banks & Ins. Cos.....	17	13
Amount.....	\$1,334,000	\$666,500

	Jan. 1 to Dec. 7	Jan. 1 to Dec. 8
Total No.....	2,093	2,224
Amount.....	\$82,155,792	\$95,150,090
To Banks & Ins. Cos.....	726	.....
Amount.....	\$45,033,205	.....

**BUILDING PERMITS**

	Dec. 2 to 8	Dec. 3 to 9
New buildings.....	8	11
Cost.....	\$1,181,200	\$1,155,584
Alterations.....	\$93,330	\$387,925

	Jan. 1 to Dec. 8	Jan. 1 to Dec. 9
New buildings.....	785	781
Cost.....	\$92,936,850	\$92,925,369
Alterations.....	\$11,721,272	.....

**BRONX**

**CONVEYANCES**

	Dec. 1 to 7	Dec. 2 to 8
Total No.....	148	118
No. with consideration...	12	8
Consideration.....	\$90,575	\$151,775

	Jan. 1 to Dec. 7	Jan. 1 to Dec. 8
Total No.....	6,631	6,574
No. with consideration...	444	.....
Consideration.....	\$4,615,849	\$5,838,725

**MORTGAGES**

	Dec. 1 to 7	Dec. 2 to 8
Total No.....	122	121
Amount.....	\$945,192	\$1,247,240
To Banks & Ins. Cos.....	8	10
Amount.....	\$62,500	\$262,125
No. at 6%.....	47	59
Amount.....	\$285,967	\$302,785
No. at 5½%.....	7	6
Amount.....	\$22,200	\$186,000
No. at 5%.....	28	34
Amount.....	\$471,050	\$642,775
Unusual rates.....	1	3
Amount.....	\$1,200	\$10,000
Interest not given.....	39	19
Amount.....	\$164,775	\$105,680

	Jan. 1 to Dec. 7	Jan. 1 to Dec. 8
Total No.....	5,692	6,361
Amount.....	\$55,546,487	\$58,171,764
To Banks & Ins. Cos.....	645	.....
Amount.....	\$12,263,350	.....

**MORTGAGE EXTENSIONS**

	Dec. 1 to 7	Dec. 2 to 8
Total No.....	10	22
Amount.....	\$98,500	\$257,425
To Banks & Ins. Cos.....	.....	3
Amount.....	.....	\$32,000

	Jan. 1 to Dec. 7	Jan. 1 to Dec. 8
Total No.....	615	607
Amount.....	\$9,762,477	\$7,985,587
To Banks & Ins. Cos.....	122	.....
Amount.....	\$3,918,750	.....

**BUILDING PERMITS**

	Dec. 2 to 8	Dec. 3 to 9
New buildings.....	28	13
Cost.....	\$474,300	\$65,800
Alterations.....	\$207,000	\$15,000

	Jan. 1 to Dec. 8	Jan. 1 to Dec. 9
New buildings.....	1,266	1,960
Cost.....	\$21,667,110	\$43,524,515
Alterations.....	\$1,473,715	.....

**BROOKLYN**

**CONVEYANCES**

	1911 Nov. 29 to Dec. 6	1910 Dec. 1 to 7
Total No.....	577	569
No. with consideration...	27	30
Consideration.....	\$251,891	\$219,903

	Jan. 1 to Dec. 6	Jan. 1 to Dec. 7
Total No.....	23,873	25,373
No. with consideration...	1,432	.....
Consideration.....	\$11,626,492	\$12,507,409

**MORTGAGES**

	Nov. 29 to Dec. 6	Dec. 1 to 7
Total No.....	413	484
Amount.....	\$1,511,112	\$1,533,974
To Banks & Ins. Cos.....	109	.....
Amount.....	\$641,570	.....
No. at 6%.....	241	297
Amount.....	\$609,967	\$714,965
No. at 5½%.....	51	103
Amount.....	\$259,000	\$418,300
No. at 5%.....	100	58
Amount.....	\$543,270	\$321,769
Unusual rates.....	2	2
Amount.....	\$21,000	\$12,350
Interest not given.....	19	24
Amount.....	\$77,875	\$66,590

	Jan. 1 to Dec. 6	Jan. 1 to Dec. 7
Total No.....	20,797	23,427
Amount.....	\$91,693,099	\$103,612,274

	July 1 to Dec. 6	.....
To Banks & Ins. Cos.....	2,424	.....
Amount.....	\$17,140,441	.....

**BUILDING PERMITS**

	Nov. 29 to Dec. 6	Dec. 1 to 7
New buildings.....	114	80
Cost.....	\$698,365	\$384,450
Alterations.....	\$73,475	\$70,582

	Jan. 1 to Dec. 6	Jan. 1 to Dec. 7
New buildings.....	4,840	5,613
Cost.....	\$30,528,588	\$33,402,172
Alterations.....	\$4,409,177	\$4,403,062

**QUEENS**

**BUILDING PERMITS**

	Dec. 1 to 7	Dec. 2 to 8
New buildings.....	96	94
Cost.....	\$350,095	\$304,640
Alterations.....	\$7,025	\$14,099

	Jan. 1 to Dec. 7	Jan. 1 to Dec. 8
New buildings.....	5,147	3,843
Cost.....	\$20,761,888	\$14,768,838
Alterations.....	\$806,547	\$794,654

**RICHMOND**

**BUILDING PERMITS**

	Dec. 1 to 7	.....
New buildings.....	17	.....
Cost.....	\$33,703	.....
Alterations.....	\$2,500	.....

**Suburban Sales.**

THE DUROSS CO. sold for Theodore R. Brennan, 265 Broad st, Bloomfield, N. J., a dwelling and stable on plot 100x200, to E. A. Waite.

POST & REESE sold for Mrs. Paul Quatrebeau her property at Bernardsville, N. J., consisting of about 58 acres of land, with stone house, stable and farmer's cottage, etc. The property adjoins the large estates of Henry B. Kunhardt, Charles A. Moran and Joseph Larocque.

THOMAS C. MEADOWS, of the International Agricultural Association, bought the Florence M. Haskins property at Orienta Point, on Long Island Sound. The property consists of about eleven acres of land, with a frontage of 400 ft. on the Sound, together with a large dwelling, table, garage, squash court, and other buildings. The improvements are said to have cost originally over \$200,000.

JOHN H. CRAWFORD sold for Hanford M. & Edith H. Burr their place at Greens Farms, Conn., comprising about 40 acres overlooking Long Island Sound. This house was erected more than two hundred years ago, and is reputed to be the only house not destroyed by the British during the Revolution when they crossed the Sound and burned down every other house that was standing between the Sound and what is now the city of Danbury.

The Pennsylvania Railroad Company has in progress the work of improving the waterfront at Cortlandt street in accordance with the new plan, beginning at the northerly line of Liberty street and extending northerly 203.03 feet.

The heavy fall of snow on Sunday night and Monday morning imposed winter conditions on builders. From now on outside operations will proceed as weather permits.



# BUILDING SECTION

## HOW TO BECOME A BUILDING CONTRACTOR.

### Getting Close to the Sources of Supply—The Builder's Relation to the Architect and Owner—Every Small Contractor Not a Shoestring.

IN entering the building business as a contractor, it is important that the beginner map out a definite policy. It is also well to decide in advance the specialization he will follow.

We will assume that the prospective contractor has limited capital. His first concern, therefore, is to double it as soon as he can. This may be accomplished by the method known as creating business. It is done in this way:

At a certain corner where two surface lines cross, transfers have just been restored. On three of these corners are residences. On the fourth is a saloon. One of the buildings on the opposite corner has been vacant for a year.

The builder looks the situation over. He talks with a well-informed real estate broker regarding values. He learns the assessed valuation of that building. He notes that the neighborhood is no longer suitable for residential purposes because of the inroads of business. Then he casts his eye over the property and asks what can be done with such a building. He notes that it has a fifty-foot frontage and a depth of seventy-five feet. He finds that the two residences bring in \$6,000 a year. With transfers restored at that corner, he figures that he can practically double the income from those buildings by remodeling the ground floor and converting them into a store or stores and making the upper floors into apartments. Then he seeks out the owner, lays his plan before him and gets the contract. If he can show the owners of the other corners what he has done for the first man, he stands to get their business, too.

That is where some of the biggest building profits lie. The biggest building operations in the city are worked out in that way, and owners and builders are getting wealthy by it.

If, however, the contractor cannot control sufficient capital to swing his contracting business on the large scale usually required in Manhattan, his natural trend will be toward the suburbs, and there he will find his first temptation to double his money quickly at the expense of his reputation and future success. I refer to shoddy speculative construction.

#### The Definition of "Shoestring."

The field in the suburbs for fair returns and business development is most inviting. Money heretofore has been turned over quickly, and the profits have been large, considering the comparatively small capital required for operating. It has, therefore, attracted the dishonest speculator, and the crafty methods employed by him and the meagre capital which he uses as a nucleus for procuring larger loans, with resultant foreclosures and failures, has earned for him the title of "shoestring."

The term "speculative builder" is rightfully an honorable one. New York owes its development to the speculative builder. His courage and his resourcefulness in overcoming pessimism and ultra-conservatism has always paved the way for a greater New York from the time when the elevated roads began to reach into Harlem. He is responsible for history repeating itself in the suburbs. He is the expanding force in this and other great cities. Usually he is the man with foresight, who can see a city rising upon the yet unbroken greensward of the suburbs, and then proceeds to make his dreams into realities.

So the contractor who moves into the suburbs to operate finds a rich field and a demand for homes so great that he is tempted to put speed into his operation at the expense of quality of material and workmanship. When he stoops to such tactics he at once enters the ranks of the "shoestring," and he finds himself upon the ways that launch him sooner or later into the sea of disaster and ignominy.

There is an actual demand for reputable contractors and builders in the suburbs, especially in Queens, which has suffered perhaps more than any other borough from the "shoestring" and his tactics. Those who keep faith with their supply man; those who buy materials commensurate with the ultimate value of the building or buildings they are constructing, are sought by responsible developers, and the tendency of careful money lenders to-day is to ask, "Who is going to be your builder?" when application is made for a loan. If he has outlined a policy of legitimate business he cannot do better than to specialize in good suburban construction work. If he does, his success is assured, other things being equal.

#### How the Contractor Gets His Rating.

His next concern is to establish the confidence of the supply interests. To do this he should make himself known to some member of the Building Material Dealers' Association, which has offices at 18 Broadway, and to the secretary of the Consolidated Building Trades Employers' Association, of 1943 Madison avenue, city. The purpose of this step is to make sure of his rating, first as a desirable person or company to sell materials to, and, secondly, to establish his responsibility as a contractor or builder. If the prospective builder has not sufficient resources to convince either one of these organizations of his stability, he is sure to find himself in the shoestring class, which, in itself, is a serious handicap to success.

Right here, a word should be added regarding the purchase of building materials, under modern business conditions. The rating plan that is effective to-day has been made necessary because of the large increase in the number of irresponsible speculative builders in the suburbs, as well as in the city proper, and constitutes the only safeguard against deception and trickery in the building trades, in building materials and among consumers of building supplies. The rating idea, as applied to building materials and dealers, is comparatively new, and the application of that principle to the contractors themselves is the work of one year during which the membership has increased from fifteen to five hundred.

Changes in purchasing conditions is largely responsible for the new requirements for entering the building business. Credits are a most important factor in all kinds of construction work and so-called "paper building" is largely practiced. This means that the contractor must leave some of his money in the operation in the form of stocks or mortgage on the finished structure. This sometimes proves profitable to the contractor or building material supply house, but there is a large risk involved in most cases, especially if the investment is in a new section that is being just opened up, and it ties up considerable money that might otherwise be put to work in company development or in taking on other construction operations.

The builder entering the contracting field to-day faces conditions entirely different than his predecessors encountered when they started. Then building materials were manufactured according to demand. This is not so to-day. Production is based upon capacity, which, in turn, is fixed by the volume of business done the year before. If there was a good increase, the capacity of the plant is increased and during the next year that capacity is operated at 100 per cent., whether there is a selling market or not. There is usually in most manufacturers an outlet through mill-to-consumer sales, augmented by advertising, so the producer has nothing to fear.

Common brick, however, may be said to be the most conspicuous exception to that rule, as far as this market is concerned. In both the Raritan and Hudson River centers, production is now based almost entirely upon the actual market requirements, for the simple reason that it has not so far been found practical to sell common brick on the "mail-order" plan, whereas soft and hard woods, hardware, steel shapes, roofing material and plaster board can and is sold from certain manufacturing centers to all parts of the country by means of popular magazine advertising.

Mill prices, in most commodities, are the bases upon which market quotations

are fixed. Portland cement, for instance, is always figured on mill price, plus carrying and packing charges to dock, New York, Newark, Brooklyn or any other point of unloading. Even sand, crushed stone, gravel and common brick are rated in this way. Where rail shipments are made they are usually f. o. b. mill.

Because prices are so fixed, it has been necessary to sustain them in selling sections, and associations have been formed by agents of the various manufacturers to maintain those levels. To do this successfully, it has been necessary to have agreements or understandings in some cases, to prevent so-called shadings and concessions for the mere purpose of taking business. When the dictum went forth among reputable building material dealers that no more material will be sold to irresponsible builders, the day of the "shoestring" began to wane and honest construction came into its own.

But this course immediately shut off a vast consumption of material that was being turned out in large quantities at the mills. The question arose as to what to do with it. The answer was found in the encouragement of heavy purchases, and that is why contractors and building material dealers of good rating can buy most materials to better advantage by taking large lots in anticipation of future business, instead of quantities barely sufficient to carry them over the jobs in hand. That explains the term, "Hand-to-mouth buying," as opposed to "staking" or "making reservations," the latter term indicating that the purchaser has anticipated his future wants and has arranged for the money he expends than if he buys mill or wholesaler's stock to be delivered when wanted.

When a contractor can anticipate his wants he is sure to demand larger values for the money he expends than he buys from "hand-to-mouth." To do this, he he needs credit, and he has got to have a good record as a business man. That is where his rating helps him.

#### Getting the Architect's Confidence.

As a final caution, always bear constantly in mind the frailty of man. Your very first snarl may be an ambiguous set of specifications. Here is where a command of patience, good judgment and a disposition to meet the architect half way counts much for future success or failure.

Always remember that the architect is the man who stands closest to the owner, the man who pays the bills. His word to him is supreme. Therefore do not make the mistake of antagonizing him. Co-operation is what he demands. Perfect specifications are rare. You, as a practical builder, will encounter some well-nigh impractical instructions. You will find loopholes in his standards, you may find beautiful theories and ideals which, with plenty of capital at your disposal or at the disposal of the owner, could be executed, but not within the amount agreed upon.

You will, of course, find arbitrary architects, just as you will find arbitrary contractors and engineers. In such case, the best plan is to formally state your problem to the architect and suggest a modification. If he stands pat, execute the work to the best of your ability. If you have underfigured, you have no recourse but to complete your job. But in so doing do not make the usual mistake of doing a makeshift job. Instead, put in the very best workmen and material you have, and consider the loss as an advertising expenditure, for, if you show that you can execute his ideas, and you satisfy him, you are sure to have earned for yourself a permanent client, and the bread that you have thus cast upon the waters will be returned to you honeyed on the upper and nether sides with profitable business.

In the first place, keep firmly fixed in your mind that the specification is merely a standard upon which to base the spirit of execution. It is expected to be taken literally, but when this is not practical, you will be safer in erring on the side of co-operation rather than on the side of contention.



## MAKING OVER DWELLINGS.

### How a New Fashion Is Gradually Compelling Reconstruction on the Upper East Side.

NO one has failed to note the steadily growing number of new facades among the dwellings of the upper East Side. They jut out like buttresses from the line of the old brownstone houses. Many are the fronts of entirely new houses, but much the larger number represent old houses made over on the American basement plan and built out to the stoop line.

Even if only the old party walls are retained in the reconstruction, and even if the new work creates what is virtually a new house, it is counted in the Building Bureau's records merely as an alteration. And most houses are built in rows with only party walls between. Here lies one explanation of why so few entirely new residences are built any more on the upper East Side. According to the records only forty-three houses were planned for Manhattan Borough during the whole of the

house on a narrow lot. The high stoop solved the problem of a separate entrance for the family, and the problem now is to squeeze into the width of the first floor of the American basement house both a family entrance and a service entrance, besides a window into a reception room.

The number of ways in which the feat is being performed is surprising. One of the most satisfactory can be seen at 68 East 56th street. In this case the main entrance, a servants' sitting room and a service entrance were required in the width of the basement story only 20 feet wide; the design, therefore, called for two doors and at least one window, one of these doors to be a major door. Placing these requirements on the facade of the basement story would have cut up the masonry at the place where one expects to see it strongest. The expedient was resorted to, therefore, of using a recessed portico and carrying the front wall on an entablature supported by piers and columns. The doors are almost of equal dimensions and are at the sides with the window between.

A very pretty effect of a novel nature

## BUILDING PROJECTS GAINING.

### Manhattan and Queens Are Busy—Bronx and Brooklyn Picking Up.

Building operations in the Bronx are gaining in volume, as noted in the number of plans being filed; but the total of the year to date is only about that of last year's in estimated cost, as will be seen in the weekly statistical table printed elsewhere.

Speaking on this point, Superintendent Henderson this week said:

"If the large total of ten millions filed during October and the first half of November, 1910, which were rushed in to anticipate the encroachment order, were divided between the two years, I think the total for 1911 would not be so small by comparison with the preceding year. Of course, it has been a bad year at best on account of depressions in business, but I think that 1912 will make a better showing."

At the Queens Borough Bureau of Buildings Supt. John J. Simmons has just completed the compilation of figures showing the operations in his department during the past eleven months, and also figures showing the comparison for the year 1910. According to these figures all previous records have been broken. Up to the close of November permits had been taken out for a total of about 5,000 new buildings, of an aggregate value of about \$21,000,000.

### Record Year in Queens.

This is an increase of 25 per cent. in number of new buildings over the previous year, and an increase of 33 1-3 per cent. in valuation. The totals of alterations and plumbing permits have not yet been computed, but they are expected to show equal increase.

Supt. Simmons says this is a record that ought to make anyone who is interested in the progress of the borough feel proud.

The month of June, 1911, broke all records in the bureau, the applications for that month aggregating 773 and the estimated value of the buildings being \$3,128,366. For every month during the present year the value of the new buildings has amounted to more than a million dollars.

Builders predict that it will be two or perhaps three years before there will be a demand for tenements in Queens and that it will only come after the transit facilities have been developed so as to bring the working classes to the borough.

In Manhattan building operations, as per plans filed, have just caught up with last year's record, and are expected to finish the year in the lead. In Brooklyn also building projects are catching up, but can hardly equal last year's before the month closes.

Reports to Bradstreet's from 86 cities show that the total estimated cost of buildings for which plans were filed during the month of November was practically the same as during the corresponding month last year. Most of the larger cities show decreases, but St. Louis, San Francisco, Milwaukee and Portland, Ore., gives large increases.

### Why Not Combine Richmond Tunnels?

Engineers are taking soundings in the Narrows for the water tunnel to be carried across the Bay to Staten Island. As projected, the tunnel will enter Staten Island at a point opposite the Richmond turnpike, and will terminate at Silver Lake, at which point the city owns a large tract of land, which will be devoted to park purposes.

It will not be long, in the natural course of events, after the Brooklyn subway is opened to Fort Hamilton, before proceedings will be initiated for extending it under the Narrows to Staten Island. The peoples of that borough ought to inquire if the two tunnels cannot be combined in one operation, so as to give the borough city water and rapid transit at the same time. Some authorities state that millions of dollars could be saved to the city by this plan.

### Building Code for Peekskill.

The village of Peekskill has adopted a building code. One of the important provisions is that every dwelling or building occupied by three, or more families, and every hotel, asylum, school, store, factory or workshop three stories or more in height shall be provided with fire-escapes, iron stairways or special means of egress in case of fire.



IN EAST 80TH STREET—SHOWING HOW NEW HOUSES INFLUENCE THE RECONSTRUCTION OF OLD ONES.

year 1910, but to all intents and purposes there were many more than that number.

The process of making over the old-fashioned high-stoop houses into what the public has learned to call American basement houses has been going on for a dozen years or more, but in recent years the alterations have taken on a different appearance from what they possessed at first, and now have become so numerous in the aggregate that they are exerting a certain compelling influence upon the owners of other houses to follow the fashion.

Old houses are finding themselves left back in recesses, and they, instead of their protruding neighbors, are becoming the "conspicuous" houses on the block. It is only a question of time when there will set in a general campaign to eliminate the remaining high stoops, fences and brownstone fronts of "old New York." It means busy times ahead for architects and contractors.

It has even become fashionable to rail at the old high stoops, but, after all, they served a good social and domestic purpose, and if the interior of the house itself had been as good as its exterior little fault would have been found with it. The great weakness of its designers was that they had but one floor plan between them for houses on single lots. To the builder this conformity meant the standardization of materials and therefore economy, and the buyer didn't care. When he did care he engaged an architect to build him a special house.

The new houses and those almost entirely new are being designed by cultivated architects, and each house has individuality. The modern architects are finding out, as their predecessors did, that it is not easy to design a satisfactory city

for a city house has been produced by Walker & Gillette, architects, in the dwelling at 53 East 61st street, by the use of a smooth cement surface above a red brick basement. The front follows no particular style of architecture. The materials have been put together in a straightforward manner, but the color, texture and general effect are very rich—like a garment of costly material simply made.

Some critics hold that a pioneer in a block front ought to be allowed the privilege of dictating his material to the neighbors of his immediate row, if not to the architects of the whole block. The neighbors should also, they argue, follow his lines and levels when they can, and at least give them consideration. In this way a miscellany as depressing as the monotony of our old brownstone blocks can be avoided.

### New Development at Englewood.

Charles Ellis Smith and others have bought a tract of twenty acres of land at Englewood and are proceeding to develop it under the name of "Mountain View Park."

The James L. Bried Construction Co., of Englewood, will begin immediately the construction of eight dwellings, three of these to be completed by April 15, 1912, the remaining five as soon thereafter as possible.

The dwellings will be of different styles of architecture and construction. One will be built of terra cotta tile, another of terra cotta with stucco veneer, a third of English half timber, and one will be part stone with the superstructure above the first floor of frame. It is the purpose to avoid the stereotyped forms of building.



## LOFT CONDITIONS.

### What a Test Inspection Disclosed to the "Mayor's Eye."

A TEST inspection of 78 loft buildings was recently made by men from the office of the Commissioner of Accounts for the purpose of ascertaining the efficiency of the Bureau of Violations in the Fire Department, whose duty it is to require the proper installation of fire appliances. The reported results of the test are somewhat surprising in view of the anxiety of the Fire Department to have greater responsibility conferred upon it.

Of the 78 buildings inspected in Manhattan, 65 were found to be in need of sprinkler systems, axes and extinguishers; 27 of these were in need of fire pails. The remaining thirteen buildings were lacking in only a small part of the fire appliance equipment.

The 78 buildings inspected contain a total of 576 lofts, of which 48 were unoccupied. In the 528 occupied lofts there were employed a total of 14,757 men and women, or an average of 28 persons to each loft. One 8th floor loft was found containing 240 employees. Two other lofts in the same building (6th and 9th) had 200 employees each. In case of fire in this particular building, there would be 623 persons escaping from lofts below the 6th floor and 760 from the floors above. While this building, which is named only for purposes of illustration, is of modern construction, it has no axes, extinguishers or sprinkler system, and relies entirely on two 50-foot hose connections on each floor, together with a liberal supply of fire pails.

It is used throughout for the manufacture of clothing. Smoking was allowed on all floors; benzine is used on two floors; motors are placed on bare wooden floors in two instances; most of the lofts are congested, and in seven of the eleven floors fire-escapes are obstructed.

In a seven-story building in East Broadway, holding 158 employees, fire exits were found to be obstructed on every floor; the iron shutters throughout are more or less eaten away with rust; entrance doors and all hall doors open inward. The building is used for general manufacturing, with two firms in each loft; the fourth loft, with the floor covered with piles of calico garments, is evidently used as the home of the family of the proprietor, as there are beds and a gas stove; no fire appliances of any kind are installed in the building.

In a seven-story building in Division street, with 189 employees, the fire exits were found obstructed in six lofts. The only exit from the absement is through the store above. Aside from pails, some of which were empty, there were no fire appliances. The building is used for manufacturing purposes. Other parts of the report follow:

In a seven-story building in Goerck street, containing 129 employees, there are wooden halls and stairs throughout; the fire exits were obstructed in five lofts, and there were no fire appliances whatever in the building.

In a six-story building in West Houston street, containing 230 employees, five exits were obstructed on five floors. Each flight of stairs has a wooden floor at top and bottom; all hall doors open in. Apart from a few pails, there were no fire appliances in the building.

The results of the inspection of the 78 loft and commercial buildings have been compiled in a schedule which is on file in Commissioner Fosdick's office.

#### Loft Buildings and Sprinkler Systems.

In connection with the subject of loft buildings and buildings used for manufacturing and commercial purposes, considerable attention has recently been given by the Commissioner of Accounts to orders issued by the Fire Department for the installation of automatic sprinkler systems. The courts have held that the Fire Commissioner is empowered, under Section 762 of the Charter, to order and enforce the installation of automatic sprinklers in premises where such installation is in his judgment warranted. This law, which places the enforcement of the order in the discretion of the Fire Commissioner, permits him as a natural corollary to extend the time for compliance, or withhold its enforcement altogether. In a report on this matter, Commissioner Fosdick says:

"We made a physical examination of 106 locations where orders were issued during 1910 and 1911 for the installation of sprinkler systems in buildings. In eight cases only were the orders complied with, although some of them were issued prior to July 28, 1910. One hundred and sixty-two cases were selected

where orders were issued to install sprinklers in cellars and sub-cellars. One hundred and one of these orders were found to have been complied with.

"Particular attention is called to the apparent lack of discrimination and uniformity in the enforcement of these orders. In the case of a feed store on West 34th street, occupying three buildings filled with straw and hay, the order for the installation of a sprinkler system throughout the buildings was recalled for the alleged reason that subsequent to the issuance of the order the premises were found to contain but 11 tons of hay and straw, the general rule of the department being to demand the installation of a sprinkler system only where the amount of hay and straw carried in stock exceeds 20 tons. In May, 1911, these premises were visited by inspectors from this office. They were found to contain 45.78 tons of hay. In sharp contrast to this, attention is directed to the fact that a small concern in the same business, located next door to the one under discussion, and occupying one building less, was forced by the Fire Department to install a sprinkler system throughout its entire plant.

"On the pretext that another feed place, located on East 45th street, in a populous section of the city, was carrying in stock only 17 tons of hay, the order to install a sprinkler system was withdrawn. An examination by our inspectors showed that the amount carried stock exceeded 36 tons.

#### Typical Sprinkler Rulings.

"A large furniture warehouse on East 125th street, located in a thickly populated neighborhood, and containing both new and second-hand goods, secured the practical cancellation of an order to install a sprinkler system in its three buildings by a rearrangement of stock on two of its upper floors. No change was made in the interior construction which in any way reduced the hazardous condition. The buildings, which are four stories high, and stocked with furniture and bedding, are non-fireproof, with wooden floors and stairs throughout.

"As a result of the inspections of the company commander and two inspectors from the bureau, a sprinkler system was ordered in the double basement of certain premises in White street. According to the fire inspectors, the dangerous conditions consisted principally in the insufficient means of access in case of fire. Only one stairway was available for both cellars. Upon request of the owner, a reinspection of the premises was made by another inspector and the order recalled. Nothing was done to improve the means of access. An inspection of the premises by representatives of this office shows that it is a five-story brick building, occupied by various concerns—wholesale dealers in different lines. There are wooden stairways throughout. At the time of the inspection by the representatives of this office, the west basement was full of packing boxes; in the other cellar was a boiler. One hundred employees are engaged on the three upper floors.

"An order to install a sprinkler system in the basement of a building in Ann street, where similar hazardous conditions existed with regard to means of access, was withdrawn upon the mere statement that the building was to be torn down. No steps were taken by the bureau to corroborate this statement. As a matter of fact, the building still remains in the same condition. It is an old four-and-one-half-story non-fireproof building, used throughout by various manufacturers and jobbers, with employees on every floor. The basement is used by a painter for storage purposes."

"A number of similar cases could be cited to illustrate the failure of the bureau to enforce its orders with care and even justice. The details of this analysis are on file in this office."

#### Protests From Architects.

The Brooklyn Chapter of the American Institute of Architects have formally requested the New York Chapter, by resolution, to take action in protest against the making of a contract with a New York firm of architects, supposedly McKenzie, Voorhees & Gmelin, to plan a municipal building for Brooklyn, upon a basis of payment which is alleged not to be in accord with the code of the American Institute of Architects. The Manhattan architects, according to Borough President Steers, of Brooklyn, who favors the arrangement, have agreed to do the work at a 5 per cent. commission, and also pay back to the city between \$45,000 and \$60,000 which the city had spent in trying to make contracts with other concerns. The estimated cost being \$3,000,000, the architects's fee would be \$150,000, minus the rebate above mentioned.

## THE DYNAMITERS.

### No Recent Outrages Here—Local Union Expelled By Arbitration Board.

The ending of the McNamara trial has made it plain to all the world that some labor leaders have not hesitated to identify the fortunes of their unions with crime of the deepest dye. How many labor leaders there are of this kind and who they are the investigations of the Federal Government will reveal in time.

The calling of structural steel erectors has been peculiarly afflicted with leaders from time to time since its organization as a union who have left trails across the border-line of criminality while pretending to be acting in behalf of principle. New York City had its Sam Parks and his entertainment committees, and it has had outrages against persons and property. But that was mostly years ago.

The local union of housesmiths and bridgemen was expelled from the Arbitration Plan when it struck the jobs of Post & McCord five or six years ago, and was never readmitted. Two ironworkers pleaded guilty to attempted dynamiting in 1905 and were sent to Sing Sing, where Sam Parks had died the year before. No convictions followed the Plaza Hotel outrage, but that was the last serious trouble that the ironworkers got into here.

Since then the criminal operations in behalf of the ironworkers have been conducted elsewhere, and the only local connection with the cases has been due to the fact that the principal iron erecting firms in the country, who employ the housesmiths and bridgemen, have their headquarters in this city. The headquarters of the National Erectors' Association, which employed Detective Burns to ferret out the dynamiters, is also in this city, Charles E. Cheney being the permanent secretary and Walter Drew, counsel.

When Mr. Drew heard the sentence of the court at Los Angeles upon the McNamaras he solemnly exclaimed, "Here endeth the first lesson."

The National Erectors' Association expects fourteen or fifteen indictments to be found by the Federal grand jury in Los Angeles, and looks for a total of thirty indictments, extending from Boston to the Pacific Coast. It is the belief of the association that while Clarence Darrow ostensibly represented the McNamaras in the defence, he was in reality employed to save the labor unions and those back of the McNamaras. The size of the defence fund called for is cited by the association to sustain this view.

#### The Plaza Hotel Case.

Arthur C. Train, who was the Assistant District-Attorney in prosecuting the suspected New York dynamiters, gave some reminiscences this week of the Plaza Hotel outrage. Mr. Thain said:

"One witness swore that he saw an iron worker, named Martin, push Butler off the eleventh floor and into the well of the building, while another iron worker attacked him with a hammer.

"The defense, however, produced a large number of witnesses who swore that Butler stumbled and fell off the building. I believe that a large enough defense fund had been raised to secure witnesses to any fact necessary to secure a disagreement. I made every effort to convict Martin, but after two trials gave it up as an impossibility."

#### The Queensboro Bridge Trouble.

According to Ortie McManigle's confession, James B. McNamara, who faces a life sentence for dynamiting the Los Angeles Times building, where twenty-one persons were killed, was sent over here, during the strike against the Pennsylvania Steel Company, to blow up part of the unfinished Queensboro Bridge.

It may be recalled that while the work of erecting the steel superstructure was nearing completion on the east side of the river, startling rumors got around that a dynamite bomb (with a clock fuse like that found in other places where the McNamaras were active) had been found near the Vernon avenue pier.

The Pennsylvania Steel Company's strike started soon after the actual work of assembling the steel superstructure began, and the labor war lasted for a couple of years, ending in a sort of victory for the company, which had insisted on an "open shop."

The strife was a bitter one at times, and there were several alleged cases of thugism laid to the door of the local union of bridgemen and steel workers.



## TERMINAL EXPANSION.

### Two Great Buildings For the New York Dock Co. at Atlantic Basin.

Operations have started for two reinforced concrete buildings of large size which will add to the facilities of the great terminal of the New York Dock Co. at the Atlantic Basin. The buildings will cover the block bounded by Verona, Imlay, Commerce and Bowne streets. They are intended for either loft, storage or manufacturing purposes, and will be 460 feet long, 80 feet wide and six stories high.

The architects are Maynicke & Franke of 25 East 26th street, Manhattan. It is noticed in the plans that each floor is divided into three lofts, that each building has eight elevators, wide stairways and is thoroughly fireproof. The middle loft, on each floor being double the size of the other two, has eight exits, and the other two lofts have four exits each, not counting the elevators as exits.

A special study has been made of the fireproofing and the fire-escape facilities.

## The Trust Decisions and Patents.

Many individuals and corporations, whose business is largely based upon patents, have expressed considerable anxiety relative to the effect of the decision of the United States Court and of the settlements effected in the suits brought by the Government against the Standard Sanitary Manufacturing Company (the so-called Bath Tub Trust), and the General Electric Company (the so-called Electric Lamp Trust).

The general impression seems to prevail that the terms of the Sherman act and the construction of such act by the Supreme Court in the Standard Oil and Tobacco cases are directly opposed to the terms of such sections of the United States statutes as grant protection to inventors for their inventions for a specific term. Such impression is incorrect. In no one of the petitions filed by the Attorney General is there any allegation that the exercise of a monopoly specified in a patent or patents is in violation of the terms of the Sherman act.

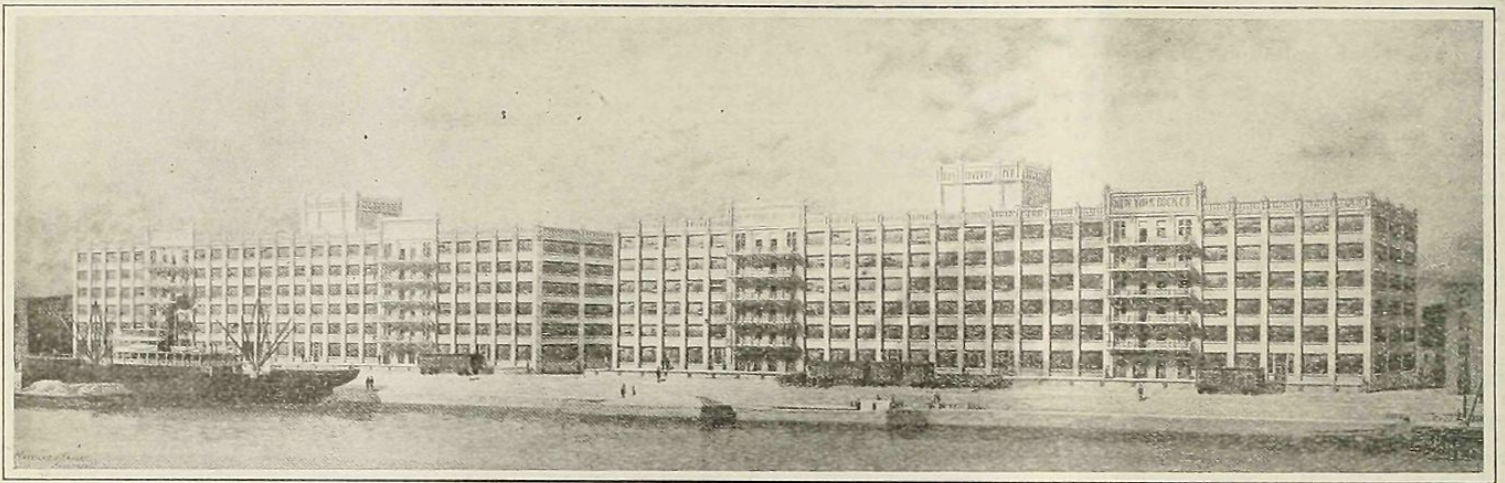
George Hillard Benjamin, a patent attorney, explains that the attack by the government is not against monopolies

## MARBLE EMPLOYERS' FAIL.

### Two Big Firms Placed in Receiver's Hands—The Strike Blamed.

About one thousand marble workers are now at work for the Marble Industry Employers' Association. While the employers have practically won the fight, the unions have not yet surrendered, and the situation has not yet been cleared up. The employers are still posting guards and maintaining commissaries for their men. Marble setters are at work on the interiors of the principal buildings under construction, including the Bankers' Trust and the millionaires' apartment house at Fifth avenue and 81st street.

The old firm of the Robert C. Fisher Co., together with the Manhattan Marble Company, of which Robert C. Fisher was also the head, were both adjudged bankrupt this week. William M. Ivins has been appointed receiver with authority to continue the business. The financial embarrassment of the two firms is attributed to the long continued labor



TWO REINFORCED CONCRETE BUILDINGS FOR THE NEW YORK DOCK CO, IN BROOKLYN. Maynicke & Franke, Architects.

Four of the exits are special smokeproof and fireproof exits which are reached by outside balconies. The buildings will be equipped with sprinkler systems, the tanks of which will be enclosed in towers, and not be exposed, as is usual for towers on mercantile buildings.

There is a separate sprinkler system to protect the buildings from possible conflagrations in other buildings. By turning certain valves in the fronts of the buildings the walls will be protected by curtains of water. The floors will all be waterproof.

Railroad tracks giving direct connection by means of a daily float service to and from all the railroads entering New York harbor will adjoin the loading platform on the waterside of the buildings.

### United for Good Roads.

Borough President Miller's efforts to keep the pavements throughout the Bronx in good condition have had the co-operation of the Union and Interborough Street Railway Companies, operating in the borough of the Bronx. The railway companies have repaved with macadam between the tracks this season on Sedgwick avenue, from Highbridge to Cedar avenue; on Sedgwick avenue, from Kingsbridge road to Fort Independence street; on Tremont avenue, from Jerome avenue to Aqueduct avenue, and have repaired the pavement in many other localities.

In addition to the above-mentioned the Union Railway Company will by the end of the season complete the paving between the tracks with granite blocks on Jerome avenue, from 162d street to Tremont avenue, and on White Plains avenue, from Pelham Parkway to Burke street.

The Union Railway Company has purchased a large quantity of granite blocks to be used to replace the macadam between the tracks on streets throughout the borough, where this type of pavement will be more desirable than macadam.

Borough President Miller said yesterday:

"It is a great satisfaction to have the railway companies co-operating with the borough authorities in this respect, as the maintenance of pavements is an all-important question. When public utility corporations join voluntarily with the public officials for the betterment of the borough, it seems to me the fact should be made public."

created by patents, but against agreements, combinations and the like, based upon the patents and intended to exercise a control in an industry beyond that conveyed by the patent grants. In short, the Government takes the position that an inventor may exercise an absolute monopoly in the thing covered by his patent grant, but that neither he nor any combination of individuals or interests may use such patent grant as a basis for exercising a monopoly or control in an industry, which is beyond and external to the monopoly of the patent grant. To keep within the Sherman law, therefore, manufacturers should remember:

1. That they can make no agreement with purchasers, agents or distributors, by reason of which the use or the reselling price of the articles is fixed and determined.

2. That no agreement may be made between individual owners of separate patents, or business conducted, by the single owner (be it individual or corporation) of a group of patents in an industry, where the purpose of the agreement or the nature of carrying on of the business is such as to obtain an extension of the monopoly created by the patents, or, in other words, effect a control or partial control of an industry, and thus unreasonably restrain and hamper the trade of others.

### On the Calendar.

The annual dinner of the New York Lumber Trade Association will be held at Delmonico's on Thursday evening, February 1.

The second State Conference on Taxation will be held at Buffalo, January 9 to 11, 1912. Commissioner Lawson Purdy of this city is a member of the committee of arrangements.

Next Tuesday afternoon at 1.10 W. F. Dominick will deliver a lecture on English cottages before the Society of Columbia University Architects, at Havemeyer Hall. At 4.10 p. m. on the same day and in the same hall A. J. Provost, Jr., will lecture on sanitation.

—New electric light posts of the same pattern as those on Broadway are being erected along Amsterdam avenue, in the Bloomingdale section.

—Construction work on the Fourth avenue subway in Brooklyn, which has been in progress since November, 1909, is more than two-thirds done.

troubles following upon the era of depression in the building business.

The Robert C. Fisher Company was known in the marble trade from one end of the country to the other. It was established in the year 1830 by John T. Fisher and Clinton G. Bird, when the marble business consisted mainly of cutting headstones, monuments and mantels. For twenty-nine years the two men continued the business under the firm name of Fisher & Bird, and then Mr. Bird died, and only a year later Mr. Fisher died. Their successors were Robert C. Fisher, a son of John T., and Clinton G. Bird, a nephew of the first Clinton G. In 1881 the firm changed to Robert C. Fisher and in 1888 to Robert C. Fisher & Co., when Edward B. Tompkins was admitted. The present Robert C. Fisher is a grandson of the founder of the firm.

Their work has gone to all parts of the country. The beautiful marble court in the Metropolitan Building, and the marble interior of the New York Life Building are from their hands.

The liabilities of the Robert C. Fisher Company exceed \$100,000. The nominal assets are \$450,000, and the actual assets are \$250,000, consisting of machinery, tools, marble, unfinished contracts amounting to \$200,000 and accounts and bills receivable aggregating \$50,000. The liabilities of the Manhattan Marble Company exceed \$30,000. The nominal assets are \$63,000, and the actual assets are \$28,000, consisting of marble and machinery, unfinished contracts amounting to \$22,000 and accounts receivable aggregating \$6,000.

### Injunction Proceedings Stopped.

Hostilities have ceased between the firm of A. L. Mordecai & Son, of 135 Broadway, and the Mason Contractors' Association, on account of the claim of Bohland & Alker Co., for mason work done on the building at the north corner of Riverside Drive and 99th street. The building was erected by the Highwood Realty & Construction Co., with which corporation A. L. Mordecai & Son had no connection whatever. The Mason Contractors' Association has rescinded the resolution against Mordecai & Son, and the latter have discontinued their injunction proceedings.

—A prominent Staten Island real estate operator predicts a "wild scramble" for property there within three years.



# CURRENT BUILDING OPERATIONS

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

## To Remodel Brewery Building.

Alexander Alexander, president of the National Gum & Mica Company, 502 West 45th street, has purchased the four-story brick brewery at the northeast corner of West End avenue and 59th street, fronting 125 feet on the avenue and 100 feet in the street, for the occupancy of his company. The building will be remodeled. The plans are being prepared by the company and will be ready for estimates in about two months. Mr. Alexander will sail for Germany within a day or two, where he will visit the company's gum plant in that country for the chief purpose of collecting ideas and perfecting plans for the machinery equipment.

## Thompson-Starrett Co. to Build Terminal.

The Thompson-Starrett Company, 49-51 Wall street, has just received the general contract to erect the extension to the Hudson Terminal Buildings covering 42 to 44 Cortlandt street and 49 to 55 Dey street. The work must be finished by May 1, 1912, to accommodate the large demand for space in these buildings. The cost will approximate \$350,000. Clinton & Russell are the architects.

## Madison Avenue Project to Go Ahead.

Buchman & Fox, 11 East 59th street, have been commissioned to prepare plans for the twenty-story office, store and loft building which a syndicate, now being formed by Frederick Johnson, of 165 Broadway, is to erect at the southwest corner of Madison avenue and 42d street with an "L" through to 41st street. Work is to begin about May 1, 1912, when the present leases expire.

## To Build On Morningside Heights.

Robert Wallace, Jr., builder, Broadway and 149th street, will erect a six-story apartment house in the south side 121st street, 100 feet east of Amsterdam av, fronting 118 feet on the avenue, with a depth of 100.1 feet. George Fred Pelham, 507 5th avenue, will make the plans.

## Big Garage Planned for Convent Av.

Sonn Brothers, 149 Church street, have commissioned Schwartz & Gross, architects, 347 5th avenue, to prepare plans for a large garage building, two stories, 50x250 feet, to cover the plot at the northwest corner of Convent avenue and 129th street.

## CONTEMPLATED CONSTRUCTIONS.

### Manhattan.

#### APARTMENTS, FLATS AND TENEMENTS.

82D ST.—No sub-contracts have yet been issued for the 9-sty apartment house which the Frontenac Realty Co., 43 Cedar st, is to erect at 122 and 128 East 82d st from plans by Schwartz & Gross, 347 5th av.

CATHEDRAL PARKWAY.—Walter Huefeli, architect, 17 Madison av, has completed plans for the 12-sty apartment house, 100x82 ft, in the south side of Cathedral Parkway, 150 ft. west of Columbus av, for the Old Lyceum Building Co., 60 Broadway. The cost is estimated at \$325,000.

CANNON ST.—Frank Straub, 18 East 42d st, is preparing plans for a 6-sty non-fireproof tenement with stores, 60x100 ft., to be erected at Cannon and Rivington sts, southwest corner, for Abraham Michelson, of Coyesville, N. J. The owner will take bids in about ten days. Estimated cost, \$50,000.

RIVERSIDE DRIVE.—The Riverside Drive Realty & Construction Co., owner, is ready for bids on the roofing for the 12-sty apartment house, at the northeast corner of Riverside Drive and 114th st, estimated to cost \$1,200,000. G. Ajello, 1 West 34th st, architect.

#### DWELLINGS.

71ST ST.—C. P. H. Gilbert, architect, 25th st and Broadway, is preparing plans for a 6½-sty dwelling, 25x90 ft., limestone front, fire-proof construction, at 10 East 71st st. The building will have two electric elevators and will have all modern improvements. The owner's name is withheld.

#### FACTORIES AND WAREHOUSES.

WATTS ST.—Alexander Baylies, architect, 33 Bible House, is taking bids for the 6-sty brick storage building, 60 x 56.3 ft., to be erected at 136 to 140 Watts st, for Henry Kroger, 468 Greenwich st, at a cost of \$40,000.

HORATIO ST.—Plans are ready for figures for the 7-sty brick and concrete cold storage warehouse, 52.7x88.8 ft. to be erected at 105 and 107 Horatio st, for the estate of Eugene A. Hoffman, 258 Broadway. J. Graham Glover, 166 State st, architect. Estimated cost, \$65,000.

## HOSPITALS AND ASYLUMS.

BLACKWELLS ISLAND.—Bids will be received by the Department of Public Charities Tuesday, December 12, for furnishing labor and materials required for the erection of sectional removable enclosures for the veranda and balcony of the "Female Blind Pavilion" at the New York City home for the aged and infirm, Blackwells Island.

## HOTELS.

42D ST.—Charles Stegmayer, architect, 168 East 91st st, will take bids in about three or four weeks for the 4 and 5-sty brick hotel, 41.8 x 94.1 ft, to be erected at 152 and 154 East 42d st, for George Ehret, 235 East 92d st, at a cost of \$50,000.

42D ST.—Charles Stegmayer, 168 East 91st st, will be ready for bids in about ten days on the general contract for the 5-sty brick cafe and hotel, 41 x 94 ft, to be erected at 150 and 152 West 42d st at a cost of \$50,000. George Ehret, 235 East 92d st, is the owner. Estimated cost, \$50,000.

## MISCELLANEOUS.

42D ST.—The N. Y. C. & H. R. R. Co., will soon call for bids for metallic doors and windows, necessary for the Terminal Station, in the south side of 45th st, north side of 42d st, between Vanderbilt av and Depew pl. The John Peirce Co., 90 West st, general contractor.

## MUNICIPAL WORK.

VERMILYEA AV.—Dennison & Hiron, 475 5th av, have been selected architects for the new firehouse to be erected by the city on Vermilyea av, west of Academy st.

WATER MAINS.—Bids will be received by the Park Board, Thursday, December 14, for furnishing and laying water mains and appurtenances in various places, and laying a water supply for the new comfort station, west of the old reservoir in Central Park.

PAINTING.—Estimates will be received by the Park Board, Thursday, December 14, for labor and materials required for painting the exterior of Jumel mansion, located at Jumel pl, West 160th to West 161st sts.

PIPE SEWER.—The Park Board will open bids Thursday, December 14, for constructing a pipe-sewer and appurtenances from the new comfort station west of the reservoir to the sewer from the Swedish school house, all in Central Park.

STEAM BOILER.—Estimates will be received by the Park Board, Thursday, December 14, for labor and materials required for furnishing and installing a new steam boiler in the Arsenal building in Central Park.

## STORES, OFFICES AND LOFTS.

BROADWAY.—Work will not be started until spring on the store building, 100 x 63 ft, which J. S. McMillian, 210 West 42d st, is to erect at Broadway and 126th st, at a cost of \$18,000. J. J. Vreeland, 2019 Jerome av, has prepared plans.

43D ST.—Plans were filed on Wednesday for the 17-sty business building which the Aeolian Co., 362 5th av, is to erect at 32 to 36 West 43d st and 27 to 29 West 42d st, 78x200.10 ft., to cost \$900,000. Warren & Wetmore, 3 East 33d st, are the architects. George A. Fuller Co., 111 Broadway, holds the general contract.

BROADWAY.—Sub-contracts, including structural steel, ornamental iron, plastering, elevators, painting, have not yet been awarded for alterations to the office building, 52-56 Broadway, southeast corner of Exchange pl, for W. W. Astor, owner. J. T. Burrows, 410 West 34th st, architect. John Downey, 410 West 34th st, general contractor. Estimated cost, \$70,000.

38TH ST.—The Nameloc Realty Co., in which Michael Coleman, 54 West 38th st, is chiefly interested, has commissioned architects Schwartz & Gross, 347 5th av, to prepare plans for the 12-sty loft building to be erected on the plot fronting 104 ft., from 48 to 56 West 38th st. The general contract has not yet been awarded. See also issue Nov. 18, 1911.

DIVISION ST.—Contracts will soon be awarded for the 7-sty loft building, 25x66.1 feet, which Jacob Gordon, 51 Division st, is about to erect at 15 and 15½ Division st, to cost \$35,000. C. B. Meyers, 1 Union sq, has completed plans.

CANAL ST.—Frank Straub, 18 East 42d st, is making plans for alterations to the loft building, at the northwest corner of Canal and

Mulberry sts, for S. Forman, 106 Mulberry st, owner. The owner will take bids in about two weeks.

64TH ST.—The Kalt Lumber Co., 314 East 64th st, stated on Thursday that the property in the southside of 64th st, between 1st and 2d avs recently purchased, is not to be improved at the present.

MADISON AV.—Work started yesterday at the southwest corner of Madison av and 34th st, the old Wysong residence, which Edward Margolies, 1445 Broadway, is to remodel for business. Five stories will be installed on the ground floor. The work will cost \$10,000. Joseph Eberle and C. Demmer, 1269 Broadway, are the architects. The contract is by the owner.

39TH ST.—Elliott W. Hazzard, 437 th av, is preparing plans for a 12-sty loft, to be erected at 12-14 West 39th st and 9-11 West 38th st, for the Thirty-eighth and Thirty-ninth Street Realty Co.

## Bronx.

### APARTMENTS, FLATS AND TENEMENTS.

163D ST.—The Sagamore Holding Co., Martin Grossman, 68 Lenox av, president, is taking bids for the two 5-sty tenements, 76 x 70.2 ft and 44 x 94.3 ft at the northwest corner of 163d st and Fox st, from plans by Charles B. Meyers, 1 Union sq West. Estimated cost, \$110,000.

### CHURCHES.

FOREST AV.—Harrison & Sackheim, architects, 230 Grand st, will take bids December 10 for the 2½-sty brick and limestone synagogue, 63 x 80 ft, to be erected at 827 and 829 Forest av, for the congregation of Beth Hamedrash Hagodal, L. Solomon, president, on premises, at a cost of \$15,000.

### MUNICIPAL WORK.

NELSON AV.—Frank J. Helmle, 190 Montague st, Brooklyn, has been selected architect for the new firehouse to be erected on Nelson av, west of 165th st, at a cost of \$25,000. The building will be 3-stys, of brick construction.

## Brooklyn.

### APARTMENTS, FLATS AND TENEMENTS.

BROOKLYN.—Shampan & Shampan, architects, 772 Broadway, are preparing plans for three 6-sty apartment houses to be erected at the southeast corner of South 3d and Keap sts, the south side of South 3d st, 40 ft east of Keap st; and the south side of South 3d st, 85 ft east of Keap st, Brooklyn, for George G. Segal, 30 Hart st. The corner buildings will measure 45 x 95 ft and the two interior buildings 40 x 95 ft each. The facades will be colonial style with tapestry front brick, laid up in Flemish bond with terra cotta and stone trimmings. The cost is figured at \$200,000.

22D ST.—The Dunbar Realty Co., 109 Montague st, owner, is taking bids on all contracts for the 4-sty flat house, 30x80 ft., to be erected at the southwest corner of 22d st and Canarsie pl, to cost \$16,000. Cohn Bros., 361 Stone av, Brooklyn, N. Y., are the architects.

MARION ST.—Shampan & Shampan, 772 Broadway, Brooklyn, are preparing plans for three 3-sty apartment houses to be erected in the north side of Marion st, 25 ft. west of Rockaway av, for the J. Henry Small Realty Co., of Brooklyn, owner. The buildings will be 75x100 ft., faced with tapestry brick and Indiana limestone.

PROSPECT PARK WEST.—Schwartz & Gross, 347 5th av, N. Y. C., will take bids about January 15 for the apartment house, 6-stys, 100x97 ft., to be erected by Max Kurzrok, 119 West 23d st, N. Y. C., at the northwest corner of Prospect Park West and 19th st, Brooklyn.

### CHURCHES.

THROOP AV.—Jackson & Rosencrans, 47 W 34th st, N. Y. C., have completed plans and are taking estimates for rebuilding the 1-sty church at Throop av and Macon st for the Throop Avenue Presbyterian Church, Rev. A. D. Carlisle, 630 Willoughby av, pastor.

### DWELLINGS.

13TH AV.—Eisenla & Carlson, 304 51st st, Brooklyn, are taking figures for the 3-sty brick home, 65x28x40 ft., for the Norwegian Home for the Aged, to be erected on 13th av, near 67th st, at a cost of \$30,000.

GARFIELD PL.—Kirby & Petit, 103 Park av; N. Y. C., will soon take bids on the general contract for the 3-sty brick residence, 26x76 ft., to be erected on Garfield pl, near 9th av, Brooklyn, at a cost of \$15,000. Mrs. M. A. Lang is the owner.

### HALLS AND CLUBS.

SOUTH OXFORD ST.—The Brooklyn Lodge, No. 22, B. P. O. Elks, contemplates the erection of a clubhouse, and has secured an option on a plot, 100x171.5 ft., at 142-148 South Oxford st. The estimated cost of the building is reported to be \$300,000. On Dec. 15, the site and building committee will make a report.

### STABLES AND GARAGES.

RAYMOND ST.—Plans are yet indefinite for the 3-sty brick stable and loft, 100x100 ft., which the Salvation Army contemplates erecting at Raymond and Tillary sts, Brooklyn, at a cost of \$45,000. Plans were prepared some time ago, but work was never started.

## Queens.

### DWELLINGS.

JAMAICA, L. I.—John Fitzgerald, of this place, has had plans prepared by O. Harrison for a 2½-sty residence, 25x24 ft., to be erected at a cost of \$12,000. The owner builds.

**Gnylco!**  
(Nib'co)

**Why Did He Do It?**



**JAMAICA, L. I.**—John J. Bliss, owner and builder, contemplates the erection of a 2½-sty residence, at this place to cost \$12,500.

**ROCKVILLE CENTER, L. I.**—M. R. Cornwell, of this place, contemplates the erection of three residences at a cost of \$21,000. Work will be started by early spring.

**GARDEN CITY, L. I.**—Davis McGrath & Kiessling, 949 Broadway, N. Y. C., have completed plans for two residences for Gage E. Tarbell, 320 5th av, N. Y. C., to be erected here. Estimates are now being received.

#### HOSPITALS AND ASYLUMS.

**HEMPSTEAD, L. I.**—M. R. Cornwell, Rockville Center submitted the lowest bid this week, at \$33,660, for the erection of the new almshouse, at this place, from plans by Ingle & Hart, Amityville, L. I.

#### MUNICIPAL WORK.

**BENEDICT AV.**—Frank H. Quimby, 99 Nassau st., N. Y. C., has been selected architect for the new engine house which the city is to erect on Benedict av., north of Fulton st., Queens, L. I.

**WOODHAVEN, L. I.**—Frank J. Helmle, 190 Montague st., Brooklyn, will prepare plans for the new firehouse at this place, to be erected in Oakley st., south of Belmont av., by the city. Complete details are yet unavailable.

#### SCHOOLS AND COLLEGES.

**FLUSHING, L. I.**—Preliminary sketches have been prepared for the new high school to be erected at Broadway and Whitestone av. It is not probable, however, that ground will be broken before next spring. The cost is approximately \$500,000. The Municipal Art Commission will act on the drawings at once.

#### STORES, OFFICES AND LOFTS.

**LONG ISLAND CITY.**—Touffro & Karp, owners, are taking bids for the erection of a loft building at Van Alst and Paynter sts., this place, from plans by A. S. Karp.

### Richmond.

#### MUNICIPAL WORK.

**FENCES.**—Estimates will be received by the President of the Borough of Richmond Tuesday, December 12, for labor and materials required for constructing substantial and safe fences in front of vacant lots wherever the same are not now built or are out of repair on the south side of Innis st, between Morningstar rd and John st, and other streets, together with all work incidental thereto.

**STATEN ISLAND.**—The New York State Construction Co., of Broad st, \$149,905, and Snare & Triest Co., 143 Liberty st, \$150,625, were the lowest bidders for the platform contract No. 1290, to be erected by the city, at the St. George Ferry Freight Terminal.

### Out of Town.

#### APARTMENTS, FLATS AND TENEMENTS.

**WEST HOBOKEN, N. J.**—N. Solwedel, of West Hoboken, has completed plans for three flats to be erected at the southeast corner of Clinton av. and Monastery st., to cost \$40,000. F. Ecaubert, 18 Rose st, N. Y. C., is the owner. Work will not be started until spring.

**WEST HOBOKEN, N. J.**—The Raphael A. Capone Co., 447 Summit av, West Hoboken, contemplates the erection of a 4-sty brick apartment at the northwest corner of Summit and Highpoint av, this place.

#### BANKS.

**BAYONNE, N. J.**—L. C. Holden, 103 Park av, N. Y. C., has completed plans for a 1-sty bank building, 55x70 ft., granite and stone, to be erected by the Bayonne Trust Co., at a cost of \$100,000. No contract has been awarded, and it is indefinite when work will go ahead.

#### CHURCHES.

**MIDDLETOWN, N. Y.**—The Westminster Presbyterian Church of Middletown, contemplates the erection of a new edifice, to be known as the Webb-Horton Memorial Presbyterian Church, to cost \$100,000. Eugene Horton and his mother, Mrs. Webb Horton, of this place, are the donors.

**CLAVERACK, N. Y.**—The Methodist Church, of which E. C. Merritt is pastor, will start work next spring on a frame edifice, 1½-stys, 32x48 ft., for which Henry S. Moul, 443 Warren st, Hudson N. Y., has prepared plans.

**TROY, N. Y.**—The Knights of Columbus, of this city, contemplates the erection of a Catholic mission at Snyder's Corners. The executive committee consists of Rev. Father Miller, treasurer; Thomas Gillespie, secretary; and Joseph B. Boland, chairman. Contributions are being received for the building fund. Work will be started early in the spring.

**MATAWAN, N. J.**—The congregation of the Second Baptist Church, of Matawan, is raising funds for the erection of a new edifice.

#### DWELLINGS.

**LONG BRANCH, N. J.**—Benjamin Birkenfeld, 318 West 105th st, N. Y. C., contemplates, next spring, the erection of a handsome country residence here.

**MANASQUAN, N. J.**—Mrs. Maria Louise Magee, of Manasquan, contemplates the erection of a residence at this place.

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#### FACTORIES AND WAREHOUSES.

**PERTH AMBOY, N. J.**—George St. Andrassy, business secretary, has received a communication from a glue manufacturing company which is anxious to secure a site in this city for the erection of a factory, 30x60 ft.

**ROCHESTER, N. Y.**—Morris F. Clark, of the Clark Novelty Co., 380 Exchange st, contemplates the erection of a brass foundry in Railroad st, near the Main st railroad bridge.

**ELIZABETH, N. J.**—No contracts have yet been awarded for the manufacturing plant which Runkle Brothers, Inc., 451 West 30th st, N. Y. C., contemplate erecting on Newark av, this city. George T. Hauchett, 237 Fulton st, N. Y. C., is mechanical engineer.

**HOBOKEN, N. J.**—C. E. Huntley, architect, is receiving estimates for the erection of a storehouse at 655-7 1st st, this city, for Freida Eberle, owner.

**CALEDONIA, N. Y.**—The Hoe Printing Press Co., 504 Grand st, contemplates the erection of a new manufacturing plant at this place. The project is yet in an indefinite form.

**STONY POINT, N. Y.**—As bids received for the new storage bins for the Clinton Point Stone Co. were considered high, the plans will be revised and refigured. E. P. Goodrich, 35 Nassau st, N. Y. C., is the engineer. Estimated cost, \$20,000.

#### HALLS AND CLUBS.

**RENSELAER, N. Y.**—The East Albany Lodge, No. 215, B. of L. F. and E. has voted favorably on the proposition of erecting a building at this place for its members. A fair will be held in January for the benefit of the building fund.

**NEWARK, N. J.**—George B. Post & Sons, architects, 341 5th av, N. Y. C., will receive bids next week for the Y. W. C. A. building to be erected in Washington st, near Central av, this city.

**ALBANY, N. Y.**—M. L. & H. G. Emery, architects, Albany, and Bible House, N. Y. C., are taking new bids from revised plans for the clubhouse to be erected by the Albany Lodge, Order of Elks, at 138 State st.

**CHATHAM, N. Y.**—The Village of Chatham is to have a new town hall to cost \$25,000. Mrs. Della E. and Margaret Tracy are the donors. The building will be of brick and stone and work will not be started until spring. No architect has yet been selected.

#### HOSPITALS AND ASYLUMS.

**OTISVILLE, N. Y.**—Estimates will be received by the Board of Health, Monday, December 11, for furnishing and delivering metal tile roofing, metal lath, galvanized iron, leader pipe, metallic paint, etc., freight prepaid to the tuberculosis sanatorium at Otisville, Orange County, New York.

#### MISCELLANEOUS.

**ELIZABETH, N. J.**—J. O. Osgood, chief engineer for the Central Railroad of New Jersey, has completed plans for a passenger station to be erected at this place on the line of the New York and Long Branch Railroad.

**CRUGERS, N. Y.**—The New York Central and Hudson River Railroad Co., will take bids about January 15, for eliminating the grade crossing at this place, to cost \$50,000. The structure will be 100 ft. long, with concrete foundations.

#### MUNICIPAL WORK.

**NEW BRUNSWICK, N. J.**—Bids will be received by the Board of Freeholders, on Monday, December 18, for the erection of a drawbridge over the Cheesquake Creek. Freeholder Alfred T. Kerr, of South Amboy, has charge of this work.

**JAMESTOWN, N. Y.**—The Common Council contemplates the erection of a duplicate water system in the manufacturing section of this city for protection purposes. The cost of this system is estimated at \$150,000.

**NEWARK, N. J.**—The Common Council of the City of Newark, is receiving estimates for the new Central fire station building, to be erected in Academy st, from plans by J. H. & W. C. Ely, Firemen's Insurance Bldg.

**BEACH HAVEN, N. J.**—Sealed bids will be received by the Mayor and Council of the Borough of Beach Haven, until Tuesday, December 11, for grading and graveling Bay av from the northeasterly limits from plans and specifications prepared by Haines & Sherman, borough engineers. Plans and specifications may be pro-

cured of Haines & Sherman, 306 Temple Bldg., Camden, N. J., or of the Borough Clerk, S. S. Andrews, Beach Haven, N. J.

#### PUBLIC BUILDINGS.

**NEW ROCHELLE, N. Y.**—The Board of Police Commissioners are receiving estimates for the erection of the new courthouse and police station, from plans by Knust & Price, N. Y. C.

**JERSEY CITY, N. J.**—The Hedden Construction Co., 1 Madison av, N. Y. C., submitted the lowest bid for the erection of the new Jersey City Post Office, and not the V. J. Hedden & Sons Co., as recently reported.

**WATERVLIET, N. Y.**—Appeals are being sent to Congressman DeForrest to have a bill introduced in the next House of Representatives to have the necessary money appropriated by the Government for the establishment of a new post office building at this place.

**FRIENDSHIP, N. Y.**—Plans have been prepared for the erection of a new public library in West Main st, this place. Mrs. W. H. Pitt is the donor. Mrs. Eliza Fries, Mrs. Adrian Latta and Lorenzo Waite are trustees.

**NEW CANAAN, CONN.**—Alfred H. Taylor, 138 West 65th st, N. Y. C., has been selected architect in the competition for the new public library about to be erected at this place. Construction will be of brick and local stone in the Colonial style, 1-sty. Estimates will be called for in about three weeks. There were six well-known architects in the competition. Among those from Manhattan were Lord, Hewlett & Tallant, 345 5th av, Ernest Green, 5 Beekman st, and Woodruff Leeming, 20 Broad st.

**PLAINFIELD, N. J.**—Wilder & White, 156 5th av, N. Y. C., will soon take for the erection of the new public library, at the southeast corner of 5th st and College pl, to cost \$50,000, 1½-stys, 30x90 ft.

**ROCKVILLE CENTRE, L. I.**—Wilson Potter, 1 Union sq, N. Y. C., is revising plans for the public library to be erected here by the Board of Education.

#### SCHOOLS AND COLLEGES.

**MIDDLEPORT, N. Y.**—The Middleport Board of Education has offered for sale the bonds for the erection of a new High School building, amounting to \$45,000. The bonds extend over a period of thirty years, with interest at 4½ per cent.

**MOUNT VERNON, N. Y.**—The Board of Education will soon advertise for bids for the erection of the new Mount Vernon public school, 3-sty, 60x300 ft., for which plans have been prepared by Starrett & Van Vleck, 45 East 17th st, N. Y. C.

**WEST ORANGE, N. J.**—The Lawrence Avenue Association, of this place, contemplates the erection of a new school in Gaston st and Lindsley av.

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**BERKLEY HEIGHTS, N. J.**—Plans are being redrawn for the 2-sty brick public school, 85x56 ft., at this place by the Board of Education, to cost \$15,000. Jacob Wind, Jr., 208 Broad st, Elizabeth, is the architect.

**NEWARK, N. J.**—The Herman C. Schneider Construction Co., 514 South 14th st, Waverly, has received the contract to erect the new Normal School at Broad and Belleville sts, and 4th av, this city, at a cost of about \$244,577.

**WHITE PLAINS, N. Y.**—The Board of Education will soon advertise for bids for the new public school to be erected at North White Plains to cost \$15,000. William T. Towner, 320 5th av, N. Y. C., is the architect.

**ROCHESTER, N. Y.**—Tentative plans and specifications have been made for the first section of the dormitory to be erected at the University of Rochester, this city. Work will probably begin in the spring. The cost is estimated at \$30,000. Funds are now being raised.

**WAVERLY, N. Y.**—L. F. Lord & Son, of this place, has submitted the lowest bid at \$65,000 for the new public school to be erected here from plans by William T. Towner, 320 5th av, N. Y. C.

**STABLES AND GARAGES.**

**PASSAIC, N. J.**—E. Grewey, 45 Warburton av, Yonkers, N. Y., has plans in progress for a storage and stable building, 1-sty, 30x50 ft., to be erected by the Pure Oil Co., of East Newark, in this city, at a cost of \$15,000.

**STORES OFFICES AND LOFTS.**

**PLAINFIELD, N. J.**—William H. Abbott, of this place, contemplates the erection of a 1-sty building and a 3-sty brick and stone business block at 162 and 164 East Front st, on a plot 25 x 185 ft. Work will begin in the near future.

**BAYONNE, N. J.**—S. Schneider, owner, is taking bids for the erection of a 3-sty brick business building, 50x70 ft., in this city, from plans by Morris L. J. Scheffer, 124 West 30th st, Bayonne, N. J.

**FAIRPORT, N. Y.**—Victor Holmes, of this place, contemplates the erection of a 3-sty steel, cement and brick commercial building in Main st. Work will be started in the spring, and will be ready for occupancy next fall.

**THEATRES.**

**RAHWAY, N. J.**—Fred Reake, owner, is ready for bids on the general contract for a theatre, 25x95 ft., to be erected at this place from plans by Jacob Wind, Jr., 208 Broad st, Elizabeth. The building will have offices on the second floor. It is indefinite how soon work will be started. Seating capacity of theatre, 700.

**TROY, N. Y.**—E. O. Weinberg will make extensive alterations in the Caswell Building in River st. Alterations consist of converting the rear of the lower floor into a moving-picture theatre, with three hundred seats. Work will be completed in about a month.

**ALBANY, N. Y.**—A new architect has revised plans for the "Clinton Theatre," which is being erected on the northeast corner of Clinton av and Pearl st for the B. & R. Corporation, of which Edward M. Beckert, 71 Broadway, N. Y. C., is president. Klaw & Erlanger, New Amsterdam Theatre, 214 West 42d st, N. Y. C., are the lessees.

**NORWICH, N. Y.**—George Marquis, of this place, contemplates the erection of a 3-sty brick theatre in North Broad st. The first and second floors will be used for moving pictures and vaudeville. The third floor will be used as lodge rooms.

**Contracts Awarded.**

**APARTMENTS, FLATS AND TENEMENTS.**

**PARK AV.**—Wells Bros. Co., 366 5th av, have received the contract to erect the 12-sty apartment house, 100.5 x 80.2 ft., at 401 to 405 Park av, for the Park Avenue and Fifty-fourth Street Co., 49 Wall st, at an estimated cost of \$400,000. Cross & Cross, architects, 527 5th av, prepared the plans.

**153D ST.**—The W. Axelrod Realty Co., 314 West 100th st, will handle the general contract for the 6-sty flat, 60x83 ft., to be erected at 449-451 West 153d st, at a cost of \$75,000. George Fred Pelham, 507 5th av, architect.

**IRVINGTON, N. J.**—P. Pellecchia, 21 Mt. Prospect av, Newark, has received the general contract to erect the 3-sty flat and store building, 40x70 ft., at Springfield av and 42d st, for J. B. Padula, 270 Bruce st, owner. R. Bottelli, 191 Market st, is the architect. Estimated cost, \$18,000.

**NEWARK, N. J.**—H. J. Hoerner & Sons, Lister av, Newark, have received the cut stone work on the apartment house, 5-stys, 39x60 ft., to be erected on Roseville av, this city, by V. C. Schneider, 514 South 14th st, Newark. E. V. Warren, 22 Clinton st, is the architect. Excavating is now under way. Estimated cost, \$40,000.

**82D ST.**—The steel work on the 12-sty apartment house now under course of erection at 71 and 77 East 82d st is now up to the roof line. The William M. Moore Construction Co., 953 St. Nicholas av, has the mason work. The Fullerton-Weaver Realty Co., 1 Madison av, is the owner, and D. E. Wald and J. E. R. Carpenter, 1 Madison av, are associate architects. Estimated cost, \$700,000.

**PARK AV.**—Contracts have been awarded to the A. B. See Elevator Co., 220 Broadway, for elevators, the Commonwealth Roofing Co., 17 Battery pl, roofing, for the 12-sty apartment house at the northeast corner of Park av and 82d st for the Nine Hundred and Sixty-Nine Park Avenue Co., from plans by Pickering & Walker, 103 Park av. The steel work is up to the roof line.

**2D AV.**—Sam Errico & Co., 245 East 112th st, have received the contract for interior changes to the 4-sty tenement, 2132 2d av, owned by Viti de Sucia, 76 8th av. Henry Davidson, 400 West 23d st, is the architect.

**WEST END AV.**—Wennemer Bros., Inc., 103 Park av, have obtained the mason contract for the 12-sty apartment house at the southeast

corner of West End av and 88th st, from plans by Schwartz & Gross, 347 5th av. Estimated cost, \$700,000. Harry Schiff, owner.

**104TH ST.**—The Bloomingdale Construction Co., 2734 Broadway, owner, Schwartz & Gross, 347 5th av, architects, are taking bids for the 8-sty apartment house, 75x86 ft., to be erected at 248 to 252 West 104th st, at a cost of \$200,000. Milliken Bros., 66 Broadway, have received the steel contract. Estimated cost, \$200,000.

**55H ST.**—The Hay Foundry & Iron Works, 114 East 28th st, has the structural steel work necessary for the apartment house for the George Backer Construction Co., at 140 to 144 West 55th st.

**DWELLINGS.**

**ROCKVILLE CENTRE, L. I.**—Mathias & Frank, Rockville Centre, have received the general contract to erect the 2½-sty residence, 40x41 ft., at this place, for Edwin Wright, owner. Plans are by Ruestrow & Kraus, 619 Madison av, N. Y. C. Estimated cost, \$14,000.

**81ST ST.**—The Traitel Tile Co., Webster av, L. I. City, has received the contract for tile work necessary for alterations to the residence, 6 East 81st st, for Oscar Saenger, 51 East 64th st, from plans by Marvin & Davis, 303 5th av. J. K. Turton, 303 5th av, is general contractor. The estimated cost is \$20,000.

**EAST ISLIP, L. I.**—Benjamin R. Raymor, Islip, L. I., has received the general contract to erect the residence for P. G. Williams, at this place, from plans by Nelson & Van Wagener, 15 West 38th st, N. Y. C.

**VALATIE, N. Y.**—Maurice Mead, Albany, N. Y., has received the contract to erect two cottages at the State Farm for Women, at a cost of \$67,280 for construction, and \$659 for additional work. Other bidders were the McCann Building Co., \$71,800 for construction, \$2,400 for additional work; the Peter Keeler Building Co., \$67,899 for construction, \$1,290 for additional work; Morris Kantrowitz, \$73,000 for construction, \$2,500 for additional work; and Collins Brothers, \$66,500 for construction and \$659 for additional work. All are Albany concerns.

**PARK HILL, N. Y.**—The American Real Estate Construction Department has received the general contract to erect the 2½-sty residence, 30x58 ft., at Park Hill, Yonkers, for E. Kennedy, of the Standard Gas & Light Co., 1328 Broadway, N. Y. C. Estimated cost, about \$13,000. The general contractors also prepared plans.

**FACTORIES AND WAREHOUSES.**

**COVINGTON, KY.**—Westinghouse, Church, Kerr & Co., 10 Bridge st, N. Y. C., has received the general contract to erect the 1-sty power house, 75x125 ft., fireproof, for the Chesapeake & Ohio Railroad Co., at this place.

**3D AV.**—F. J. Ashfield, 350 Fulton st, Brooklyn, has received the general contract and is taking estimates on all subs for an addition to the refrigerating plant for the B. F. Stevens Milk Co., at 90 3d av, Brooklyn, to cost \$20,000. Albert Ulrich, 371 Fulton st, prepared these plans.

**NEWARK, N. J.**—The Essex Cornice & Skylight Works, 107 Houston st, has received the contract for sheet metal and window frames, Albro Glenn, of Philadelphia, elevators, Payne Brothers, Inc., 275 Emet st, Waverly, N. J., steel and iron work, for the 4-sty reinforced concrete addition, 56x78 ft., to the factory of Kraemer & Co., 583 18th av, from plans by M. N. Shoemaker, 722 Union Bldg. Foundations have been started. Estimated cost, \$36,000.

**MADISON ST.**—The Hudson Structural Steel Co., 136th st and Southern Boulevard, has received the contract for changes to the 6-sty brick manufacturing building, 392 to 396 Madison st, for Morris Perimutter, 392 Madison st.

**22D ST.**—The John O. Devlin Co., 245 West 12th st, has received the general contract to erect the 4-sty brick wagon factory, 100x98.9 ft., in the south side of 22d st, 100 ft. east of 11th av, for Mrs. K. E. Moore, 191 9th av, from plans by Paul C. Hunter, 191 9th av. The Standard Concrete Steel Co., 413 East 31st st, has the contract for the steel and arches. The Bronx Artificial Stone Works, 862 East 162d st, will do the foundation work.

**HALLS AND CLUBS.**

**BUFFALO, N. Y.**—The following contracts have been let for the reconstruction of the Broadway Arsenal, in this city: William F. Felton, masonry and carpentry, \$63,989; C. F. Ernst's Sons, stone, iron and steel, \$58,765; Rademacher Bros., roofing, \$10,548; Buffalo Electrical Co., \$7,500; and the McGee Co., plumbing, \$7,820.

**SCHENECTADY, N. Y.**—Walter Wellman has received the contract to erect the 3-sty brick temple for the Champion Lodge, No. 554, and Mohawk Valley Lodge, No. 12, Independent Order of Odd Fellows, of Schenectady, at the corner of State and Hawk sts, at a cost of \$28,000. Hillman & Kathan will do the heating, plumbing and wiring. The building will be completed by September, 1912.

**MISCELLANEOUS.**

**JERSEY CITY, N. J.**—The Sterling Ceiling & Lathing Co., 18 East 42d st, N. Y. C., has received the contract for metal lath, William A. Gahagan, Jersey City, interior marble and tile work, the Jersey Roofing Co., Perth Amboy, roofing, for Pier 11 to be erected by the Central Railroad Co. of New Jersey, at an approximate cost of \$75,000. The building will be 800x125 ft. George B. Spearin, 90 West st, has the contract for the substructure. J. W. Ferguson Co., United Bank Bldg., Paterson, N. J., the superstructure.

**MUNICIPAL WORK.**

**ASBURY PARK, N. J.**—John R. Jeffrey, of Elberon, N. J., has received the contract to put Asbury Park's sewer system in good working order for \$4,650. Three new pumps will be installed.

**STABLES AND GARAGES.**

**ROSLYN, L. I.**—Floyd H. Dusenberre, Fort Washington, L. I., has received the general contract to erect the 2-sty brick garage, 50x25 ft. for Herbert L. Hewlett, owner. Frank T. Cornell, 125 East 23d st, N. Y. C., prepared these plans. Estimated cost, \$12,000.

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## STORES, OFFICES AND LOFTS.

5TH AV.—J. J. McGrath, 163 West 25th st, has received the plumbing necessary for the store and loft building which the Peerless Investing Co., 31 Nassau st, is erecting at 605 5th av, from plans by Townsend, Steinnie & Haskell, 45 West 34th st. T. J. Walters, 221 West 125th st, is general contractor. J. H. McDonald, 348 West 16th st, has the carpenter work. Estimated cost, \$65,000.

LEXINGTON AV.—William H. Jackson, 29 East 17th st, has received the bronze work, and the Berger Mfg. Co., 11th av and 22d st, cage work, for the bank building at the northwest corner of Lexington av and 23d st for Charles Kaye, owner, 1133 Broadway.

27TH ST.—Haas E. Millard, 110 West 34th st, has received the contract for extensive interior changes to the 12-sty store and loft building, 28 West 27th st, for T. A. Sperry, 34 West 33d st.

5TH AV.—The Libman Contracting Co., 107 West 46th st, N. Y. C., has received the contract to erect the 5-sty office and show rooms for Michaels Bros., at the northwest corner of 5th av and 9th st, Brooklyn, from plans by John M. Murphy, 20 East 42d st. This building is an addition to the plant of Michaels Bros., and is at one of the most prominent corners in Brooklyn, being one block from the proposed 9th st station of the new 4th av subway.

BROADWAY.—George A. Shedd Co., 118 East 28th st, has the general contract for alterations to the loft building, Broadway and 43d st, for the Commercial Trust Co., 1451 Broadway.

DELANCEY ST.—Contracts have been awarded and excavating is now in progress for the 4-sty loft and store, which H. M. Greenberg will erect at the southwest corner of Delancey and Attorney sts, from plans by Frank Straub, 18 East 42d st.

BROADWAY.—Post & McCord, 44 East 23d st, have received the structural steel work for the bark and office building, to be erected at the southeast corner of Liberty st, by the Guaranty Trust Co., 28 Nassau st. York & Sawyer, 50 East 41st st, architects, Marc Eidlitz & Son, 489 5th av, general contractors.

## THEATRES.

NEWARK, N. J.—Nathan & Michael Axel, 119 Peshine av, Newark, have the general contract to erect a 1-sty moving-picture theatre, 30x100 ft., at 174 Belmont av for Joseph Stern, owner. Frank Grad, 137 Springfield av, architect.

DELANCEY ST.—E. Miller Sons, have received the cut stone work for the new theatre, 2-stys, 90x112 ft., to be erected at Delancey and Suffolk sts, at a cost of \$100,000. Nathan Stern, 756 Flushing av, Brooklyn, is the owner. S. Sugar, 104 West 42d st, architect. The building will have a floss garden and seating capacity of 1,800. Reichman Brothers, 507 5th av, are the general contractors. The Delancey Amusement Co., 260 West 2d st, lessee. All sub-contracts are about to be awarded.

## PLANS FILED FOR NEW CONSTRUCTION WORK.

## Manhattan.

## APARTMENTS, FLATS AND TENEMENTS.

111TH ST, Nos. 16-22 West, 5-sty brick tenement, 100x59.10; cost, \$65,000; owner, Samuel Roseff, 11 Park av, Mt. Vernon, N. Y.; architects, Gronenberg & Leuchtag, 7 West 22d st. Plan No. 726.

153D ST, Nos. 449-451 West, 6-sty brick tenement, 60x83.5, tin or slate roof; cost, \$75,000; owner, W. Axelrod Realty Co., 314 West 100th st; architect, Geo. Fred. Pelham, 507 5th av. Plan No. 728. Owner builds.

## FACTORIES AND WAREHOUSES.

HORATIO ST, Nos. 105-107, 7-sty brick and concrete cold-storage warehouse, 52.7x81.8, tile roof; cost, \$65,000; owner, Estate of Eugene A. Hoffman, 258 Broadway; architect, J. Graham Glover, 166 State st. Plan No. 727.

## MISCELLANEOUS.

142D ST, Nos. 461-463 West, 5-sty brick convent, 40x70; cost, \$40,000; owners, Sisters of St. Ursula, 523 West 142d st; architect, N. Serracino, 1170 Broadway. Plan No. 725.

ATTORNEY ST, Nos. 126-128, 1-sty brick out-house, 13.8x7.2; cost, \$800; owner, H. Luwisch, 533 Cleveland st, Brooklyn; architects, Harrison & Sackheim, 230 Grand st. Plan No. 731.

3D ST, No. 3 East, brick retaining wall, 12x 62.3; cost, \$400; owner, Wendel estate, 175 Broadway; architect, Adolph Giobbe, 144 West 39th st. Plan No. 732.

## STORES, OFFICES AND LOFTS.

43D ST, Nos. 32-36 West, 42d st, Nos. 27-29 West, 17-sty brick and stone loft, 78x200.10, tile roof; cost, \$900,000; owner, Aeolian Co., 362 5th av; architects, Warren & Wetmore, 3 East 33d st. Plan No. 729. Geo. A. Fuller Co., 111 Broadway, has contract.

DIVISION ST, Nos. 15-15½, 7-sty brick loft, 25x66.1; cost, \$35,000; owner, Jacob Gordon, 31 Division st; architect, Chas. B. Meyers, 1 Union sq. Plan No. 730.

## Bronx.

## APARTMENTS, FLATS AND TENEMENTS.

CHARLOTTE ST, w s, 100.28 n Jennings st, two 5-sty brick tenements, slag roof, 40x88; total cost, \$70,000; owner, Dertinger Const. Co., John Dertinger, Lower pl, president; architect, Kreymborg Architectural Co., 1330 Wilkins av. Plan No. 889.

SOUTHERN BOULEVARD, w s, 275 n 172d st, five 5-sty brick tenements, slag roof, 40x88; total cost, \$175,000; owner, Reville Seisel Co., 1089 Southern Boulevard; architect, Kreymborg Architectural Co., 1330 Wilkins av. Plan No. 888.

## DWELLINGS.

KINGSBRIDGE TERRACE, w s, 175 s 230th st, four 2-sty brick dwellings, tin roof, 20x60; total cost, \$32,000; owner, Edmunson Const. Co., 175th st and Walton av; architect, Geo. Hof, Jr., 1436 Webster av. Plan No. 891.

WELLMAN AV, n s, 125 w Mayflower av, 2-sty frame dwelling, tin roof, 21x48; cost, \$5,000; owner, Otto Nilson, 1160 Hoe av; architect, Henry Nordheim, 1087 Tremont av. Plan No. 885.

2D ST, n s, 214.5 e Av D, 2-sty frame dwelling, tin roof, 21x47; cost, \$4,000; owner, Klev & Anderson Construction Co., J. Klev, 830 Westchester av, treasurer; architects, Koppe & Daube, 830 Westchester av. Plan No. 895.

WATSON AV, n s, 105 w Olmstead av, four 2-sty brick dwellings, tin roof, 20x55; total cost, \$26,000; owner, Chas. E. Divermann, Newbold and Castle Hill avs; architect, Henry Nordheim, 1087 Tremont av. Plan No. 896.

PROSPECT AV, w s, 25 n 150th st, two 1-sty brick stores and dwellings, tin roof, 25x85; total cost, \$5,000; owners, James and Fannie Rothschild, 3197 3d av; architect, Harry T. Howell, 3d av and 149th st. Plan No. 897.

QUIMBY AV, s s, 249 w Castle Hill av, 2-sty frame dwelling, tin roof, 22x55; cost, \$5,000; owners, Oscar and Jakob Pedersen, Gifford av and Swinton st; architect, J. J. Vreeland, 2019 Jerome av. Plan No. 898.

## FACTORIES AND WAREHOUSES.

138TH ST, s s, 75 w Mott av, 1-sty brick shop, 24.6x11.4; cost, \$300; owner, Henry Rines, Portland, Maine; architect, F. Balloff, 415 East 156th st. Plan No. 892.

## MISCELLANEOUS.

SHORE RD, e s, 40 s Orchard Beach la, Pelham Bay Park, 1-sty frame toilet station, 83.3x 24.6, shingle roof; cost, \$10,000; owner, City of New York; architect, A. G. Waldreaon, Claremont Park. Plan No. 886.

VAN CORTLANDT PARK, 200 e Van Cortlandt Mansion, 1-sty brick toilet house, tile roof, 67.4x30; cost, \$12,000; owner, City of New York; architect, A. G. Waldreaon, Claremont Park. Plan No. 887.

## STABLES AND GARAGES.

EAST RIVER, foot Barry st, 2-sty frame stable, plastic slate roof, 34.10x123.9; cost, \$5,000; owner, Rock Plaster Mfg. Co., 381 4th av; architect, Geo. F. Pelham, 507 5th av. Plan No. 884.

## STORES AND TENEMENTS.

BATHGATE AV, w s, 100.3 s 173d st, 6-sty brick stores and tenement, slag roof, 50x101.4; cost, \$65,000; owner, Newport Realty Co., Max J. Klein, 35 Nassau st, president; architects, Gronenberg & Leuchtag, 7 West 22d st. Plan No. 893.

## STORES, OFFICES AND LOFTS.

180TH ST, s e cor 3d av, 2-sty brick stores and ballroom, slag roof, size irregular; cost, \$30,000; owner, Killwood Realty Co., Jas. F. Meehan, 815 Hunts Point av, president; architect, Kreymborg Architectural Co., 1330 Wilkins av. Plan No. 888.

3D AV, e s, 89.11 n 174th st, two 1-sty brick stores, plastic slate roof, 83x100, 103x55; total cost, \$30,000; owner, Zarland Realty Co., M. Zarland, 801 Cauldwell av, president; architects, Koppe & Daube, 830 Westchester av. Plan No. 894.

## Richmond.

## DWELLINGS.

9TH ST, w s, 150 s New Dorp la, 2-sty frame dwelling, 19x40; cost, \$3,200; owner, John N. O'Erien; architect, Harry W. Pelcher, Port Richmond; builder, Claude N. Decker. Plan No. 742.

FAIRVIEW AV, w s, 39 n Prospect av, four 2-sty frame dwellings, 20x26; cost, \$2,800 each; owner, Ada Ealand Eadie; architect, John Davies; builder, Ernest Kaslarsky. Plan No. 740.

MAIN AV, n w cor Greenleaf av, West New Brighton, 2½-sty frame dwelling, 28x30; cost, \$3,500; owner, M. E. Meehan, West New Brighton; architect, John Davies, Tompkinsville. Owner builds. Plan No. 738.

DU BOIS AV, w s, 156 s Post av, 2-sty frame dwelling, 20x47; cost, \$3,000; owner and builder, Peter Larsen; architect, Alex. Michelson. Plan No. 735.

PALMER AV, s s, 156 w Heberton av, two 2-sty frame dwellings, 19x30; cost, \$2,500 each; owner and builder, Peter Larsen; architect, Alex. Michelson. Plan No. 736.

AMBOY RD, w s, 70 s Prospect pl, 1½-sty brick dwelling, 22x32; cost, \$2,350; owner and architect, Chas. B. Heweker; builder, Raphael Langere. Plan No. 733.

AMBOY RD, s e cor Prospect pl, 1½-sty frame dwelling, 31x43; cost, \$4,000; owner and builder, Raphael Langere; architect, Chas. B. Heweker. Plan No. 734.

SEA SIDE BOULEVARD, s s, about 1,500 w Sand la, South Beach, 1-sty frame bungalow; cost, \$375; owners, Jos. H. Price and Jos. G. Mack; builder, Louis Garaventa. Plan No. 732.

CLIFTON AV, s s, 92 w New York av, 1-sty brick dwelling; cost, \$500; owner, Frank Cagliano; architect, Chas. B. Heweker; builder, Raphael Langere. Plan No. 730.

## MISCELLANEOUS.

DECKER AV, w s, 1,161 n Catherine st, Port Richmond, 1-sty frame shed, 43x18; cost, \$200; owner and architect, Peter Larsen, 50 Decker av, Port Richmond. Owner builds. Plan No. 737.

ANNADALE RD, w s, 1,300 s Amboy rd, Annadale, 1-sty frame chicken house, 10x16; cost, \$28; owner, Wm. Benning, Seaside Park; builder, Theo. De Groff, Seaside Park. Plan No. 739.

## STABLES AND GARAGES.

BROADWAY, w s, 50 s Prospect st, 1½-sty frame garage, 13x20; cost, \$200; owner, Frank Lapedra, 438 Broadway; architect and builder, E. A. Deppe, 205 Dongan st. Plan No. 741.

ANDOVETTI AV, e s, 200 s Amboy rd, Huguenot, 1½-sty frame barn, 16x20; cost, \$150; owner, F. Ebsany; builder, D. L. Winant. Plan No. 731.

## PLANS FILED FOR ALTERATION WORK.

## Manhattan.

ALLEN ST, No. 60, partitions, steel beams, walls, to 5-sty brick tenement; cost, \$1,000; owner, A. Kommel, 35 Walker st; architect, Morris Schwartz, 194 Bowery. Plan No. 3144.

CROSBY ST, No. 59, partitions, beams, to 5-sty brick store and loft; cost, \$500; owner, Daniel D. Bailey, White Plains, N. Y.; architect, Chas. M. Straub, 147 4th av. Plan No. 3112.

HOUSTON ST, No. 357 East, partitions, windows, store fronts, to 4-sty brick dwelling and moving-picture show; cost, \$450; owner, M. Maar, 141 Pitt st; architect, O. Reissmann, 30 1st st. Plan No. 3122.

HENRY ST, No. 184, columns, girders, piers, to 3-sty brick synagogue; cost, \$2,000; owner, Congregation Austin Eni Hessed, 184 Henry st; architects, Bernstein & Bernstein, 24 East 23d st. Plan No. 3126.

MAIDEN LA, Nos. 138-140, partitions to 5-sty brick office and storage; cost, \$1,000; owner, J. J. Carle, 153 Water st; architect, William B. Tubby, 81 Fulton st. Plan No. 3119.

MULBERRY ST, No. 22, partitions, stairs, to 4-sty brick tenement; cost, \$800; owner, Stephen J. Peirano, premises; architect, O. Reissmann, 30 1st st. Plan No. 3133.

MADISON ST, Nos. 392-396, beams to 6-sty brick manufactory; cost, \$600; owner, Morris Perlmutter, 392 Madison st; architect, R. J. Mansfield, 49 Claremont av. Plan No. 3132. Hudson Structural Steel Co., 136th st and Southern Boulevard, has contract.

SOUTH ST, n e cor Fletcher st, add 2-stys, extend elevator stairs, to 5-sty brick office; cost, \$12,000; owner, Estate John N. A. Griswold, 1170 Broadway; architect, Lewis G. Patton, 1170 Broadway. Plan No. 3131.

SULLIVAN ST, Nos. 209-211, fireproof stairway to 5-sty brick stable and workshop; cost, \$2,500; owner, McCreery estate, 440 Broadway; architect, Wm. J. Boegel, 21 West 45th st. Plan No. 3145.

WEST HOUSTON ST, Nos. 141-143, partitions to 6-sty brick tenement and store; cost, \$80; owner, Domenico Calareo, 290 West 12th st; architect, M. McIver, 225 West 10th st. Plan No. 3121.

WAVERLY PL, No. 112, 1-sty brick front extension, 22x16, brick piers, to 1-sty brick studio; cost, \$300; owners, Trustees Katherine DeAndlemont, 128 Broadway; architect, G. R. Bolton, 105 West 40th st. Plan No. 3114.

6TH ST, No. 805 East, 1-sty brick rear extension, 25x60.10, to 3-sty brick office and dwelling; cost, \$1,500; owner, L. Rancenhoffer, 807 East 6th st; architect, O. Reissmann, 30 1st st. Plan No. 3123.

14TH ST, No. 5 West, partitions, windows, to 5-sty brick store and office; cost, \$400; owner, Schuyler Land Impt. Co., 5 West 14th st; architect, J. J. Lawlor, 360 West 23d st. Plan No. 3105.

20TH ST, Nos. 18-22 West 19th st, No. 21 West, partitions, windows, toilets to 11-sty brick loft; cost, \$7,000; owner, H. C. Lytton, care A. C. Levi, 310 5th av; architect, J. L. Steinam, 10 East 33d st. Plan No. 3138.

20TH ST, Nos. 135-141 West, partitions, windows, to 6-sty brick store and loft; cost, \$400; owner, Colwell Lead Co., 107 Lafayette st; architect, Howard R. Cox, 91 Centre st. Plan No. 3140.

27TH ST, No. 28 West, mezzanine gallery, fireproof passage, to 12-sty brick store and loft; cost, \$3,000; owner, T. A. Sperry, 34 West 33d st; architect, Frank T. Fellner, 97 East 2d st. Plan No. 3129. Haas E. Millard, 110 West 34th st, has contract.

28TH ST, Nos. 526-532 West, brick walls, alter beams, to 4-sty brick manufacturing building; cost, \$750; owner, E. R. Merrill, 526 West 28th st; architect, Paul C. Hunter, 191 9th av. Plan No. 3110.

38TH ST, No. 131 West, Broadway, Nos. 1393-1395, fire-escapes to 3-sty brick store and loft; cost, \$600; owner, Wendel estate, 175 Broadway; architect, Adolph Giobbe, 144 West 39th st. Plan No. 3143.

45TH ST, No. 359 West, 9th av, No. 642, toilets, partitions, windows, to 5-sty brick tenement; cost, \$1,200; owner, Octavius J. Norris, care N. Y. Life Ins. & Trust Co., 52 Wall st.; architect, B. W. Berger & Son, 121 Bible House. Plan No. 3139.

47TH ST, No. 34 West, store front to 4-sty brick store and dwelling; cost, \$100; owner, Mrs. E. M. Moore, premises; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 3127.

65TH ST, No. 124 East, partitions, windows, toilets, extension to 4-sty brick dwelling; cost, \$15,000; owner, Dr. R. Forbes Hawkes, premises; architect, Walter E. Chambers, 109 Broad st. Plan No. 3120.

69TH ST, No. 537 East, partitions to 1-sty brick boiler house and coal vault; cost, \$1,700; owner, the Hammond Typewriter Co., on premises; architect, Malcolm A. Rue, 1221 85th st, Brooklyn. Plan No. 3104.

94TH ST, Nos. 48-50 West, doorways, to two 5-sty brick apartment houses; cost, \$50; owner, Alice Floy, 215 West 98th st; architect, Henry Floy, 165 Broadway. Plan No. 3117.

(Continued on page 903.)



**BUILDING MATERIAL MARKET.**

**Hudson River Common Brick Takes a Temporary Drop of 25 Cents.**

**Thirty-three Million Jersey Brick to Come to Manhattan—Truck Drivers Hinder Building Construction—More Building Money Available.**

TRUCK DRIVERS who specialize in riding building materials threatened temporarily to tie up construction work in Manhattan this week. During the first three days only forty per cent. of the total number of horse-drawn vehicles were in service, and automobile trucks could not be hired in sufficient numbers to meet the requirements of the street-cleaning department and other users. Union estimates say that fully sixty per cent. of the trucking contractors refused to operate their horses and wagons over the dangerous pavements during the first part of the week, and even the liberal offering of extra money for snow removal did not appear to be sufficient to tempt them on Monday, although New Jersey trucks appeared on the streets on Tuesday and Wednesday and relieved the situation as far as building material haulage was concerned.

But, despite this handicap, the market for building supplies was turgid. The inflow of currency into this market at the rate of a million dollars a day, and the additional fact that foreign exchanges are now moving very decidedly in favor of this center, eased the money market and removed the last barrier to a winter of active building construction. The heavy snowfall on the North Atlantic seaboard and through the Eastern Canadian timber belt, insures an ample supply of spruce and hemlock, because sledding is now possible and the vast quantities of logs can now be taken to the mills. This removes the possibility of a stiffening in prices for these commodities toward the middle of the first quarter.

Cement continues to be a weak feature of the market, although there are indications that better conditions are to prevail in this department before long. Certain large companies are now in a position to dictate, rather than accept terms and the disturbing elements in the trade, according to the opinion of those in executive circles, must either sue for peace in the very near future or suffer the consequences of their somewhat rigid policies of the last two years. "Big Six" traffic departments report a strengthening in demand due, they say, to the fact that contractors with jobs enclosed are straining every effort, by the employment of extra help and hurrying delivery of supplies, to close up by the first of the year so as to strengthen the gross operating figures for an otherwise dull year and to rush to completion newer jobs so that they will be ready for the Spring rental season.

Such big contractors as the Thompson-Starrett Company, George A. Fuller Construction Co. and the two Hedden companies all report encouraging winter and spring conditions as far as new business is concerned. But the measure of any building season is most accurately judged by the volume of business being handled by the sub-contractors.

In one case, that of the W. G. Cornell Company, it has new contracts for more than \$1,250,000. The jobs they are supplying or are to supply instance the type of work that is coming out this winter and are relevant because they are points of delivery for other building material and equipment. They include the Schuylkill Haven Insane Asylum, the Copley Plaza Hotel, the 80 Maiden Lane Building, beside the Woolworth and Municipal buildings and the Bankers' Trust building, now almost completed.

Advices from mill sources are to the effect that Eastern wholesalers are making the normal requisitions, but are sending in supplementals, indicating that they underestimated the prospects of the winter. The dealers themselves were unable to foretell the requirements of their customers, and many of them were caught short when inquiries were received for quick mill-to-yard orders began to come in. In one case the Newark agency for a big cement company closed for an unusually large consignment conditional upon price concessions which were readily accorded him. Here in New York a large part of the new business is being taken upon such conditions in anticipation of stiffer prices later.

**Hudson Brick Down a Quarter.**

Owing to the snow and consequent impossibility of riding brick this week, incoming cargoes cluttered the wholesale market so that a bargain counter in com-

mon brick had to be established, and a cut was made of 25 cents a thousand, dock. It is understood, however, that the cut is only temporary, so that those who have bought for future requirements need not consider that they have made any mistake.

The normal December movement of three and one-half million a day fell to one and a half million on Thursday, so that with cargoes being rushed in to avoid a permanent freeze up the river something had to be done to ease the market, despite the fact that a good inquiry is on foot. The Raritan interests are not now actively in the market, for new business so that it is making no quotation. Dealers who care to do a little Christmas bargain hunting will find the brick market fruitful.

**Brick Manufacturers Take Big Risks.**

The heavy fall of snow on Monday morning so thickened the surface of the water that in the upper reaches of the Hudson navigation was seriously impeded when the cold snap came on Tuesday. The Cornell Company was able to keep its tugs moving, however, and so the incoming cargoes, together with the falling off in consumption and inability to ride brick owing to the snow, flooded the market so that a stimulant to sales had to be administered in the form of a temporary 25c. cut. There is a heavier reserve supply at the wholesale dock now than there was last year at this time.

The following tables cover the transactions for the last two weeks in November.

	*1911.		†1910.	
	Left over, Nov. 18, 51.	Arrived. Sold.	Left over, Nov. 26, 24.	Arrived. Sold.
Monday .....	14	8	23	21
Tuesday .....	5	5	6	11
Wednesday .....	6	15	12	8
Thursday .....	17	8	15	7
Friday .....	15	7	14	13
Saturday .....	7	5	0	5
Total .....	64	48	70	64

\*Condition of market, fair. Price, \$7, top. (Wholesale, dock, New York. Allow for cartage, covering, watching and dealer's profits in estimating.) Reserve, Nov. 25, 67. Covered, 6, on call.

†Condition of market, keen. Prices, \$4.87½ to \$5.37½. Number of covered, 4. Reserve, 30.

	*1911.		†1910.	
	Left over, Nov. 25, 67.	Arrived. Sold.	Left over, Nov. 19, 30.	Arrived. Sold.
Monday .....	9	8	14	8
Tuesday .....	3	5	6	6
Wednesday .....	5	9	9	9
Thursday .....	—	—	11	16
Friday .....	18	12	9	15
Saturday .....	3	5	5	14
Total .....	38	39	54	68

\*Condition of market, firm. Price, \$7, top. (Wholesale, dock, New York. Allow for cartage, covering, watching and dealer's profits in estimating.) Reserve, Dec. 2, 66. Covered, 6 on call and 7 Empires for winter.

†Condition of market, brisk. Prices, \$— to \$5.50. Reserve, Dec. 3, 10. Covered cargoes, 16.

The buyer of common brick will find big bargains in the market just now, and it is an opportune time to stack.

**Structural Steel and Iron.**

The continued heavy buying of pig iron implies a disposition on the part of structural steel interests to prepare for heavier winter business than usual. Steel making iron is most in demand and it is going to large rolling mills and to equipment interests, such as the general electric, radiator companies and furnace and stove manufacturers. The steel making requirements appear to be for first quarter delivery, but contracts for April, May and June deliveries are not rare. With sales aggregating more than 30,000 tons last week and more than 20,000 tons reported sold up to Tuesday of this week, in a normally dull iron buying month, the only logical reason that can be advanced is a desire on the part of structural interests to be covered in case the winter demand continues as strong as it now is and promises to continue to be through January. It certainly seems significant when a firm with the resources and equipment that the Tennessee Coal and Iron Company has, temporarily withdraws from the market after making heavy commitments. By way of proof that most of this business is coming from rolling mills, it may be stated that in the vicinity of New York most of the sales were of small tonnages running from 200 to 500 each and the only New Jersey buyer was a jobbing founder, who took 350 tons. All the remainder went into Pennsylvania with minor exceptions.

As for finished products the market is active. New building contracts taken up to Wednesday of this week involved 5,000 tons of steel shapes. Among these orders was one for 200 tons for an apartment house on West 55th street, which went to the Hay Foundry & Iron Company, and this is only one of many or-

ders of similar size. List prices on Bessemer at mill is 18.50@19, open hearth, 18.50@19, and bars, 19@19.50. The latest tidewater prices on structural steel include: beams and channels up to 15 inch, 1.31½@1.36½; beams and channels, over 15 in., 1.36½@1.46½; angles, 3x2, up to 6x6, 1.31½@1.36½; tees and zeels, 1.31½@1.36½; steel bars, half extras, 1.26½@1.31½; Universal and sheared, 34 in. and under, 1.31½@1.36½. These give the estimator some idea of the remarkably easy condition of the material market as far as structural steel is concerned and convey their own sermon as to whether to buy now or not.

**Front Brick and Terra Cotta.**

The activity reported from other parts of the building material market has not yet been felt particularly in the front brick, architectural terra cotta or stone departments, although there is a very satisfactory inquiry for both commodities. The estimating departments of the terra cotta companies are kept busy on prospective work, but just at present most of it is for out of the city business. The tendency, however, is toward a preponderance of local business that will be ready for enclosure about March and April, June business, as a rule not being particularly brisk yet. In the front brick departments there is a very fair small order business being done, owing to facade renovation in different parts of the city. The tile interests are particularly active because of the desire of builders to rush work to completion so as to be ready for new operations early in the year.

**Oils and Paints.**

Linseed oil dropped this week from 3 to 2 cents. Prices for domestic oil were declined 3 cents on card schedules and Calcutta went two cents lower. The new card prices apply to lots of five barrels or over and include: Western, 72 cents; city, 73 cents; city boiled, 74 cents, and Calcutta raw, 83 cents. Special prices can be obtained for carloads and shadings were obtained by specially favored customers, but 72 cents was the general level at which sales were made.

So far the decline has not stimulated trading, and consumers, as far as could be ascertained, are taking only their immediate requirements. The tendency apparently is to enter the lot frequently for small lots on the belief that the price will drop lower and they are satisfied to stand pat for the present. At the same time they are watching the seed market and the slightest rise in that quarter will be sure to precipitate a brisk buying movement.

As far as this affects the paint and varnish market there probably will be little change in prices for the present. If it continues to hold the present level, linseed oil may pull down paints a little, but as for varnish, it is not likely to because of the now serious scarcity of China wood oil and its high price. The market for this commodity is now practically cleaned up with arrivals applying on contracts. The quotations are now 13½@—, no top quotation being made because of the uncertainties as to when the Chinese revolution will end and the supply can be counted on. As a matter of fact, the above quotation is not at all dependable. It is a case of getting this oil regardless of price save as that of linseed oil limits it.

**Model Garage Ordinance.**

The National Fire Protection Association, acting through a committee, has in preparation a model garage ordinance. The basis for the code was submitted at the last national convention and referred to a committee to complete.

There is no complete insurance code to regulate the construction of garages at the present time, and the public are much desirous of having one. They would rather build right in the first instance than make expensive alterations later on. The Bureau of Combustibles in the New York City Fire Department has had a code in preparation for a long time. Evidently it will not be promulgated until the underwriters' regulations come out.

F. J. T. Stewart, superintendent of the New York Board of Fire Underwriters, stated, this week: "The model garage ordinance of the National Fire Protection Association has been in a constant state of evolution since the last convention, and there have been several committee meetings at which it has been revised. Even now it is only in a tentative form, and will probably be further modified."

—The pier at the foot of West 23d street has been reconstructed and lengthened by the force of the Dock Department. The old Pennsylvania ferry buildings have been removed.



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### Architectural Lectures.

The Society of Columbia College Architects are conducting two courses of lectures. The lectures are a corporate part of the school's curriculum, and the students are examined at the end of the term upon the substance of the lectures.

One course is in the theory of architecture, and the other in the theory of professional practice. The lectures are being given in Havemeyer Hall. So far this term the lecturers have been: William B. Tuthill, F. A. Nelson, H. R. Marshall, Lloyd Warren, Stockton B. Colt, Arnold W. Brunner, Robert W. Boyd and Bassett Jones.

Members of the committee on education are: Henry Snyder Kissam, I. N. Phelps Stokes, S. B. P. Trowbridge, D. Everett Waid, Lloyd Warren. Henry Hornbostel is president of the society.

### Civil Service Examinations.

The United States Civil Service Commission announces an examination to secure eligibles from which to make certification to fill a vacancy in the position of specialist in rural engineering, Office of Experiment Stations, Department of Agriculture at Washington, D. C., at a salary of from \$1,500 to \$1,800 per annum.

Also an examination to secure eligibles to fill several vacancies in the position of senior highway engineer, Office of Public Roads, Department of Agriculture, at salaries ranging from \$2,000 to \$2,400 per annum.

Also an examination on January 10, 1912, to secure eligibles to fill a vacancy in the position of repairman of motor boats in the Life-Saving Service, at \$100 a month and actual necessary traveling expenses.

### TRADE LITERATURE.

#### "Apartment House Development."

The Edison Monthly, published by the New York Edison Company, in its October number, has an interesting article on apartment house developments, especially in relation to their lighting. There are other features in the number, however, which are of particular interest to architects and builders, especially those who have anything to do with street decoration by the use of electricity.

The importance of the electric motor as a feature in building construction as applied in hoisting machines is also described, while those interested in the development of automobiles will find an article entitled "Evolution of Manhattan Fire Apparatus" a most didactic and interesting one.

Another feature in the same issue that is of interest to the property owner is with reference to meters. The property owner in perusing this article will be interested in this statement:

"The fact of the matter is that if a meter should take it into its head to go on a rampage it would be just as likely to record low as it would to record high. Therefore it is as much to the company's advantage as it is to the customer's that the meter should read correctly. Furthermore, if a meter is tested and found to be 'fast,' restitution is always made."

Last but not least, the city dweller who has his milk delivered in hermetically sealed bottles on his doorstep every morning, will be interested in a little article on how the lacteal fluid is procured by an electric motor and a little brown jug. Copies of this publication may be obtained by addressing the New York Edison Company, 55 Duane street, New York City.

#### How Gas Holders Can Be Eliminated.

The gas holder problem in large cities is a serious one. The beauty of the residential sections of many municipalities is marred by gas holders which are used as reservoirs for the distributing mains. It is generally considered that district holders are necessary in every system. While this was true of some several years ago, the use of high-pressure gas brings into operation the pumping systems which eliminate the more antiquated

method of forcing gas through street and house pipe. Instead of the cumbersome and unsightly holder, it is only necessary to erect a small brick or concrete house for the mechanical equipment consisting of two compressors. This was employed at the works of the New York & Queens Gas Company, of Flushing, L. I., where by putting the gas under pressure by means of two compressors built by the Laidlaw-Dunn-Gordon Company, of Cincinnati, Ohio, a holder, which would have been located in a part of the city where it would have been objectionable, was not required.

Architects working up plans for gasworks will at once appreciate the advantage from an aesthetic point of view by selecting a high-pressure system in lieu of the old storage reservoirs.

The installing company will be glad to get into communication with any architect interested in this subject and literature can be obtained from that source.

#### Specifications for Waterproofing.

Architects and engineers having to do with specifications for roofing, building, insulation and waterproofing will find practical assistance in a little booklet just issued by F. W. Bird & Son, of East Walpole, Mass.

The subjects covered in the book include waterproofing, insulation and sound deadening in residences of both fireproof and non-fireproof construction; waterproofing of floors and roofs in mill construction; thermal insulation in cold storage structures; waterproofing for foundations, tunnels, arches, bridges, battery and other floors; and the uses of prepared roofings on residences, barns, factories and industrial buildings.

The specifications recommended are based upon the experience of the foremost architects and engineers, and the combined experience for a period of over twenty-five years of one of the largest manufacturers of the felts, papers, compounds and roofings used in this kind of work. The experience of this well-known manufacturing firm in supplying architects and engineers during the past twenty-five years adds real value to the data.

The work will be sent to any regular architect, engineer or contractor upon request by mail addressed to F. W. Bird & Son, East Walpole, Mass.

—The Executive Committee of the New York Central Railroad Company has agreed to the proposal made by the village trustees for two bridges at Tarrytown. The question of the elimination of the grade crossings on account of the extension of the electric zone has been under consideration for five years. The village at first demanded bridges at Cortlandt, Wildey and Dock streets; but now the company and village have compromised on Cortlandt and Dock streets.



# 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, December 9, 1911

(22) No. 2282

## 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.

33-9	590-75	1074-4	1611-5	1902-38
79-14	626-50	1153-2-4-, 47, & 62-64	1612-35	1914-22½
94-28	634-56-57	1162-28½	1615-38	1915-42-43
128-14, 16, 17	674-33-36-38-58-61-62	1178-pt Lt 23	1630-50	1920-47 & 59
137-25	702-13	1218-36	1639-2 & 6½	1926-44½
150-12-13	719-13	1229-61	1646-38-39	1927-15
203-17	730-66-70	1261-19-20	1647-1 & 21	1936-47
220-26 & 28	752-66-67 & 79	1266-74	1653-30	1944-13-14 & 51
230-16	753-40	1267-54	1659-15a	1963-38
253-32	763-34-35	1319-23	1660-19	1985-17
269-13½	764-11	1325-29	1662-18	1993-33, 35, 37, 39
286-13	800-60	1333-12	1681-23 & 51	2029-20
327-30	818-78	1347-16	1687-30¼	2030-12 & 14
329-43	839-73	1375-9	1688-38	2031-48
346-37 & 67-68	859-59	1385-63	1698-23	2053-108-109
350-43	867-49	1400-7	1701-20-24	2065-54
393-27	871-70	1406-38-39½ & 41	1717-24	2072-24
395-42	875-19	1407-71	1736-1 & 6	2083-55
396-14	876-6	1430-46½	1745-44	2089-20
423-4	877-73	1470-24	1748-40-41	2110-10-11
434-26	883-11-12	1477-pt Lt 1	1753-8½	2116-58 & pt Lt 17
438-16-17	892-31	1478-pt Lt 1	1795-34	2122-88
450-46	917-12, 14, 51	1505-45-46	1817-10	2133-70
475-3	944-5 & 41	1519-45	1852-36½	2154-16-17
477-55	999-42	1526-4¾	1879-37	2155-43
482-5	489-5-7	1018-18	1885-33	2174-85
534-43-44	1027-23	1570-26-27	1888-59	2177-62
542-59	1064-10-11	1601-41	1889-29	2220-11, 15, & 33-42
568-23	1073-62			

### EXPLANATION OF TERMS USED AND RULES FOLLOWED IN COMPILING RECORDS.

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

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

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

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

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

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

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

A \$20,000-\$80,000 indicates the assessed 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  
admtr—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  
sobrn—subordination  
sl—slip  
sq—square  
s—south  
s—side  
sty—story  
sub—subject  
strs—stores  
stn stone  
st—street  
TS—Torrens System  
tnts—tenements  
w—west  
y—years  
O C & 100—other consideration and \$100



**THE TITLE INSURANCE CO., OF NEW YORK**  
 135 Broadway, Manhattan CAPITAL AND SURPLUS, \$3,000,000  
 and 203 Montague St., Brooklyn  
 Examines and Insures Titles to Real Estate on Sales and Loans, and Deals in Mortgages

EDGAR J. LEVEY, President  
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 Hon ABRAHAM R. LAWRENCE, Counsel

Fred'k G. Hobbs, Pres. Fred'k H. Birch, Treas.  
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**SLAWSON & HOBBS**  
 Real Estate  
 162 WEST 72D STREET

**ADVERTISED LEGAL SALES.**

DEC. 9.  
 No Legal Sales advertised for this day.  
 DEC. 11.

142D st, 237-9 W, ns, 250 e 8 av, 50x99.11 5 sty bk tnt; Arthur B Appleby et al agt Saml Parnass et al; Geo A Viehmann (A), 80 Wm; Roger A Pryor (R); due, \$47,797.82; T&c, \$1,068.13; Joseph P Day.

DEC. 12.  
 Water st, 614-6, ns, 52.5 w Gouverneur, 46.8x64.5x46.1x65.11, 2 6-sty bk tnts & str; Lewis Krulewitch agt Sophie Stoller et al; House, Grossman & Vorhaus, (A), 115 Bway; Wm Klein, (R); due, \$29,822.65; T&c, \$2,700; Joseph P Day.

172D st, 13 W, ns, 99.5 e Inwood av, 25x 87.2, 2-sty bk dwg; Charlotte A J'Shea agt Victoria Landt et al; Wm C Arnold, (A), 120 Bway; Jas A Foley, (R); due, \$5,491.-89; T&c, \$116.68; Joseph P Day.

Lexington av, 1791-3, es, 68 n 111th, 32.11x100, 6-sty bk tnt & str; Florence M Sommerich agt Solomon Spektor et al; Horwitz & Wiener (A), 346 Bway; Wm W Pellet (R); due, \$12,959.55; T&c, \$1,607.05; sub mtg \$35,000; Joseph P Day.

2D av, 2489, ws, 50 n 127th, 25x100, 5-sty bk tnt & str; J Blackburn Miller agt Saul Domroe et al; Arthur Furber, (A), 287 Bway; Melvin G Palliser, (R); due, \$17,248.95; T&c, \$1,400; mtg recorded Apr 3'90; Joseph P Day.

DEC. 13.

Bank st, 108-10, ss, 80.9 w Greenwich, runs w31.3xs88.5xe41.10xe34 to Greenwich (No 760), xne17.6xnw34xw22.6xne12 xn60 to beg, vacant; Metropolitan Savings Bank agt Jos C Koenigsberg et al; A S & W Hutchins, (A), 84 William; Adam Wiener, (R); due, \$19,011.40; T&c, \$415.69; Bryan L Kennelly.

Greenwich st, 760, see Bank, 108-10.

56TH st, 234-8 E; see 74th, 306-10 E.

56TH st, 239-45 E; see 74th, 306-10 E.

57TH st, 442 E; see 74th, 306-10 E.

74TH st, 306-10 E, ss, 100 e 2 av, 75x 102.2, three 4-sty bk tnts; also 56TH ST, 234-8 E, ss, 100 w 2 av, 75x100.5, three 5-sty bk tnts, str in 238; also 56TH ST, 239-45 E, ns, 100 w 2 av, 100x100.4, 3 & 4-sty bk stable; also 57TH ST, 442 E, ss, 160.3 w Av A, 18.2x90, 2-sty & b bk dwg; also 204TH ST, 2-10 on map 10-18 E, ss, 100 e Jerome av, runs s96.1xe109.6 to Villa av, xn38.1xnw76.1xw25 to beg, five 3-sty fr tnts & str; also BARKER AV, es, 159.4 s Union, 50x125, Wakefield; Marietta E Williams agt Wm Brown et al as exrs; Herman Joseph (A), 115 Bway; Abr Stern (R); sale of dower; Joseph P Day.

178TH st, 586-90 W, ss, 100 w Audubon av, 75x94.11, 5-sty bk tnt; Conroy Bros. Inc, agt Jno Glass, Jr, Constn Co et al; J Power Donellan (A), 140 Nassau; Louis B Hasbrouck (R); due, \$3,226.37; T&c, \$528.56; sub to two pr mtgs aggregating \$80,000 and two conditional sales aggregating \$1,005; Herbert A Sherman.

204TH st, 2-10 E; see 74th, 306-10 E.

204TH st, swc Villa av; see 74th, 306-10 E.

Barker av, es, 159.4 s Union; see 74th, 306-10 E.

Villa av, swc 204th; see 74th, 306-10 E.

DEC. 14.

4TH st, 46 W, ss, 60 e Wooster, 20x56, 3-sty bk loft & str bldg; Emma Swan agt Leonard Hyams et al; Wm C Orr, (A), 51 Chambers; Fredk C Leubuscher, (R); due, \$9,890.56; T&c, \$4,553.20; Joseph P Day.

13TH st, 306 W, ss, 28.10 e 4th, 28.6x41.5 x25x55.2, 5-sty bk tnt & str; Henry Hall agt Saml Cohen et al; Henry Goldstein, (A), 37 Liberty; Jas F Higgins, (R), due, \$3,495.62; T&c, \$1,297.77; sub pr mtg \$14,000; Bryan L Kennelly.

106TH st, 100-4 E; see Park av, see 106.

121ST st, 77 E, ns, 20 w Park av, 20x 100.11, 4-sty stn tnt; Jos Meyer agt Henry B Stein et al; Wm Bondy, (A), 149 Bway; Jno J McBride, (R); due, \$4,874.11; T&c, \$580.10; sub mtg \$10,356.25, together with cost amounting to \$338.17; Bryan L Kennelly.

209TH st, 432 W, ss, 171 e Ams av, 18x 99.11, 2-sty fr dwg; New Amsterdam National Bank, N Y, agt Mary E Strassburg et al; Parker & Aaron (A), 52 Bway; Auguste M Thiery, (R); due, \$2,261.88; T&c, \$26.98; sub to 1st mtg \$3,000; Joseph P Day.

Longfellow av, 1255, ws, 90.5 s Freeman, 41.5x109.6, 5-sty bk tnt; Hannah Younker, extr agt Darius W Moses et al; Stroock & Stroock, (A), 30 Broad; Chase Mellen, (R); due, \$8,146.52; T&c, \$568.42; sub to 1st mtg of \$32,000; Herbert A Sherman, at 3,156 3 av.

**STATE OF NEW YORK**  
**4 Per Cent. Canal Improvement Gold Bonds**

EXEMPT FROM TAXATION.  
 Dated July 1, 1911. AMOUNTING TO Due July 1, 1961.

**\$10,000,000**

Issued in Coupon or Registered Form

For the Improvement of the Erie, Oswego and Champlain Canals

**WILL BE SOLD THURSDAY, DECEMBER 14, 1911**

AT 2 O'CLOCK P. M.

AT THE STATE COMPTROLLER'S OFFICE, ALBANY, N. Y.

**THESE BONDS ARE LEGAL INVESTMENTS FOR TRUST FUNDS**

No bids will be accepted for less than the par value of the bonds nor unless accompanied by a deposit of money or by a certified check or bank draft upon a solvent bank or trust company of the cities of Albany or New York, payable to the order of the Comptroller of the State of New York, for at least two per cent. of the par value of the bonds bid for.

All proposals, together with the security deposits, must be sealed and endorsed "Loan for Canal Improvement," and enclosed in a sealed envelope directed to the "Comptroller of the State of New York, Albany."

All bids will include accrued interest. The Comptroller reserves the right to reject any or all bids which are not in his opinion advantageous to the interests of the State.

Circular descriptive of these bonds and of outstanding State bonds, sinking funds, etc., will be mailed upon application to

**WILLIAM SOHMER, State Comptroller, Albany, N. Y.**

Albany, November 20, 1911.

Park av, sec 106th (Nos100-4), 100.11x 50, 2 3 & 1 4-sty stn tnts & str; Danl Buckley agt Mary A Loeffler et al; R & E J O'Gorman, (A), 51 Chambers; S Stanwood Menken, (R); due, \$2,786.37; T&c, \$624.36; sub to two mtgs aggregating \$26,500; Saml Goldsticker.

DEC. 15 & 16.

No Legal Sales advertised for these days.

DEC. 18.

Freeman st, 992-4, on map 994, ss, 33.6 wLongfellow av, 47x90.4, 5-sty bk tnt; Hannah Younker, extr agt Mary Leimbacher et al; Stroock & Stroock, (A), 30 Broad; Chase Mellen, (R); due, \$7,944.72; T&c, \$585.64; sub to mtg \$30,000; Herbert A Sherman, at 3156 3 av.

206TH st, 182 E, ss, 256.8 w Mosholu Parkway S, 16.8x120, 3-sty fr dwg; Alice E Keller agt Emilia Badolati et al; action No 1; Frederic C Leubuscher, (A), 258 Bway; Wm Lustgarten, (R); due, \$4,085.93; T&c, \$389.69; Joseph P Day, at 3156 3 av.

206TH st, 180 E, ss, 273.4 w Mosholu Parkway S, 16.8x120, 3-sty fr dwg; same agt same; action No 2; same (A); same, (R); due, \$4,085.93; T&c, \$389.69; Joseph P Day, at 3156 3 av.

206TH st, 184 E, ss, 240 w Mosholu Parkway S, 16.8x120, 3-sty fr dwg; same agt same; action No 3; same (A); same, (R); due, \$4,085.93; T&c, \$392.09; Joseph P Day, at 3156 3 av.

**AUCTION SALES OF THE WEEK.**

The following is the complete list of property sold, withdrawn or adjourned during the week ending Dec. 8, 1911, at the New York Real Estate Salesroom, 14 and 16 Vesey st, and the Bronx Salesroom, 3156 3 av. Except where otherwise stated, the properties offered were in foreclosure. Adjournment of legal sales to next week are noted under Advertisd Legal Sales.

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

JOSEPH P. DAY.

\*Sullivan st, 96-100 (\*) ws, 60 n Spring, runs n69.5xw100xs19.4xw24xs13.8xe129.7 to beg, 2 & 6-sty bk stable; due, \$15,549; T&c, \$3,454.35; sub to 1st mtg of \$75,000; Julia Grant, 90,416

\*Union sq E, 12, es, 94.6 s 15th, 24x83.9x irreg x68.11, 4-sty & b bk office & str bldg; voluntary; O'Janger Bros., 68,500

\*22D st, 166 W, ss, 69 e 7 av, 18.6x85.6, 4-sty & b stn dwg; partition; Louis Schrag, for a client, 22,500

\*52D st, 29 W, ns, 449.6 w 5 av, 17x100.5, 4-sty & b stn dwg; trstes sale; Chester W Cuthell, 46,500

\*56TH st, 44 W, ss, 295 e 6 av, 25x100.5, 4-sty & b bk & stn dwg; exrs sale; bid in at \$77,000.

\*62D st, 203 W, ns, 100 w Ams av, 25x 100.5, 1-sty bk str; due, \$7,198.42; T&c, \$397.17; Wm Guttenberg, 7,900

\*71ST st, 226 W, ss, 300 w Ams av, 20x 100.5, 3-sty & b bk & stn dwg; exrs sale; bid in at \$27,000.

\*81ST st, 176 W, ss, 79 e Ams av, 37x 102.2, 5-sty & b bk & stn tnt; voluntary; withdrawn.

\*89TH st, 68 W, ss, 120 e Col av, 20x100.8 4-sty & b bk & stn dwg; voluntary; bid in at \$28,000.

\*94TH st, 21 E, ns, \$3.11 w Mad av, 19.11x 100.8, 4-sty & b bk dwg; due, \$37,211.17; T&c, \$1,694.73. Bertha Myers, 39,500

\*118TH st, 110 E, ss, 90 e Park av, 25x 100.11, 5-sty & b bk & stn tnt; voluntary; bid in at \$19,500.

\*121ST st, 226 W (\*), ss, 268 w 7 av, 18x 100.11, 5-sty bk tnt; due, \$14,952.52; T&c, \$275.59; Julius Lobenstein, 14,000

\*133D st, ns, 29 w Willow av, 50x100, vacant; voluntary; withdrawn.

\*138TH st, W, ns, 119.9 w 5 av, see 5 av, ws, 49.11 n 138th.

\*139TH st, 36 W (\*), ss, 462.6 e Lenox av, 37.6x99.11, 6-sty bk tnt; due, \$33,680.20; T&c, \$1,918; Clara Bloomingdale et al trstes, 30,000

\*139TH st, 38 W (\*), ss, 425 e Lenox av, 37.6x99.11, 6-sty bk tnt; due, \$33,680.20; T&c, \$1,918; Clara Bloomingdale et al trstes, 30,000

\*139TH st, 209 W, ns, 137.5 w 7 av, 19.2 x99.11, 4-sty bk dwg; voluntary; W E Zimmerman, 12,000

\*158TH st, nwc Forest av, see Forest av, 801.

\*171ST st, 510 W, ss, 95 e Audubon av, 43.9x95, 5-sty bk tnt; due, \$39,845.39; T&c, \$1,774.61; Withdrawn.

\*185TH st, 509 W (\*), ns, 150 w Ams av, 16.6x53.6, 3-sty fr dwg; due, \$4,407.94; T&c, \$753.06; Francis S Phraner exr, &c, 4,000

\*203D st, swc Hall av, see Hall av, swc 203.

\*203D st, sec Post av, see Hall av, swc 203.

\*Forest av, 801 (\*), nwc 158th, 100x87.6, 6-sty bk tnt & str, due, \$16,270.58; T&c, \$2,062.58; sub to 1st mtg of \$95,000; Victor E Chabert, 110,000

\*Hall av, swc 203d, runs s100xw100xs50xe 100 to Hall av, xs101.3 to rd to Westchester, xnw309.9 to Post av, xn156.8 to 203d, xe200 to beg, Eastchester; due, \$4,221.50; T&c, \$1,709.71; Mrs E Finck, 9,500

\*Houghton av, 2311, (\*) ns, 100 e Havemeyer av, 50x166.1 to Ludlow av, Unionport; due, \$3,305.53; T&c, \$86.12; Thos Fleming, 5,100

\*Ludlow av, ss, 100 e Havemeyer av; see Houghton av, 2311.

\*Post av, sec 203d; see Hall av, sec 203.

\*Rd to Westchester, nwc Hall av; see Hall av, swc 203.

\*Riverdale av, (\*) es, 27.1 n 261st, runs n40xe75xne118xs189xw99 to beg, 2 & 3-sty bk dwg & str, 2-sty fr stable & vacant; due, \$6,200.54; T&c, \$317.26; Eliza W Gibson, 6,000



**Riverside Drive, 3**, es 103.5 s 73d, 37x97 x21.6x95.3, 5-sty bk & stn dwg (voluntary); Great Eastern Realty Co. 136,000

**5TH av. (\*)** ws, 49.11 n 138th, runs n50x w100xs99.11 to 138th, xne111.9 to beg, vacant; due, \$5,341.27; T&c, \$3,808.73; sub to pr mtg \$30,000; Katharine A S Havemeyer 32,925

BRYAN L. KENNELLY.

**Lewis st, 123**, ws, 50 s E Houston, 25x 100, 5-sty bk int & str & 4-sty bk rear tnt; due, \$4,667.55; T&c, \$497.92; sub to 1st mtg \$20,000; Ignatz Weissberger et al, defendants. 23,833

**19TH st, 217 E**, ns, 364.6 w 2 av, 16.9x 92, 4-sty bk dwg; partition; Robt C Knapp 13,100

**39TH st, 125 E (\*)**, ns, 78 w Lex av, 19.7 x98.9, 4-sty & b stn dwg & 2-sty ext; due, \$4,367.36; T&c, \$1,933.43; sub to pr mtg of \$55,000; mtg recorded Feb13'09; Jno H Henshaw. 62,443

**59TH st, W**, nec West End av, 100x125.6, 4-sty & b bk bldg (bankruptcy sale); J Jerome Alexander. 66,750

**150TH st, 477 W**, ns, 100.8 e Ams av, runs n44.3xw.08xns55.8xe25xs99.11xw24.4 to beg, 1-sty bk laundry; partition; Lowenfeld & Prager. 8,250

**Amsterdam av, 1865**, es, 138.11 s 153d, 19.6x100, 3-sty bk tnt & str; partition; Williams & Grodinsky. 13,450

**Belmont av, nec Fordham rd**; see Fordham rd, nec Belmont av.

**Fordham rd**, ns, 100 e Hoffman, 28x83, vacant (voluntary); R R Maslen. 2,400

**Fordham rd**, nec Belmont av, 50.10x126.1 x50x135.1 vacant (voluntary); Rudolph Wallach Co. 7,325

**Lexington av, 1082**, ws, 17 n 76th, 17x 72.10, 3-sty & b stn dwg; partition; E R Sanford. 17,600

**West End av, nec 59th**; see 59th, nec West End av.

HERBERT A. SHERMAN.

**111TH st, 53 W**, ns, 125 e Lenox av, 25x 100.11, 5-sty bk tnt; due, \$6,015.50; T&c, \$1,117.17; sub to pr mtg \$21,500; Adj to Dec. 20.

**133D st, 23 E**, ns, 252.6 e 5 av, 17.6x 99.11, 2-sty & b bk dwg; partition; Cornelius Sullivan. 4,900

**6TH av, 21**, ws, 230.2 s 4th, 17.6x100, 4-sty bk tnt & str; partition; Rudolph Wallach Co. 15,750

D. PHOENIX INGRAHAM.

**7TH st, 215 & 215 1/2 E (\*)**, ns, 216.4 w Av C, 33.4x97.6, two 5-sty bk tnts & str; due, \$6,806.63; T&c, \$906.41; sub to pr mtg of \$24,000; August Ruff. 27,126

**187TH st, nwc Cruger av**; see Cruger av, nwc 187.

**Bronxdale av, nws, 39.2 n 187th**; see Cruger av, nwc 187.

**Cruger av, nwc 187th**, runs w50xn34.1 xne33.9 to Bronxdale av, xse39.2 to Cruger av, xs30.10 to beg, Van Nest; due, \$5,560.72; T&c, \$130.20; Robt A Higgins. 7,525

HUGH D. SMYTH.

**Grand st, 576**, nec Goerck (No. 2), 25x 75 to Rachel la, 1 4 & 1 3-sty bk tnts & str; also GRAND ST, 578, ns, 25 e Goerck, 25x75, to Rachel la, 3-sty fr bk ft tnt & str & 3-sty bk tnt in rear; due, \$13,398.91; T&c, \$749.26; sub to 2 mtgs aggregating \$14,000; Adj sine die.

**Goerck st, 2**; see Grand, 576.

**Grand st, 578**; see Grand, 576.

GEORGE PRICE.

**207TH st, 369, (\*)** ns, 50.8 e Decatur av, 50.8x94.4x50x102.4, 3-sty fr dwg & 2-sty fr stable; due, \$6,588.38; T&c, \$162.85; City Real Estate Co. 5,000

Total .....	\$940,293
Corresponding week, 1910.....	3,862,401
Jan. 1st, 1911, to date.....	43,137,300
Corresponding period, 1910..	54,432,912

CONVEYANCES.

Borough of Manhattan.

DEC. 1, 2, 4, 5, 6 & 7.

**Arden st, sws, at nws Nagle av**, see Nagle av, nws, at sws Arden.

**Broome st, 58**, (2:327-30) ns, 75 w Lewis, 25x75, 3 & 4-sty bk tnt & str; Isaac & Rose Rosenwasser to Harry Rosenwasser, 308 2d; 1/2 pt; AL; Dec1; Dec5'11; A\$13,000-14,500. nom

**Broome st, 537**, (2:477-55) sws, abt 91 w Sullivan, runs nw along st, 32.2xsw84.5 to 3 ft alley, xe19.6 to an 9 ft alley, xne 8xw8xn35xne30 to beg, with use of said two alleys, 3-sty bk; tnt & 3-sty bk rear stable; Chas Klingelhoeffer to Mary A Thornton, 3439 White Plains av; AL; Nov 27; Dec1'11; A\$12,000-14,000. O C & 100

**Bank st, 96**, (2:634-57) ss, 14.3 e Greenwich, 18.6x57x17x50, 2-sty & b bk dwg; Douglas Realty Co to Irving Judas Bldg & Constn Co, 922 Ams av; mtg \$5,500; Dec 1; Dec2'11; A\$4,500-5,000. O C & 100

**Bank st, 98**, (2:634-56) sec Greenwich (No 769) 14.3x47x27.9x40, 2-sty & b bk dwg; Manhattan Freehold Co to Irving Judas Bldg & Constn Co, 922 Ams av; AL; Dec1; Dec2'11; A\$6,500-7,000. O C & 100

**Bank st, 98**, (2:634-56) sec Greenwich (No 769), 14.3x47x27.9x40, 2-sty & b bk dwg; A\$6,500-7,000; also BANK ST, 96, (2:634-57) ss, 14.3 e Greenwich, 18.6x57x17 x50, 2-sty & b bk dwg; Irving Judas Bldg & Constn Co to Chas G Barclay, 333 Riverdale av; B&S; mtg \$5,500 & AL; Dec1; Dec 2'11; \$4,500-5,000. O C & 100

**Bank st, 96**, see Bank 98.

**Bleeker, 115-7**, (2:534-43-4) ns, 50 e Wooster, 50x100, 2-3-sty bk loft & str bldg; Helen C Butler et al to Morris Weinstein, 22 Mt Morris Park; C a G; Nov24; Dec2'11; A\$50,000-60,000. O C & 100

**Beekman st, 83**, (1:94-28) sws, 83.2 nw Cliff, runs sw64.10xnw1.6xsw45.2xw25.6x ne107.11xse30.11 to beg, 5-sty bk loft & str bldg; Manhattan Freehold Co to Irving Judas Bldg & Constn Co, 922 Ams av; mtg \$46,000; Dec1; Dec2'11; A \$37,000-54,000. O C & 100

**Beekman st, 83**; Irving Judas Bldg & Constn Co to Jno W Crawford, 34 No Parson av, Flushing, LI; mtg \$46,000; Dec1; Dec2'11. O C & 100

**Bleeker st, 199**, (2:542-59) ns, 95.11 w Macdougall, 29x96x29x95.11, 4-sty bk tnt & str & 2-sty ext; Jas W Pierce to Charlton V Pierce & Sarah P Onderdonk al at Mt Pleasant, West Co, NY; June24; Dec6'11; A\$21,000-24,000. nom

**Crosby st, 49**, (2:482-5) es, 187.4 n Broome, 25x100, 6-sty bk loft & str bldg; Ernestine Marks to Iversen & Case Realty Co, 35 Nassau; mtg \$45,000 & AL; Sept 25; Dec5'11; A\$23,500-46,000. nom

**Church st, 175**, see Reade, 80-2.

**Church st, 177**, see Reade, 80-2.

**Clinton st, 22**, (2:350-43) es, 250 s Houston, 25x100.2x24.11x100.2, 5-sty bk tnt & str & 5-sty bk tnt in rear; Chas Bleiberg et al to Pierre A Siegelstein, 220 E 12; mtg \$36,000; Nov28; Dec1'11; A\$22,000-30,000. nom

**Clinton st, 156-60**, see Grand, 408-10.

**Chambers st, 162**, (1:137-25) ss, abt 130 e Greenwich, 32.1x74x27.9x74.5 es, 5-sty bk loft & str bldg; Morris Weinstein et al to Helen C Butler, 550 Park av; 10-30 pts, Virginia Butler 5-30 pts & Lillian L Swann 5-30 pts, both at Stockbridge, Mass; Maxwell E Butler at So Orange, NJ, 5-30 pts; Cornelia S Butler, 2-30 pts & Lawrence S Butler, 1-30 pt, both at St James, LI; Chas S Butler, 22 Park av., 1-30 pt & Susan L Huntington, 143 E 38, 1-30 pt; mtg \$43,500; Nov29; Dec2'11; A\$31,000-50,000. O C & 100

**Downing st, 57**, (2:528-87) ns, 221 w Bedford, 19.9x90, 5-sty bk tnt & 2-sty bk stable in rear; A\$9,000-14,000; also DOWNING ST, 59, (2:528-88) ns, 240.9 w Bedford, 19.4x90, 3-sty bk tnt, 2-sty bk rear stable; A\$9,000-9,500; also PLOT, begins 260.1 w Bedford & 70 n Downing, runs n20xw20.2 x20xe20.2 to beg, being rear Downing, 61; Domenico Rovigno to Jos Rovigno, 1838 79th, Bklyn; 1/2 pt; AL; May9; Dec4'11. nom

**Downing st, 59**, see Downing, 57.

**Downing st, 61**, see Downing, 57.

**Exterior st, ws, 64th to 65th**, see 67th, s s, plot bounded n by ss 67th, etc.

**Greenwich, 238-40**, (1:128-14-17) swc Park pl (Nos 80-6) 49.9x76.8x77.11x79.4 2-5-sty bk loft & str bldgs; Eliza L Edgar to Geo H Stege, 186 Hewes, Bklyn; AL; Nov25; Dec1'11; \$72,500-99,000. O C & 100

**Greenwich st, 769**, see Bank, 98.

**Grand st, 408-10**, (2:346-37-67-8) nec Clinton (Nos 156-60) 50x100, 4-sty stn loft & str bldg, 5-sty bk tnt & str & 2-sty bk dwg & office; Jacob Siris et al to Max Aronson, 45 W 25; mtg \$91,000; Dec1; Dec 2'11; A\$79,000-104,000. O C & 100

**Gouverneur la, swc Water**, see Water, 93.

**Greene st, 18**, (1:230-16) es, abt 200 n Canal, 25x100, 6-sty bk loft & str bldg; Enno Greeff to David T Smith, 22 Gansevoort; B&S; Dec4; Dec6'11; A\$22,000-44,000. nom

**Gouverneur la, swc aWter**, see Water, 93.

**Houston st, 78 & 80 E**, (2:521-90-91), ns, 42 e Elizabeth, runs n38.1 & 38 xe41.11xs 15.2xe0.3xs27.1 & 38.1 to st xw44.2 to beg, 2-3-sty bk bldgs & str; Chas H Hyde (ref) to Geo J & Wm J Kenny, 115 W 12; AL; PARTITION, Oct19; Nov20; Dec5'11; A \$30,000-33,500. 37,100

**Hester st, 140-2**, see Bowery, 88.

**Hester st, 140-2**, see Bowery, 88.

**Henry st, 233-5**, (1:286-13), ns, abt 140 w Montgomery, 46x87.6, 6-sty bk tnt & str; Jos S Diamond to Sarah Konwitz at Morningstar rd, Elm Park, SI; AL; Aug9; Dec4'11; A\$34,000-70,000. nom

**Irving pl, 81**, (3:875-19) nwc 19th (No 123), 25x105.8, 3 & 4-sty & b bk dwg; Jeannie D Rice to Clarence C Rice; Apr19 '10; Dec7'11; A\$59,500-63,000. nom

**Jane st, 41**, (2:626-50) ns, 87.2 w 8 av, 26.8x87.6, 5-sty stn tnt; Lorin B Huse to Wm S Bogert at Leonia, NJ; AT; B&S; Nov27; Dec1'11; A\$11,500-29,000. nom

**Jones st, 5**, (2:590-75) ns, 44.10 w 4th, 25x100, 5-sty bk tnt & str; Domenico Rovigno to Jos Rovigno, 1838 79th Bklyn; 1/2 pt; AL; May9; Dec4'11; A\$11,000-26,000. nom

**John st, 15 (11)**, (1:79-14) ns, abt 180 w Nassau, runs n24.6xw25xs120.6 to st xe 25.6 to beg, with AT to ganseway adj above on e, 9-sty bk office & str bldg; Dennison Mfg Co, a corpn of Mass, inc in year 1878, to Dennison Mfg Co, a corpn of Mass, inc in year 1911 at South Framingham, Mass; Dec6; Dec7'11; A\$155,000-240,000. nom

**Lewis st, 84 1/2**, (2:329-43) es, 165 s Stanton, 20x100, 3-sty fr bk ft tnt & str & 5-sty bk loft bldg in rear; David Feiertstein to Benj Seidenberg, 84 1/2 Lewis; 1/2 R T & J; mtg \$13,000 & AL; Dec 5; Dec 6 '11; A\$13,000-17,000. nom

**Laight st, 34**, (1:220-26) ns, 177.6 e Hudson, 28.9x175 to ss Vestry (No 13), 6-sty bk tnt & str; Giuseppe Sabbatino to Jno Fleming, 2375 Morris av; mtg \$35,000 & AL; Nov29; Dec7'11; A\$31,000-46,000. O C & 100

**Marginal st, ws, fr 64th to 65th**, see 67th, ss, plot bounded n by ss 67th, etc.

**Montgomery st, 40-4**, see Monroe, 181-3.

**Monroe st, 181-3**, (1:269-13 1/2), nwc Montgomery (Nos 40-4), 48x75, 6-sty bk tnt & str; Abr Bernstein et al to Harris Bernstein, 112 E Bway; AL; Nov18; Dec5 '11; A\$42,000-85,000. nom

**Monroe st, 181-3**; Harris Bernstein to Marie Hastorf, 42 Hamilton Ter; mtg \$81,500 & AL; Dec4; Dec5'11. O C & 100

**Market st, 69**, (1:253-32) ws, 106.6 s Hamilton, 37.7x59.7x37.7x58.9, 6-sty bk tnt & str; Mortimer Lanzit to Agnes R Brown, at Rutherford, NJ; AL; Dec2; Dec 4'11; A\$16,000-40,000. , nom

**Park pl, 80-6**, see Greenwich, 238-40.

**Reade st, 78**, see Reade, 80-2.

**Reade st, 80-2** (1:150-13) nec Church (No 175) 38.9x36.4, except pt for st, 5-sty bk loft & str bldg; A\$50,000-60,000; also READE ST, 78, (1:150-12) ns, 39 e Church, runs e30xn61.3xw69.3 to es Church (No 177) xs25xe39xs36.3 to beg, 5-sty stn loft & str bldg; Geo H Stege to Eliza L Edgar, 25 Old Beach rd, Newport, RI; mtg \$155,000 & AL; Nov29; Dec1'11; A\$65,000-88,000. O C & 100

**Sullivan st, 63**, (2:489-5) es, 84 n Broome, runs e80xs9xe20xn34.8xw100 to st, xs25.8 to beg, 5-sty bk tnt & str; Emily A Thorn et al EXRS, &c, Leonard M Thorn to Domenico Rovigno, 1838 79th, Bklyn; mtg \$19,110; Nov24; Dec2'11; A\$17,500-28,000. 27,300

**Sullivan st, 65**, (2:489-6) es, 109.8 n Broome, 25.8x100, 5-sty bk tnt & str; Emily A Thorn et al, EXRS, &c, Leonard M Thorn to Jos Rovigno, 1838 79th, Bklyn mtg \$18,970; Nov24; Dec2'11; A\$16,500-27,000. 27,100

**Sullivan st, 67**, (2:489-7) es, 135.4 n Broome, 25.8x100, 5-sty bk tnt & str; Emily A Thorn et al EXRS, &c, Leonard M Thorn to Louis Rovigno, 1838 79th, Bklyn; mtg \$18,200; Nov24; Dec2'11; A \$16,500-27,000. 26,000

**St Nicholas pl, 6**, see St Nicholas pl, es, 50 s 150th.

**St Nicholas pl**, (7:2053-108) es, 50 s 150th, 24.11x100, vacant; A\$12,000-12,000; also ST NICHOLAS PL, 6, (7:2053-109), es, 74.11 s 150th, 50x100, 4-sty & b bk dwg & 1-sty bk rear stable; A\$24,000-50,000; Jacob P Baiter to Henry W Lloyd, 8 St Nicholas pl; Dec4; Dec5'11. nom

**St Nicholas pl**, (7:2053) es, 50 s 150th, 24.11x100; agmt as to re of restrictions; John A Stewart, Chas A Marshall & Edmund D Randolph TRSTES of Liverpool & London & Globe Ins Co in NY with Jacob P Baiter at Bayshore, LI; Nov15; Dec5'11. nom

**St Marks pl, 57 (STH)**, (2:450-46) ns, 300 e 2 av, 25x85.11, 4-sty stn dwg, 2-sty ext; also 9TH ST (rear of 330 E), begins at cl blk bet 8th & 9th, 300 e 2 av, runs n4.11xe25xs4.10xw25 to beg; Clara Fischer to Maurice D Gruschow, 272 5 av, Bklyn; mtg \$20,000; Dec5; Dec7'11; A\$20,000-25,000. nom

**St Marks pl, 57**; Maurice D Gruschow to Louis Fischer, 172 W 87; mtg \$26,000; Dec 6; Dec7'11. nom

**St Marks pl, 57**; Louis Fischer to Isaac Weil, 210 W 110; mtg \$26,000 & AL; Dec6; Dec7'11. nom

**University pl, 64 (32)** (2:568) ws, 55.1 n 10th, 21.8x105.3x21.7x103.9, 7-sty bk loft & str bldg; Emma L Spencer to Fredk Frazer Graham, 59 E 75; mtg \$60,000; Nov 28; Dec1'11; A\$33,000-65,000. O C & 100

**Vestry st, 13**, see Laight, 34.

**Vestry st, 17**, (1:220-28) ss, 135.6 e Hudson, 20.6x75, 2-sty bk & fr factory; Anna Anger to Wm Zeigler, 1376 Bushwick av, Bklyn; mtg \$2,000; Dec6'11; A\$9,500-10,000. O C & 100

**Water st, 93**, (P A) sec Gouverneur la, 25x72; power of atty to sell 1/2 interest in above; Marie Valadier to Auguste C Valadier, 22 Place Vendome, Paris, France; Nov8; Dec4'11.

**Water st, 93**, (1:33-9) swc Gouverneur la, 25.5x71.8x25.1x72.3, 5-sty bk loft & str bldg; Marie Valadier wid & devisee Geo W Thorne to Rebecca Witherell & Emma Thorne at Greenwich, Conn; 1/2 pt; B&S & C a G; Nov29; Dec6'11; A\$28,000-36,000. O C & 100

**7TH st, 126 E**, (2:434-26) ss, 125.1 w Av A, 24.7x90.10, 5-sty bk tnt & str; Harry B Cutner to Herman Goldberger, 2047 Valentine av; AL; Dec7'11; A\$17,000-27,000. O C & 100

**9TH st (rear of 330 E)**, see St Marks pl, 57.

**11TH st, 640 E**, (2:393-27) ss, 158 w Av C, 25x94.9, 5-sty bk tnt & str; Abr Marks et al to Mollie Strauss, 324 E 4; mtg \$21,500; Dec1; Dec4'11; A\$17,000-23,000. nom

**11TH st, 418 E**, (2:438-17) sws, 319 nw Av A, 25x 1/2 blk, 4-sty bk tnt & str & pt 2-sty bk & fr theatre in rear; Richd B Tillinghast (ref) to Emma Keller, 201 Himrod, Bklyn; mtg \$32,000 on this & No 416 E 11; FORECLOS, Oct24; Dec2; Dec4 '11; A\$15,000-20,000. 3,500

**11TH st, 416 E**, (2:438-16) sws, 344 nw Av A, 25x 1/2 blk, 4-sty bk tnt & str & Pt 2-sty bk theatre in rear; Jos M Herzberg (ref) to Emma Keller, 201 Himrod, Bklyn; mtg \$32,000 on this & No 418 E 11; FORECLOS, Oct24; Dec2; Dec4'11; A\$15,000-20,000. 3,500

**11TH st, 416-8 E**, (2:438-16-17) sws, 319 nw Av A, 50x 1/2 blk, 2 4-sty bk tnts & str & 2-sty bk & fr theatre in rear; Emma Keller to Francesco Genovese, 416 E 11; mtg \$32,000; Dec1; Dec4'11; A\$30,000-\$40,000. nom

**12TH st, 639 E**, (2:395-42) ns, 145.6 w Av C, 37.6x103.3, 6-sty bk tnt & str; Geo Zimmerman to Millie Segal, 242 E 13; AL; Dec1; Dec5'11; A\$22,000-50,000. O C & 100



14TH st, 249 W, (3:764-11) ns, 190.2 e 3 av, 24.2x103.1, 4-sty & b stn dwg; Magdalena wife Emil Waldenberger to Martha Schaefer, 249 W 14; AL; Nov29; Dec1'11; A\$18,000-22,000. O C & 100

14TH st, 612 E, (2:396-14) ss, 188 e Av B, 25x103.3, 5-sty bk tnt & str; Italian Union Realty & Security Co to Julius Mendelson, 167 Westminister rd, Bklyn, & Prudential Bond & Mtg Co, 35 Nassau; mtg \$25,500; Nov14; Dec4'11; A\$12,000-19,000. nom

16TH st, 114-6 E, (3:871-70) ss, 268.6 e 4 av, 56.6x103.3, 12-sty bk loft & str bldg; Seth S Terry to 16th St Realty Co, 66 Bway; mtg \$267,500; Nov29; Dec4'11; A\$81,000-P \$270,000. nom

17TH st, 50-4 W, (3:818-78) ss, 179 e 6 av, 66x92, 12-sty bk loft & str bldg; Harwell Realty Co to Fleischmann Bros Co, 507 5 av; B&S; Dec6; Dec7'11; A\$136,000-P\$240,000. nom

19TH st, 123 E, see Irving pl, 81.

21ST st, 100 E, see 4 av, 261-5.

21ST st, 449 W, (3:719-13) ns, 241.8 e 10 av, 16.8x98.8, 4-sty stn dwg; Patk McElduff to Sarah McElduff his wife, 449 W 21; B&S; Apr12'09; Dec6'11; A\$8,000-11,000. nom

22D st, 333 W, (3:746) ns, 412 w 8 av, 37.1x98.9; power of atty; Bernard Loth, 408 W 150 to Dudley F Sicher & Chas Buckbee; Oct20; Dec6'11.

25TH st, 134-6 W, (3:800-59) ss, 375 w 6 av, 50x81.1, 7-sty bk loft & str bldg; Abr Mann to Realty & Commercial Co, 50 Church; AL; Dec1'11; A\$74,000-130,000. O C & 100

27TH st, 115-7 E, (3:883-11-2) ns, 166.8 e 4 av, 33.4x98.9, 2-5-sty bk tnts; Wm S White to Virginia L White at Lydecker, c Booth av, Englewood, NJ; 1/2 pt; AL; June 19; Dec1'11; A\$40,000-57,000. nom

29TH st, 362 W, (3:752-79) ss, 150 e 9 av, 16.8x98.9, 4-sty stn dwg; Schuyler V C Hamilton to Devonshire Realty Co, 1038 5 av; mtg \$6,000; Dec2; Dec7'11; A\$9,500-12,500. O C & 100

29TH st, 336-8 W, (3:752-66-67) ss, 356.3 e 9 av, 43.9x98.9, 4-sty stn dwg & 5-sty stn school; Schuyler V C Hamilton to Devonshire Realty Co, 1038 5 av; mtg \$10,000; Dec2; Dec7'11; A\$24,500-34,500. O C & 100

29TH st, W, (3:674-36-38) ss, 100 w 11 av, 75x98.9, vacant; A\$16,000-16,000; also 11TH AV, (3:674-33) nws, 49.4 s 29th, 24.8 x100, vacant; A\$11,000-11,000; also 13TH AV, (3:674-58-61 & 62) es, 50.8 s 29th, runs 50.8x97.7x98.9 to ss 29th xw25x49.2xw 83.11 to beg, vacant; A\$25,500-25,500; Schuyler V C Hamilton to Devonshire Realty Co, 1038 5 av; 1/2 pt; sub to leases; Dec2; Dec7'11. O C & 100

29TH st, W, ss, 97.7 e 13 av, see 29th, ss, 100 w 11 av.

30TH st, 543 W, (3:702-13) ns, 240.7 e 11 av, 16x31.6, 4-sty bk tnt & str; Annie wife of & Wm Tagg, 548 E 87 to Thos O'Brien, 236 W 144; Dec1; Dec4'11; A\$2,000-3,000. O C & 100

30TH st, 32 E, (3:859-59) ss, 175 e Mad av, 21x98.9, 3-sty & b stn dwg, 1-sty ext; Alfred R & Howard Conkling indiv & EXRS Laura R Conkling to Howard Conkling, 157 E 70; B&S; mtg \$17,000; Nov23; Dec6'11; A\$48,000-50,500. O C & 100

33D st, 430-8 W, (3:730-66-70) ss, 325 w 9 av, 75x98.9, 5 3-sty bk tnts; Emily A Thorn et al EXRS, &c, Leonard M Thorn to Rudolph-Wallach Co, 68 Wm; mtg \$39,200; Nov24; Dec4'11; A\$31,500-39,000. 56,000

36TH st, 223 E, see 36th, 219 E.

36TH st, 149 E, see 36th, 219 E.

36TH st, 219 E, (3:917) also 36TH ST, 223 E, (3:917); also 36TH ST, 149 E, (3:892); also 37TH ST, 212 E, (3:917); also 38TH ST, 305 E, (3:944); also agmt not to bring partition suit within a year from date, except as to 149 E 36 as to which no such action shall be brought during the life of Christina Cook wid of Valentine Cook, etc, Valentine Cook, Jr & Alice V his wife, 172 Manhattan, Martin V Cook & Harriet J his wife, 135 Highland Cross, Rutherford, NJ; Christine Straiton, 435 W 123; Wm Cook & Eliz his wife Howland av cor Vermont, White-stone, LI & Susannah Sands, 149 E 36th; owners of undivided interests, each with the other; Dec5; Dec6'11. nom

36TH st, 219 E & other property; same as above; agmt as to re of annuity of \$1,000, Valentine Cook Jr & J Arthur Fischer as com Christina Cook for support of Susan Cook to Valentine Cook, Jr, 174 Manhattan; Christine Straiton, 435 W 123; Susanna Sands, 149 E 36; Martin V Cook at Rutherford, NJ & Wm Cook at White-stone, LI; AT; Dec5; Dec6'11. 4,210

36TH st, 149 E, (3:892-31) ns, 200 e Lex av, 19x98.9, 3-sty & b stn dwg; Geo D Beattys TRSTE in bankruptcy of Martin V Cook, 49 Wall to Harriet J Cook, 135 Highland Cross, Rutherford, NJ; B&S & C a G; July20; Dec6'11; A\$19,000-24,000. 800

36TH st, 219 E, (3:917-12) ns, 233 e 3 av, 21x98.9, 4-sty bk tnt & 2-sty fr rear tnt; Geo D Beattys TRSTE in bankruptcy of Martin V Cook, 49 Wall to Harriet J Cook, 135 Highland Cross, Rutherford, NJ; B&S & C a G; July20; Dec6'11; A\$9,240-13,000. 800

36TH st, 223 E, (3:917-14) ns, 275 e 3 av, 22.6x98.9, 3-sty bk tnt; Geo D Beattys TRSTE in bankruptcy of Martin V Cook of 49 Wall to Harriet J Cook, 135 Highland Cross, Rutherford, NJ; B&S & C a G; July20; Dec6'11; A\$9,900-11,500. 800

37TH st, 212 E, (3:917-51) ss, 175 e 3 av, 25x98.9, 5-sty bk loft bldg; Geo D Beattys TRSTE in bankruptcy of Martin V Cook, 49 Wall to Harriet J Cook, 135 Highland Cross, Rutherford, NJ; B&S & C a G; July20; Dec6'11; A\$11,000-17,000. 800

37TH st, 212 E, see 36th, 219 E.

38TH st, 305 E, see 36th, 219 E.

38TH st, 305 E, (3:944-5) ns, 100 e 2 av, 25x99.1x27.9x110.9, 1-sty bk office & stable; Geo D Beattys TRSTE in bankruptcy of Martin V Cook, 49 Wall to Harriet J Cook, 135 Highland Cross, Rutherford, NJ; B&S & C a G; July20; Dec6'11; A\$11,000-12,000. 800

38TH st, 28 E, (3:867-49) ss, 168.10 e Mad av, 18.10x98.9, 4-sty & b stn dwg; Newton M Shaffer to Kath W wife Hamilton F Kean at Ursano, Union Co, NJ; Nov 21; Dec1'11; A\$56,000-71,000. O C & 100

38TH st, 48 W, (3:839-73) ss, 308 e 6 av, 21x98.9, 4-sty & b stn dwg; Phyllis McVickar et al by Union Trust Co, GDN to Isabel A Lee, 800 Riverside dr, B&S; Dec1 '11; A\$75,500-81,500. 75,000

39TH st, 301 W, see 8 av, 601.

39TH st, 322 E, (3:944-41) ss, 275 e 2 av, 25x98.9, 5-sty bk tnt & str; Benj Goldberg to Yetta Gottlieb, 937 2 av; AT; AL; Nov28; Dec1'11; A\$10,500-16,500. O C & 100

40TH st, 319 E, (5:1333-12) ns, 275 e 2 av, 25x44.11x27.4x56; error, deed reads 319 W (?) 40th st, 4-sty fr tnt; Thos Lawler to Robt E Kelly, 206 Mt Hope pl; Dec 6'11; A\$6,000-7,000. O C & 100

45TH st, 35-9 W, (5:1261-19-20) ns, 425 w 5 av, 50x100.5, 3 4-sty & b stn dwgs; Nellie F Kilgore to Holland Holding Co, 11 Pine; mtg \$125,000 & AL; Dec4; Dec5 '11; A\$156,000-162,000. O C & 100

46TH st, 219-21 W, (4:1018-18) ns, 425 e 8 av, 50x100.5, with AT to strip 1.3x—adj on e, 2 & 3-sty bk bldg & str; Fanny E Hoertel to Jno T Brook Co, 120 W 42; mtg \$48,000; Nov24; Dec6'11; A\$64,000-74,000. O C & 100

47TH st, 118 W, (4:999-42) ss, 550 e 7 av, 18.9x100.5, 2 & 4-sty stn club house; Florence J Sullivan to Helena Perry; May 17'09; Dec1'11; A\$37,000-38,000. nom

51ST st, 74 W, see 6 av, 900.

52D st, 30 W, (5:1267-54) ss, 394 w 5 av, 22x100.5, 5-sty & b stn dwg; Lawyers Realty Co to T J Oakley Rhineland, 36 W 52, & Philip Rhineland, 16 E 55; AL; Dec2; Dec7'11; A\$70,000-105,000. nom

54TH st, 439-41 W, (4:1064-10-11) ns, 225 e 10 av, 50x100.5, 2 & 3-sty bk & fr stable & factory; Thos F Devine to Frank Desiderio, 428 W 54; mtg \$12,500; Nov29; Dec 1'11; A\$23,000-23,500. nom

54TH st, 335 E, (5:1347-16) ns, 244 w 1 av, 20x100.5x19.6x—, 4-sty bk tnt & str & 3-sty fr rear tnt; Fidelia Mittelmann to Elias Waldman, 116 Central av; B&S; AL; Oct23; Dec1'11; A\$8,000-13,500. nom

56TH st W, see Bway, see Bway, 1744-8.

60TH st, 11 E, (5:1375-9) ns, 200 e 5 av, 25x100.5, 5-sty bk dwg; John E McGowan to Chas Lanier, 30 E 37, J Pierpont Morgan, 219 Mad av, & John L Cadwalader, 3 E 56, joint tenants as TRSTES; Dec4; Dec 5'11; A\$90,000-120,000. 165,000

61ST st, 106 W, (4:1132); asn rents to extent of \$1,350; Kath Gallaher to Philip Sugerman, 136 W 118 et al, doing business as the Royal Co, 93 Nassau; Dec5'11. 1,350

62D st, 224 W, (4:1153-47) ss, 350 w Ams av, 25x100.5, 5-sty bk tnt; Morris Wolinsky to Jas H Webb, 336 W 59; mtg \$17,500; Dec5; Dec6'11; A\$6,000-15,000. O C & 200

65TH st, E, (5:1477 & 1476) ns, 275 e Av A, runs e167 to ws Marginal xs30.7 to e l 65th xw160.11xn30 to beg, being land in bed of st, 1-sty fr pavilion; City of N Y to Rockefeller Inst for Medical Research; AT; QC; July14'10; Dec5'11. O C & 100

65TH st, E, (5:1477-1476) ss, 275 e Av A, runs e154.9 to ws Marginal, xn30.7 to cl 65th xw160.11xs30 to beg, being land in bed of 65th, vacant; City of N Y to John D Rockefeller Jr; AT; QC; July14'10; Dec 5'11. O C & 100

65TH st, 115 E, (5:1400-7) ns, 140 e Park av, 20x100.5, 3-sty & b stn dwg; Alfred R & Howard Conkling indiv & EXRS Laura R Conkling to Alfred R Conkling, 157 E 70; B&S; Nov23; Dec6'11; A\$30,000-35,000. O C & 100

65TH st, ns, 225 e Av A, see 67th, ss, plot bounded n by ss 67th, etc.

65TH st, E, (5:1476 & 1477) land in bed of st, 225 e Av A, — to ws Exterior; John D Rockefeller Jr to Rockefeller Institute for Medical Research, Exterior, bet 65th & 67th; AT; Nov11; Dec5'11. nom

66TH st W, (4:1178- pt lt 23) ns, 100 w West End av, 40x100.5, vacant; Newell Martin to Chas SooySmith, 2 W 55th; B & S; mtg \$8,500; Apr11; Dec6'11; A\$—, \$—. nom

66TH st, (5:1477 & 1478) at es Av A, being land in bed of st, runse— to land of party 2d pt; John D Rockefeller Jr to Rockefeller Institute for Medical Research; Exterior st, bet 65th & 67th; AT; B&S; Nov11; Dec5'11. nom

67TH st, E, (5:1477-pt lt 1; 1478-pt lt 1; 1479) ss, plot bounded n by ss 67th, e by land party 2d pt, s by ss 65th prior to closing thereof, & w by line 225 e Av A, vacant; also MARGINAL ST or EXTERIOR, (5:1476-pt lt 1) ws, from ss 65th (prior to closing thereof) to ns 64th & bounded w by line 225 e Av A; with AT to such portions of 67th & 64th sts to cl thereof & also to Exterior, from e to ws bet ns 64th & ss 65th, pr to its closing; also to any upland & land under water to east of & in front of that part of Exterior, last described; John D Rockefeller Jr to Rockefeller Institute for Medical Research on Exterior st, bet 65th & 67th; Nov10; Dec 5'11. nom

70TH st, 203 W, (4:1162-284) ns, 100 w Ams av, 15.6x100.5, 4 & 5-sty bk dwg; Geo F Johnson to Robt P Wadhams, 60 W 61; B&S & C a G; mtg \$16,000 & AL; Nov29; Dec4'11; A\$13,500-26,000. O C & 100

71ST st E, (5:1385-63) ss, 225 e 5 av, 25 x100.5, vacant; Otto H Kahn to Marie H Clemens, 603 5 av; Dec4; Dec7'11; A\$117,000-117,000. O C & 100

72D st, 184½-S E, see 3 av, 1240-8.

72D st, 269 W, (4:1164-2) ns, 25 e West End av, 25x100, 4-sty & b bk dwg, 2-sty ext; Alice V Morris to Wm B Thom, 175 W 72; B&S; AL; Dec1; Dec5'11; A\$40,000-P \$63,000. O C & 100

73D st, 102 E, (5:1407-71) ss, 19 e Park av, 18x102.2, 4-sty & b stn dwg, 2-sty ext; Robt I Lvey to Geo E Brewer, 61 W 48; mtg \$25,000; Nov29; Dec1'11; A\$30,000-38,000. O C & 100

80TH st, 205 E, (5:1526-4¾) ns, 82.11 e 3 av, 17.1x90, 2-sty & a fr dwg; Anna wife Benj Lipschitz to Jas Wilson, 301 W 91; AL; Nov29; Dec2'11; A\$7,500-8,000. O C & 100

82D st W, see West End av, see West End av, 450.

82D st, 122-8 E, (5:1510-60-2) ss, 250 e Park av, 75x102.2, 4-3-sty & b stn dwg; Frances A Clarke & ano to Frontenac Realty Co, 43 Cedar; Nov28; Dec2'11; A\$48,000-60,000. nom

88TH st, 100 W, see Col av, 570-2.

89TH st, 276 W, (4:1236) ss, 52 e West End av, runs s24.8xe12xs43xe18xn67.8 to st xw30 to beg, owned by party 2d pt; also WEST END AV, 596, adj above on w, owned by party 1st pt; agmt as to wall encroachment, &c; Gertrude D wife Gilbert R Hawes, 596 West End av, with Chas A Starbuck, 276 W 89; Dec5; Dec7'11. nom

91ST st, 162 E, (5:1519-45) ss, 191.8 w 3 av, 33.4x100.8, 5-sty bk tnt; Analeata Rush to Jno Volz, 131 E 86; mtg \$38,000; Dec1'11; A\$17,000-41,000. O C & 100

94TH st, 64 E, (5:1505-46) ss, 207.6 w Park av, 27x100.8, 5-sty stn tnt; Rachel Rosenblum to Julius Weinheimer, 2160 Newbold av; mtg \$28,000 & AL; Dec1; Dec 2'11; A\$19,500-31,000. O C & 100

94TH st, 66 E, (5:1505-45) ss, 180.6 w Park av, 27x100.8, 5-sty stn tnt; Rachel Rosenblum to Urban A Boband, 2775 Marion av & Emily R Keating, 11 E 87; mtg \$28,000 & AL; Dec1; Dec2'11; A\$19,500-31,000. O C & 100

94TH st, 64-6 E, (5:1505-45-46), ss, 180.6 w Park av, 54x100.8, 2 5-sty stn tnts; re mtg; Abr Stein to Rachel Rosenbaum, 62 E 94; Dec1; Dec5'11; A\$39,000-62,000. nom

94TH st, 64-6 E; re mtg; Moses M Valentine to same; Dec1; Dec5'11. nom

97TH st, 201 E, see 3 av, 1751.

97TH st, 235 E, see 2 av, 1881.

97TH st, 216 E, see 97th st, 214 E.

97TH st, 214 E, (6:1646-39) ss, 235 e 3 av, 25x100.11, 4-sty stn tnt & str; A\$9,000-16,000; also 97TH ST, 216 E, (6:1646-38) ss, 260 e 3 av, 25x100.11, 4-sty stn tnt & str; A\$9,000-16,000; Prince Realty Co to Gaetana Arena, 8635 Bay 12, Bklyn; mtg \$25,000; Nov11; Dec6'11. nom

98TH st, 102 W, (7:1852-36¾) ss, 74 w Col av, 26 to es Croton Aqueduct x100.11, with AT to strip adj on e, —, 5-sty bk tnt & str; Jacob B Engel to Jos Hecht, 44 E 68th; FORECLOS, Nov3; Dec5; Dec 6'11; A\$15,600-23,000. 26,000

99TH st, 311-3 W, (7:1888-59) ns, 200 w West End av, 75x100.11, 8-sty bk tnt; M R L Building Co to Jacob Axelrod, 276 Riverside Drive; mtg \$245,000; Dec4; Dec 6'11; A\$65,000-P\$140,000. O C & 100

101ST st, 324 W, (7:1889-29) ss, 221 w West End av, 20x100.11, 5-sty stn dwg, 4-sty ext; Bella Harris to Saml Halperin, 1540 43d, Bklyn; mtg \$30,000; Dec2; Dec 5'11; A\$17,000-33,000. O C & 100

103D st, 154 E, (6:1630-50) ss, 75.6 e Lex av, 26x100.11, 5-sty stn tnt; Jeannette Bleistift to Pauline Bilsky, 158 Nicholas, Ottawa, Can; mtg \$20,000; Dec1; Dec2'11; A\$10,500-21,000. 5,000

104TH st, 244 E, (6:1653-30) ss, 125 w 2 av, 25x100.11, 5-sty bk tnt & str; Isaac & Rose Rosenwasser to Harry Rosenwasser, 308 2d; 1/2 pt; AL; Dec1; Dec5'11; A\$10,000-23,500. nom

104TH st, 439-41 E, (6:1698-23) ns, 563 e 1 av, 50x100.11, 2-sty bk str; Vincenzo Caggiano to Caterina Paradiso, 158 E 106; mtg \$21,600; Dec2; Dec6'11; A\$14,000-23,000. O C & 100

105TH st 3 E, (6:1611-5) ns, 100 e 5 av, 25x100.11, 5-sty stn tnt; Emily Loewy to Abr D Schlessinger, 62 E 105; mtg \$15,000; Dec4; Dec5'11; A\$13,000-28,000. nom

105TH st, 3 E; agmt that neither will sell or mtg their R T & I as tenants in common without consent of the other; Abr D Schlessinger with Rachel Schlessinger, his wife, both at 62 E 105; Dec4; Dec5'11. nom

106TH st, 77 E, (6:1612-35) nwc Park av (No 1440) 25x75.11, 5-sty bk tnt & str; Milton S Hoffman to Robt Jordan, 1643 Atlantic av, Bklyn; mtg \$26,850 & AL; Nov28; Dec2'11; A\$16,000-27,000. O C & 100

106TH st, 77 E; Robt Jordan to Saml Kaufman, 313 E 116; mtg \$26,850 & AL; Nov28; Dec2'11. O C & 100

106TH st, 51 W, the business known as Duckworths Pharmacy; Power of atty; F M Duckworth at Phillipsburg, N J to David H Walter; Nov20; Dec2'11.

107TH st, 439 E, see Pleasant av, nwc 107th.

108TH st, 204-10 W, (7:1879-37) ss, 100 w Ams av, 100x100.11, 6-sty bk tnt; Irving Judis Bldg & Constn Co to Manhattan Freehold Co, 31 Nassau; mtg \$15,000 & AL; Dec1; Dec2'11; A\$70,000-P120,000. O C & 100

109TH st, 231 E, (6:1659-15a) ns, 353.7 e 3 av, runs n100.10xe6.5xs9.2xe12.2xs91.8 to st xw18.7 to beg, 4-sty bk tnt; Belwood Realty Co to Antonio Naclerio, 234 E 107; mtg \$6,000; Dec4; Dec5'11; A\$6,500-10,500. nom



**109TH st, 349-51 E**, see 1 av, 2121.  
**110TH st, 86-8 E**, (6:1615-38) ss, 26 w Park av, 41x100.11, 6-sty bk tnt & str; David I Shapiro to Abr Fisch, 129 Rivington; QC; AL; Dec4; Dec5'11; A\$19,500-52,000. O C & 100  
**110TH st, 249 E**, (6:1660-19) ns, 116.8 w 2 av, 37.6x100.11, 6-sty bk tnt & str; Abr D Weinstein to Winston Holding Co, 320 Bway; AL; Oct31; Dec2'11; A\$15,000-45,000. O C & 100  
**111TH st, 103 E**, (6:1639-2) ns, 31.11 e Park av, 15.11x100.11, 3-sty & b stn dwg; Arthur B Tuttle to Tilmil Realty Co, 309 Bway; QC; Nov16; Dec1'11; A\$7,000-8,000. nom  
**111TH st, 113 E**, (6:1639-6½) ns, 111.7 e Park av, 15.11x100.11, 3-sty & b stn dwg; Arthur B Tuttle to Tilmil Realty Co, 309 Bway; QC; Nov16; Dec1'11; A\$7,000-8,000. nom  
**112TH st, 600 W**, see Bway, 2873-9.  
**112TH st, 239 E**, (6:1662-18) ns, 167.6 w 2 av, 17.6x100.11, 4-sty bk tnt; Anna C Coddington, heir, & Chas Coddington to Henrietta Neylan, 941 Simpson; QC; Dec6; Dec7'11; A\$6,500-10,000. nom  
**116TH st, 356 E**, (6:1687-30½) ss, 70 w 1 av, 18.4x90, 3-sty stn dwg & str; Michl Palladino to Enrico Viggiani, 411 E 114; mtg \$6,000; Dec4; Dec5'11; A\$7,000-10,000. O C & 100  
**117TH st, 330 E**, (6:1688-38) ss, 375 e 2 av, 25x100.11, 4-sty bk tnt; Vincenzo Caggiano to Caterina Paradiso, 158 E 106; mtg \$12,000; Dec2; Dec6'11; A\$9,000-13,000. O C & 100  
**117TH st, 351 W**, see Manhattan av, 411-7.  
**117TH st, 351 W**, see Manhattan av, 411-21.  
**118TH st, 350 W**, see Manhattan av, 411-21.  
**118TH st, 106 W**, (7:1902-38) ss, 109 w Lenox av, 17x100.11, 3-sty & b stn dwg; Pauline Sherman to Alfred & Carrie Freund, both at 157 E 31 & Wm Dub, 1963 Ryer av; ½ pt to each; mtg \$13,500; Nov 29; Dec1'11; A\$10,200-13,000. O C & 100  
**118TH st, 4 W**, (6:1601-41) ss, 100 w 5 av, 25x100.11, 5-sty bk tnt; Sarah Jaretzky to Elias Ellerstein, 107 Bowery; B&S & C a G; mtg \$25,000; Dec4'11; A\$15,000-28,000. nom  
**118TH st, 19 W**, (6:1717-24) ns, 560 e Lenox av, 25x100.11, 5-sty bk tnt; Michl J Horan (ref) to Chas J King, 255 W 126; FORECLOS, Nov28; mtg \$25,000; Dec5'11; A\$15,000-30,000. 3,000  
**119TH st, 68 E**, (6:1745-44) ss, 175 w Park av, 20x100.11, 5-sty bk tnt & str; Gussie Letwin to Max Bernow, 477 Miller av, Bklyn; Nov27; Dec2'11; A\$9,500-20,500. O C & 100  
**119TH st, 346 E**, (6:1795-34) ss, 150 w 1 av, 25x100.10, 3-sty & b fr dwg; Flora Kohn to Wm H Talmage, 117 E 34; mtg \$8,500 & AL; Dec6; Dec7'11; A\$9,000-9,500. O C & 100  
**120TH st, E**, (6:1817-10) ns, 226.5 e Pleasant av, 65.3x100.11, 3-sty fr home; Ely Rosenberg (ref) to Mutual Life Ins Co of NY, 34 Nassau; FORECLOS, Nov15; Nov 28; Dec4'11; A\$19,000-19,500. 9,000  
**121ST st, 231 W**, (7:1927-15) ns, 400 w 7 av, 25x100.11, 5-sty bk tnt; Annie E O'Connor to Saml Davis, 168 Lenox av; mtg \$24,000; Dec1; Dec2'11; A\$16,000-25,000. O C & 100  
**121ST st, 421 W**, (7:1963-38) ns, 100 e Ams av, 25x100.10, 6-sty bk tnt; Emily L Landon to Gerrit J W Van Slingerlandt at Patchogue, LI; mtg \$36,000 & AL; Nov 29; Dec2'11; A\$17,000-35,000. O C & 100  
**121ST st, 226 W**, (7:1926-44½) ss, 268 w 7 av, 18x100.11, 5-sty bk tnt; Francis S McAvo (ref) to Julius Lohenstein, 16 W 90; FORECLOSED & drawn; Dec6'11; A \$11,000-16,000. 14,000  
**121ST st, 231 W**, (7:1927-15) ns, 400 w 7 av, 25x100.11, 5-sty bk tnt; Saml Davis to Isaac Goodstein, 36 W 119; mtg \$24,000; Dec1; Dec6'11; A\$16,000-25,000. nom  
**123D st, 41-3 E**, (6:1748-40-1) ns, 81 e Mad av, 34.6x100.11, 2-3-sty & b stn dwg; Max Kobre to Henry W Frauenthal, 783 Lex av; mtg \$16,000; Nov28; Dec1'11; A \$16,500-23,500. O C & 100  
**123D st, 41-3 E**, Henry W Frauenthal to Hospital for Deformities & Joint Diseases, 1919 Mad av; mtg \$16,000; Dec1'11. O C & 100  
**125TH st, 600-2 W**, see Bway, 3133-7.  
**128TH st, 5 E**, (misc), assessed value \$16,000; lots 107, 108, 11 & 112 in blk bounded by 1 & 2 avs & 2d & 3d sts, 24th Ward; assessed value \$3,200; LOTS 294 to 298 in blk bounded by 2d & 3d sts, 3 & 4 avs & Mile Sq rd, 24th Ward; assessed value \$5,000; Jas A Wendell, Deputy Comptroller of State, NY, to Chas A Clinton & ano, EXRS Alex J Clinton, decd; Nov29; Dec5'11; cert as to payment of transfer tax for 1,319.88  
**128TH st, 13 (old 11) E**, (6:1753-8½) ns, 199.4 e 5 av, 19.4x99.11, 3-sty & b stn dwg; Enoch R Tuthill to Margt E Forbes; Nov17'98; Dec7'11; A\$9,000-14,000. nom  
**129TH st, 121 W**, (7:1914-22½) ns, 225 w Lenox av, 12.6x99.11, 3-sty & b stn dwg; Sarah A wife of & Warren P Ackerman to Cecelia R D Hellmund for life and thereafter to A Isabel Dunn, both at 25 Bklyn av, Bklyn; mtg \$6,250; Nov29; Dec6'11; A \$6,000-8,000. nom  
**130TH st, 521 W**, (7:1985-17) ns, 100.1 e old Bloomingdale rd or Bway, runs n120 to cl Byrd st (closed) xse74.7xsw91.6 to 130th xw18.10 to beg, 1 & 2-sty fr bldg; Wm E Neale et al to Isabella T wife Wm E Neale, 187 Shepherd av, Bklyn; Nov15; Dec7'11; A\$12,000-12,000. nom  
**131ST st, 234 W**, (7:1936-47) ss, 425 e 8 av, 25x99.11, 2-sty fr dwg; Minnie Helfer to Phelan Bldg Co, 45 Bway; mtg \$7,500; Dec1'11; A\$12,000-13,000. nom

**131ST st, 116 W**, (7:1915-42) ss, 208.4 w Lenox av, 16.8x99.11, 3-sty & b stn dwg; Henrietta I Hewlett to Ellie J Duggan, 140 W 109; mtg \$8,000; Nov23, Dec2'11; A \$8,000-11,000. O C & 100  
**131ST st, 118 W**, (7:1915-43) ss, 225 w Lenox av, 18.9x99.11, 3-sty & b stn dwg; Mortimer C Hewlett et al to Ellie J Duggan, 140 W 109; B&S; Nov17; Dec2'11; A\$9,000-13,000. nom  
**131ST st, 116-8 W**, (7:1915-42-3) ss, 208.4 w Lenox av, 35.5x99.11, 2-3-sty & b stn dwgs; Ellie J Duggan to Jno Glass, Jr Constn Co, 68 Gansevoort; mtg \$8,000; Dec 1; Dec2'11; A\$17,000-24,000. O C & 100  
**136TH st, 170-2 W**, (7:1920-59) ss, 75 e 7 av, 50x99.11, 6-sty bk tnt; Irving Simon to Sargold Realty Co, 625 Bway; AL; Oct 21; Dec2'11; A\$25,000-65,000. O C & 100  
**136TH st, 134 W**, (7:1920-47) ss, 333.4 w Lenox av, 16.8x99.11, 3-sty & b stn dwg; TRSTES of Robert College of Constantinople to Jno G Taylor, 213 W 136; Dec5; Dec7'11; A\$7,300-11,000. 8,700  
**138TH st, 67 W**, (6:1736-6) ns, 85 e Lenox av, 40x99.11, 6-sty bk tnt; Regal Mtg & Security Co to Hyman Grohman, 16 E 113; mtg \$35,000 & AL; Nov29; Dec 2'11; A\$14,500-46,000. O C & 100  
**138TH st, 69-71 W**, see Lenox av, 554-6.  
**140TH st, 509 W**, (7:2072-24) ns, 187.6 w Ams av, 37.6x99.11, 5-sty bk tnt; Anna G Callan to Eliz O'Callahan, both at 539 W 112; mtg \$41,000 & AL; Dec2; Dec6'11; A\$15,000-39,000. nom  
**142D st, 623 W**, (7:2089-20) ns, 290 w Bway, 15x99.10, 3-sty & b bk dwg; Mary F Crandall, wid, to Victoria Luscomb, 170 W 123; mtg \$9,000; Dec5; Dec7'11; A\$6,000-10,500. O C & 100  
**143D st, 237 W**, (7:2029-20) ns, 475 e 8 av, runs e24.8xn—xe—xn51.11xw25x99.11 to beg, 6-sty bk tnt; Henrietta Epstein to Jos Silverstein, 808 West End av; mtg \$21,000; Nov10; Dec7'11; A\$10,000-30,000. nom  
**144TH st, 251-3 W**, (7:2030-14) ns, 430 w 7 av, 40x99.11, 6-sty bk tnt & str; Cooper Realty Co to Hopkins Holding Co, 26 Exchange pl; mtg \$34,500; Nov14; Dec6'11; A\$15,000-47,000. O C & 100  
**144TH st, 255-7 W**, (7:2030-12) ns, 470 w 7 av, 40x99.11, 6-sty bk tnt & str; Cooper Realty Co to Hopkins Holding Co, 26 Exchange pl; mtg \$34,500; Nov14; Dec6'11; A\$15,000-47,000. O C & 100  
**146TH st, 226-8 W**, (7:2031-48) ss, 337.6 w 7 av, 37.6x99.11, 6-sty bk tnt & str; Beka Stein to Chas Brown, 286 W 147; mtg \$46,500; Dec1; Dec6'11; A\$12,500-42,000. O C & 100  
**151ST st, 452 W**, (7:2065-54) ss, 254 e Ams av, 21x99.11, 5-sty bk tnt; Sarah M Sandford to Clara wife Aaron Haber & Clara wife Isak Haber; ½ nt & Deborah Popper; ½ pt, all at 207 Wallabout, Bklyn, mtg \$18,000 & AL; Dec1; Dec2'11; A\$7,100-18,500. nom  
**152D st, 534-6 W**, (7:2083-55) ss, 150 e Bway, 75x99.11, 6-sty bk tnt; Morris Bloch et al to Rega Realty Co, 152 W 25; mtg \$104,000; Apr22; Dec7'11; A\$36,000-107,000. O C & 100  
**157TH st, W**, (8:2116-58 & pt lt 17) ns, 450 w Ams av, 125x99.11, vacant; Assembled Realty Owners Co to Paul Moran, 328a President, Bklyn; AL; Dec4; Dec 5'11; A\$—\$. nom  
**157TH st W**, (8:2116); Paul Moran to Irving Judis Bldg & Constn Co, 922 Ams av; mtg \$57,500; Dec4; Dec5'11. nom  
**163D st, 448 W**, (8:2110-10) ss, 85 e Ams av, runs s100xe15x12.6xe25xn112.6 to st x w40 to beg, 5-sty bk tnt; West Bronx Realty Co to Josephine B King, at Fort Edward, NY; mtg \$32,500; Nov23; Dec4'11; A\$15,000-44,000. O C & 100  
**163D st, 446 W**, (8:2110-11) ss, 125 e Ams av, 37.6x112.6, 6-sty bk tnt; Louise R & Jas K Holly; EXRS, Augustus F Holly to Levi S Tenney at Montclair, NJ; mtg \$36,500; Nov—; Dec1'11; A\$12,000-45,000. 39,000  
**163D st, 446 W**; Levi S Tenney to Jennie Kuretsky, 1365 Intervale av; C a G; mtg \$35,000; Dec1'11. O C & 100  
**164TH st W, nwc St Nicholas av**, see St Nicholas av, nwc 164.  
**171ST st, 510 W**, (8:2127-37) ss, 231.3 w Ams av, 43.9x95, 5-sty bk tnt; One Hundred & Seventy First Realty Co to Jno H Heitmann, 143 W 104; mtg \$32,000; Dec1; Dec2'11; A\$12,000-39,000. O C & 100  
**171ST st, 510 W**, (8:2127-37) ss, 231.3 w Ams av, 43.9x95, 5-sty bk tnt; re mtg; Abr Kornbluth to One Hundred & Seventy-First St Realty Co, 151 W 118; QC; Dec1; Dec2'11; A\$12,000-39,000. nom  
**171ST st, 504-8 W**, (8:2127-39-43) ss, 100 w Ams av, 131.3x95, 3-5-sty bk tnts; One Hundred and Seventy-First St Realty Co to David Kornbluth, 200 W 111; AL; Dec 1; Dec2'11; A\$36,000-117,000. nom  
**178TH st W, nwc Pinehurst av**, see Pinehurst av, nwc 178th.  
**178TH st, 592-6 W**, (8:2133-70) ss, 175 w Audubon av, 75x94.11, 5-sty bk tnt; Jno Glass Jr Constn Co to Ellie J Duggan, 140 W 109; mtg 78,250; Dec1; Dec2'11; A\$28,000-75,000. O C & 100  
**178TH st, 592-6 W**, (8:2133-70) ss, 175 w Audubon av, 75x94.11, 5-sty bk tnt; Ellie J Duggan to Henrietta J Hewlett, 116 W 131; AL; Dec1; Dec2'11; A\$28,000-75,000. O C & 100  
**182D st, 554-6 W**, (8:2154-16-7) ss, 43 w Audubon av, 35.8x70, 2-3-sty fr dwgs; Eliz M Casseboom to Augusta E Mohr, 28 Hamiltan av, New Rochelle, NY; QC & correction deed; Nov17; Dec2'11; A\$10,000-17,000. nom  
**182D st, 554-6 W**; re mtg; Wm M Parke to Augusta E Mohr, 24 E 62; QC; Dec1; Dec2'11. nom

**183D st, 518 W**, (8:2155-43) ss, 252.10 w Ams av, 17.1x104.11, 2-sty bk dwg; Mary F Crandall, wid, to Victoria Luscomb, 170 W 123; mtg \$7,000; Dec5; Dec7'11; A\$5,400-9,400. O C & 100  
**215TH st W, swe Bway**, see Bway, swc 215.  
**215TH st W, nwc Bway**, see Bway, nwc 215.  
**Av A, (5:1477 & 1476) nec 65th**, runs e 275xs60 to ss 65th xw275 to es Av A, xn 60 to beg, being land in bed of 65th; City of NY to John D Rockefeller, Jr; AT; QC; July14'10; Dec5'11. O C & 100  
**Av A, 1743**, see Av A, 1741.  
**Av A, 1741**, (5:1570-26) ws, 50.10 s 91st, 25x94, 5-sty bk tnt & str; A\$9,000-18,000; also Av A, 1743, (5:1570-27) ws, 25.10 s 91st, 25x94, 5-sty bk tnt & str; Jno Volz to Analeata Rush, 533 Lex av; mtg \$31,900; Nov29; Dec1'11; A\$9,000-18,500. exch  
**Av A, 1413**, (5:1470-24) ws, 51.1 n 75th, 25.6x100x25.4x100, 6-sty bk tnt & str; Margit Weiss to Ernest N Adler, 1506 1 av mtg \$29,000; Nov27; Dec1'11; A\$9,000-30,000. O C & 100  
**Amsterdam av, 1088-90**, (7:1885-33) ws, 50.11 s 114th, 50x100, 6-sty bk tnt & str; Alfred V Amy to Gertrude R Keller, 235 W 102; mtg \$86,000; Dec1'11; A\$47,000-85,000. O C & 100  
**Bowery SS, (1:203-17) swe Hester**, (Nos 140-2), 50x100, 6-sty bk loft & str bldg; Leo Sonneborn et al EXRS, & C, Simon & Amelia Herman to Jno H Bodine, 1427 Mad av; mtg \$60,000 & AL; Dec1; Dec2'11; A\$68,000-100,000. 118,500  
**Bowery, SS**; Jno H Bodine to Chas H Shulman, 145 E 111; B&S & C a G; mtg \$80,000; Dec1; Dec2'11. O C & 100  
**Broadway, 3133-7**, (7:1993-33-39) swc 125th (Nos 600-2) 100.11x100, 4-5-sty bk tnts str on cor; Geo Achenbach et al to Patk Kiernan, 14 E 83; mtg \$85,000; Nov 22; Dec2'11; A \$111,000-149,000. O C & 100  
**Bowery, SS, (1:203-17) swe Hester**, (Nos 140-2), 50x100, 6-sty bk loft & str bldg; Chas H Shulman to Chas H Shulman, 145 E 111, 37½%; Aaron Shulman, 471 Marion, 37½%; & Moses Shulman, 563 W 163, 25%; mtg \$110,000; Dec1; Dec4'11; A \$68,000-100,000. nom  
**Broadway, 1744-8**, (4:1027-23) sec 56th, 131.9x90.2x120.2x122.7, 7-sty bk tnt, Rockingham; Emma G Badgeley to Edmund L Mooney, 44 W 44, & Andrew J Shipman, 636 W 158; 1-48 pt; sub to life estate of Julia L Butterfield; mtg \$75,000 & AL; Dec 2; Dec5'11; A\$525,000-625,000. O C & 100  
**Broadway, nwc 215TH**, see Bway, swc 215.  
**Broadway, (8:2243) swc 215th**, runs w 100.3xn17.6 to cl of st xe100.3 to Bway xs 17.6 to beg; also BROADWAY, nwc 215th, runs w100.3xs17.6 to cl of st xe100.3 to Bway xn17.6 to beg, being land in bed of st; Jno Haig to City of NY; May26; Dec7'11. nom  
**Broadway, 2824-6**, see Bway, 2873-9.  
**Broadway, 2873-9**, (7:1894-52) swc 112th (No 600), 82.6x irreg x118.9x75, 2-sty bk str; A\$140,000-150,000; also BROADWAY, 2824-6, (7:1881-3) es, 35 n 109th, 36.10x125, 2-sty bk garage; A\$65,000-70,000; agmt changing ownership from joint tenants to tenants in common; Geo L Slawson, 614 W 114, with Fredk G Hobbs, 610 W 114; Mar10'02; Dec4'11. nom  
**Bowery, 135**, (2:423-4) nec Grand (?), runs n and on es of Bowery 75 for place of beg, runs e107.4xn25xw107.4 to Bowery xs25 to beg, error, probably meant to begin Bowery, es, 75 n Grand, 2 & 3-sty bk & fr tnt & str; Jno Somarindyk to Anna Somarindyk, both at Aurora, Ill; July27; Dec7'11; A\$30,000-33,000. nom  
**Columbus av, 570-2**, (4:1218-36) swc 88th, (No 100) 50.8x100, 5-sty bk tnt & str; Herman King et al to Circlet Realty Co, 900 6 av; mtg \$95,000; Nov28; Dec1'11; \$70,000-108,000. O C & 100  
**Lexington av, 6**, (3:877-73) ws, 25.8 s 22d, runs w5xs0.4xw70xsl5.6xe70xso.2xe5 to av, xn16 to beg, with AT to strip on s, 0.2x5, 4-sty & a stn dwg; Eliza S Bliss to Annie E Cowles at Ansonia, Conn; C a G; Nov22; Dec1'11; A\$20,000-25,500. nom  
**Lexington av, 6**; Annie E Cowles to Annette Pascal, 6 Lex av; C a G; Nov22; Dec 1'11. O C & 100  
**Lenox av, 554-6**, (6:1736-1) nec 138th (Nos 69-71) 49.11x85, 6-sty bk tnt & str; Regal Mtg & Security Co to Solomon Wine 31 Allen; mtg \$65,000 & AL; Nov29; Dec2'11; A \$48,000-85,000. OC & 100  
**Manhattan av, 411-21**, (7:1944-13-4-51) nwc 117th (No 351) runs w50xn100.11xe 25xn100.11 to ss 118th (No 350) xe25 to av xs20.10 to beg, 3-5-sty bk tnts with str on cors; Richd C Kipp to Ambrose Realty Co, 135 Bway; mtg \$92,000; Nov22; Dec1'11; A \$81,000-132,000. O C & 100  
**Manhattan av, 411-21**, (7:1944-13-4-51) nwc 117th (No 351) runs w50xn100.11xe 25xn100.11 to ss 118th, (No 350) xe25 to av xs20.10 to beg, 3-5-sty bk tnts str on cors; Ambrose Realty Co to Richd C Kipp, 1904 Av I, Bklyn; mtg \$102,500; Nov28; Dec1'11; A\$81,000-132,000. O C & 100  
**Manhattan av, 411-7**, (7:1944-13-4) nwc 117th (No 351) 100.11x50, 2-5-sty bk tnts & str on cor; re mtg; City Real Estate Co to Richd C Kipp, 1904 Av I, Bklyn; Nov 29; Dec1'11; A\$49,000-77,000. 57,000  
**Nagle av, (8:2174-85) nws at sws Arden**, 130x250, vacant; Brown Brothers Inc, Owners & Builders, a corpn, to Jas J Molloy, 328 9 av; B&S; mtg \$33,000; Dec5'11; Dec6'11; A\$—\$. nom  
**Nagle av, (8:2174-85) nws at sws Arden**, 130x250, vacant; Jas J Molloy to Brown Brothers Inc, Owners & Bldgs, a corpn, 33 E 20; B&S; mtg \$48,000; Dec5; Dec6'11; A\$47,000-47,000. nom



Pleasant av, Marginal or Exterior, (6:1701-20-24) nwc 107th (No439), runs w 100x100.11xe10 to h w mark of Harlem River or Creek xsel4xn— to c 1 blk xe75 to st xs100.11 to beg, 1-sty fr bldg, 2-sty bk office & 1-sty fr stable; Geo A Reeber et al to Anton H Meyer, 256 W 125; Dec4; Dec6'11; A\$35,400-35,900. O C & 100

Post av, (8:2219-pt lot 13), ss, 175 w Emerson, 25x100, 5-sty bk tnt; re mtg; N Y Trust Co to Post Av Constn Co, 127 E 106; Dec5'11; A\$—\$. O C & 1,000

Post av, (8:2219), same prop; re mtg; Realty Operating Co to same; Dec5'11. O C & 100

Pleasant av & Marginal st, being an interior lot, (6:1701- pt lot 20) at cl blk, bet 107th & 108th & 75 w Marginal or Exterior, runs s— to h w mark of Harlem River or creek x nw 14 to cl blk xe15 to beg, it being intended to convey by this & another deed A R T & I to Marginal or Exterior, nwc 107th, 100.11x100; Geo A Reeber et al to Anton H Meyer, 256 W 125; AT; C a G; Dec4; Dec6'11. nom

Pinehurst av, (8:2177-62) nec 178th, 85x70, vacant; Jacob Hirsh to Emmay Realty Co, 802 W 181; mtg \$16,000 & AL; Nov29; Dec2'11; A\$26,000-26,000. O C & 100

Park av, 1440, see 106th, 77 E.

Post av, ns, 100 w Academy, see Sherman av, ss, 100 w Academy.

Sherman av, (8:2220-11-15 & 33-42) ss, 100 w Academy, 250x310 to ns Post av, vacant; Samson Lachman (ref) to Henry Corn, 667 Mad av; mtg \$76,000; FORECLOS, Nov27; Nov29; Dec4'11; A\$100,000-100,000. 5,000

St Nicholas av, (8:2122-88) nwc 164th, 133.5x124.9x125x171.5, vacant; Chas Laue to Audubon Constn Co, 35 Bond; mtg \$60,000; Dec5; Dec7'11; A\$92,000-92,000. O C & 100

West End av, 44, see West End av, 42.

West End av, 46, see West End av, 42.

West End av, 50-2, see West End av, 42.

West End av, 48, see West End av, 42.

West End av, 42, (4:1153-2) es, 25.10 n 61st, 25.1x100, 5-sty bk tnt & str; A\$8,000-15,000; also WEST END AV, 44, (4:1153-3) es, 51 n 61st, 25.1x100 5-sty bk tnt & str; A\$8,000-15,000; also WEST END AV, 46, (4:1153-4) es, 76.1 n 61st, 24.4x100, 5-sty bk tnt & str; A\$8,000-15,000; also WEST END AV, 50-2, (4:1153-62-63) es, 25.5 s 62d, 50x100, 2 5-sty bk tnts & str; A\$16,000-30,000; also WEST END AV, 48, (4:1153-64) es, 75.5 s 62d, 25x100, 5-sty bk tnt & str; A\$8,000-15,000; Wm G Whilden et al to Wildhart Realty Co, 95 Wm; AL; Nov23; Dec4'11. nom

West End av, 450, (4:1229-61) sec 82d, 102.2x100, 6-sty bk tnt; Leicestershire Realty Co to Zealie Van Raalte, 4 E 75; mtg \$265,000; Dec1'11; A\$125,000-225,000. O C & 100

West Broadway, 341, (2:475-3) es, 50 n Grand, 24.11x50x24.6x50, vacant; C N Shurman Investing Co to Value Realty Co, 170 Bway; mtg \$11,250; Dec5; Dec6'11; A\$11,000-11,000. nom

West End av, 596, see 89th, 276 W.

1ST av, 2121, (6:1681-23) nwc 109th (Nos 349-51) 25.11x75, 4-sty bk tnt & str 1-sty bk str in st; Jno S Myers ADMR Aaron Bussing to Mary L Cassidy, 2211 Bway; QC; mtg \$—; Dec5; Dec6'11; A \$15,000-22,000. 25

2D av, 975, (5:1325-29) ws, 60.5 s 52d, 20x70, 4-sty stn tnt & str; Sophia H Wolfshemer to Isaac Kaplan, 328 E 52; mtg \$13,000; Dec5; Dec6'11; A\$9,500-13,500. O C & 100

2D av, 1881, (6:1647-21) nwc 97th (No 235), 24.11x100, 5-sty bk tnt & str; Max Gluckman to Minnie Rubenstein, 182 Sackman, Bklyn, & Max Bernow, 477 Miller av, Bklyn; mtg \$26,000; Nov25; Dec4'11; A \$18,000-33,000. O C & 100

2D av, 2132, (6:1681-51) es, 50.8 s 110th, 25x75, 4-sty stn tnt & str; Vito Di Lucia, 453 E 117 to Antonietta Di Lucia, 453 E 117; AT; Oct27; Dec4'11; A\$10,500-16,500. 1,000

2D av, 845, (5:1319-23) ws, 25.5 n 45th, 25x100, 3-sty bk tnt & str & 3-sty bk tnt in rear; Abr Baer to Edw Baer, 219 E 49; 1-5 pt; AT; mtg \$3,000; Nov9; Dec2'11; A \$16,000-19,000. nom

2D av, 845, Meyer Baer to same; 1-5 pt; AT; AL; Nov23; Dec2'11. O C & 100

2D av, 845; Edw Baer to Harry B Kyle, 545 W 141, all of; AL; Nov29; Dec2'11.

3D av, 1323, (5:1430-46½) es, 42.2 s 76th, 20x67, 5-sty stn tnt & str, 1-sty ext; Abr Leipziger to Emma Wiener, 1321 3 av; mtg \$10,000; Nov29; Dec1'11; A\$11,000-17,000. O C & 100

3D av, 1751, (6:1647-1) nec 97th (No 201) 25.7x90, 5-sty bk tnt & str; Bertha Kaufmann to Henry Dater, 61 W 52; B&S; mtg \$25,000; Dec1; Dec2'11; A\$23,000-35,000. O C & 100

3D av, 1240-S, (5:1406-38-41) swc 72d (Nos 184½-8), 102.2x90, 5 4-sty bk tnts & str & 1-sty fr shop in st; Saml Bookman et al TRSTES Jacob Bookman to Harcourt Realty Co, 9 E 62; mtg \$60,000; Dec2; Dec4'11; A\$114,000-155,000. 150,000

4TH av, 261-5, (3:876-6) sec 21st (No 100) 69x90, 7-sty bk hotel (New Amsterdam) Edw Coyne Hotel Co to J H & C K Eagle, a cornp, 454 Broome; mtg \$295,000; Dec1'11; A\$275,000-375,000. O C & 100

6TH av, 900 (5:1266-74) sec 51st (No 74) 100.5x25, 4-sty bk tnt & str; Herman King et al to Circlet Realty Co, 900 6 av; AL; Nov28; Dec1'11; A\$77,000-95,000. O C & 100

8TH av, 601, (3:763-34) nwc 39th (No 301) 24.10x80, 4-sty stn tnt & str; Herman King et al to Circlet Realty Co, 900 6 av; C a G; AL; Nov28; Dec1'11; A\$60,000-70,000. O C & 100

8TH av, 603, (3:763-35) ws, 24.10 n 39th, 24.1x80, 5-sty bk tnt & str, 1-sty ext; Herman King et al to Circlet Realty Co, 900 6 av; AL; Nov28; Dec1'11; A\$41,000-47,000. O C & 100

8TH av, 393, (3:753-40) ws, 84.9 s 30th, 21x70, 4-sty bk tnt & str; Schuyler V C Hamilton to Devonshire Realty Co, 1038 5 av; mtg \$20,000; Dec2; Dec7'11; A\$20,000-24,500. O C & 100

11TH av, 604, (4:1073-62) es, 42.2 s 45th, 19.7x70, 4-sty bk tnt & str; Antun J Rusovic to Jno Lechich, 604 11 av; ½ pt; mtg \$10,000; Nov28; Dec6'11; A\$6,000-10,000. O C & 100

11TH av, 618, (4:1074-4) es, abt 75 n 45th, 25.1x100, 4-sty bk tnt & str; Emily A Thorn et al EXRS, & Leonard M Thorn to Jno T Brennan & Sarah J his wife, 9 West End av, joint tenants; mtg \$8,000 & AL; Nov24; Dec2'11; A\$10,000-13,000. 11,650

11TH av, nws, 49.4 s 29th, see 29th, ss, 100 w 11 av.

13TH av, es, 50.8 s 29th, see 29th, ss, 100 w 11 av.

MISCELLANEOUS CONVEYANCES.

Borough of Manhattan.

Assn of interest to extent of \$900 in estate Mary Lockman; Nov3; Dec5'11; Sarah H Daggitt to Frederic I Lockman, 140 W 73. nom

Exemplified copy last will of Millard F Smith, late of Brooklyn & Ticonderoga, NY; Nov12'09; Dec6'11.

Order appointing C W Wickersham as receiver in matter of Harry Caro, doing business as Caro & Son, Bankrupts; Nov21; Dec2'11.

Power of attorney; Rose S Otto to Henry S Otto, 1876 Bway; Nov23; Dec6'11.

Power of attorney; Louise Ebling to Louis M & Wm Ebling & Theo Haebler, all at 803 Eagle av; Nov23; Dec6'11.

Power of attorney; Thos Adelson to Philip Adelson; Nov1'07; Dec6'11.

Power of atty; Emma Baumann to Chas Baumann, 312 E 86; Dec4; Dec5'11.

Power of atty; Isabelle A wife de Camprubi of Madrid, Spain, now at Flushing, LI, to Jose Camprubi, her son; Oct11'07; Dec5'11.

Power of atty; Helen Harris of London Eng to Jos E Baruch, 339 W 70; Oct4; Dec5'11.

Power of atty; Julius Blum to Walter M Schwarz; Oct21; Dec2'11.

CONVEYANCES.

Borough of the Bronx.

Byron st, (\*) es, 50 s 235th, 75x100; Christian H Werner to Chas Dammeyer, 440 E 156; mtg \$900; Dec2; Dec5'11. O C & 100

Bancroft st, see Hoe av, see So Blvd, es, 250 n Aldus.

Coster st, 628 (10:2764) es, 260 s Snofford av, 20x100, 2-sty bk dwg; Gerald H Gray ref to Hunts Point Estates, 165 Bway; FORECLOS, Nov4; Dec2; Dec5'11. 1,000

Carroll st, (\*) ss, 50 w land Hy Wellbrook, 50 to land of McClennon x100, City Island; Julia M Waterhouse to Fredk W Wilkens, 98 W Fordham, City Island; Dec4'11. nom

Doris st, (\*) sws, 75 se Lyon av, 45.2x101.11, except pt for st; re mtg; Sarah C Ruckenhau to Baxter Howell Bldg Co, 2283 Westchester av; Dec4; Dec5'11. 1,200

Doris st, (\*) sws, 75 se Lyon av, 45.2x101.11, except pt for st, Westchester; also CASTLE HILL AV, (\*) swc 2d, 25x100, Unionport, except pt for Castle Hill av; Baxter Howell Bldg Co to Margaretha M Brohmer, 2252 Ludlow av; mtg \$6,700 & AL; Nov6; Dec5'11. O C & 100

Fox st, 1073-7 on map 1075-7, (10:2717) ws, 154 s 167th, 75x100, 2-5-sty bk tnt; Reliable Constn Co to L Estelle Corner, 11 Boulevard, Rochelle Park, New Rochelle, NY; mtg \$66,000 & AL; Nov29; Dec1'11. O C & 100

Freeman st, 821-3, (11:2971) nec Prospect av (No 1362) runs e57.5xw69.7 to es of av xs70.5 to beg, gore, 2-3-sty fr tnts & str; Thos Farley to Edw G Williams, 1264 Boston rd; QC & correction deed; Nov27; Dec1'11. nom

Featherbed la, sec Nelson av, see Nelson av, nec 172.

Featherbed la, swc Shakespeare av, see Nelson av, nec 172.

Grote st, 766 late rd from Fordham to West Farms, (11:3100) sws, 38 e Prospect av, 100x127.7x100x126, nws, except pt for Grote 1-sty fr dwg & vacant; Prospect Blvd Realty Co to Mali Malnick, 336 Rockaway av, Bklyn; mtg \$9,000 & AL; Dec4'11. 250

Home st, 1053, (11:3006) ns, 86.5 e Longfellow av, 50x100, 4-sty bk tnt; Minnie Stahl to Morris Halporn, 109 W 112; mtg \$33,500 & AL; Nov28; Dec4'11. O C & 100

Kingsbridge Ter, (12:3256) ws, 110 n 230th, runs n79.7xw96x35xw25x55x—xs 37.6xe119.9 to beg, vacant; Sigmund Ernst to Edmondson Constn Co, 109 E 175; mtg \$6,500; Nov17; Dec1'11. O C & 100

Kinsella st, (\*) bet Matthews (Rose) av & Bear Swamp rd & Van Nest (Col) av bet West Farms rd & Bear Swamp rd; Petition & order of court appointing Max Bendit, 971 Teller av; Jno J Goldwater, 484 Willis av & Jno J Mackin, 1027 Ogden av as comrs of estimate & assessments; Dec2; Dec5'11.

Loring pl, (11:3225) ws, 130 s Fordham rd, runs w100xs37.5xse .01/100 xe99.11 to pl, xn37.6 to beg, vacant; Andw A Thomson to Nsthom Realty Co, 2260 Aqueduct av; Dec5'11. O C & 100

Loring pl, 118, (11:3224) es, 510 n University av late 181st, 50.3x130.6x—x134; Wm G Appleton to Geo V Mullan, 2219 Andrews av; AL; Nov28; Dec1'11. O C & 100

Liberty st, (\*) ns, 25 w Ams av, see Ams av, (\*) ws, 100 n Liberty.

Liberty st, (\*) ns, 75 e Edison av, see Ams av, (\*) ws, 100 n Liberty.

Overing st, (\*) sec Walker av, see Overing, (\*) es, 325 n St Raymond av.

Overing st, (\*) es, 325 n St Raymond av, runs n132 to Walker av xe50xse still along av 59.8xs99.6xw100 to beg, except pts for sts; Alvey A Adeo to Wellman Finance & Realty Co, 120 Westchester Sq; AL; Sept18; Dec7'11. O C & 100

Pilot st, (\*) nwc City Island av, see City Island av, (\*) old nwc Pilot.

Spencer pl, nec 144th, see 144 nec Spencer pl.

2D st (\*) swc Castle Hill av, see Doris (\*) sws 75 se Lyon av.

134TH st, see Willis av, see Willis av, 130-4.

142D st, nec Concord av, see Concord av, nec 142.

144TH st (9:2342) nec Spencer pl, runs ne along es of pl 103 to ws of said Spencer pl as discontinued, xn235 to ws of said Spencer pl as altered & changed xsw along ws of Spencer pl, 343 to ns 144th, xe 51 to beg; N Y State Realty & Terminal Co to City of NY at City Hall, NY; June8; Dec5'11. nom

145TH st, 439 E, (9:2290) ns, 375 e Willis av, 25x100, 5-sty bk tnt & str; Jacob Rosenthal et al to Anna Knorr at Spring Valley, Rockland Co, NY; mtg \$14,000 & AL; Dec1; Dec2'11. O C & 500

153D st, 377 E, (9:2400) ns, 200 e Courtlandt av, 37.6x100, 6-sty bk tnt; Wm F A Kurz to Minnie A Kurz his wife, 951 Grant av; mtg \$37,000; Nov29; Dec5'11. O C & 100

156TH st, (10:2624) ss, 90 e Eagle av, 37.6x100, vacant; Patk H Clune to Jno J Giblin, 2838 Decatur av, & Jno J Quinn, at Fort Worth, Tex, in trust for St Martin of Tours Council, No 449, Knights of Columbus; mtg \$5,000 & AL; Nov2'05; Dec4'11. nom

156TH st, (9:2415) ss, 47.2 e Park av, 50x98.5x50x98.4, vacant; Anna E Jones to West Bronx Realty Co, 26 Ferry; mtg \$7,500 & AL; Dec5; Dec7'11. nom

158TH st, 366 E, (9:2404) ss, 117 e Courtlandt av, 25x98.9, vacant; Louis Hubener to Benenson Realty Co, 407 E 153; Nov29; Dec1'11. nom

158TH st, 366 E, (9:2404) ss, 117 e Courtlandt av, 25x98.6, vacant; re mtg; Robt R Moore as Chamberlain of City NY to Louis Hubener, 364 E 153; QC; Nov28; Dec1'11. 2,000

158TH st, 368 E, (9:2404) sws, 150 se Courtlandt av, 25x100, except pt for st, 2-sty & a fr dwg; W Stebbins Smith to Benj Benenson, 407 E 153; Dec1'11. O C & 100

160TH st, (9:2381) ss, 180 e Elton av, 69.5x irreg x100x50; deed reads Boston rd, we William, runs sw along rd 19xw100x ne50 to sws Findlay now 160th xe69.6 to William xs43 to beg, being lot 4 map of Melrose, 2 2-sty fr dwgs; also 160TH ST, 462-4 late Findlay, (9:2381) sws, 100 se Elton av, 80.6x102x73.8x100, except pt conveyed by deed recorded Mar7'10 with AT to land in former William; Aloysius & Mary Cunningham to Cath T Cunningham, 3148 Perry av; A R, T & I; B&S & C a G; Dec2; Dec5'11. O C & 100

160TH st, 462-4 E, see 160th, ss, 180 e Elton av.

160TH st, 759 E, (10:2657) ns, 100 e Forest av, 50x145.2, 2-sty fr dwg & 1-sty fr rear stable; Annie, wife of Michl J Leahy to City NY; Dec1; Dec4'11. 14,000

161ST st, sec Sheridan av, see Sheridan av, sec 161st.

162D st, 409-13 E, (9:2384) ns, 71.3 e Melrose av, 50x100, 1 2 & 1 3-sty fr dwgs; Mary C Clifford to Jos E Donohue, 413 E 162; QC; Nov22; Dec4'11. nom

163D st, 892 E, (10:2690) ws, 86.5 n 162d, 20.8x67.8x19.10x73.6, 3-sty bk tnt; Kovacs Constn Co to David Wigner, 87 Clinton; mtg \$8,000; Nov22; Dec6'11. O C & 100

167TH st, 821 E, (10:2680) ns, 180 w Prospect av, 40x125, 5-sty bk tnt; Sophie Busath to Carl H Busath, 385 E 200; mtg \$39,000 & AL; Nov27; Dec4'11. nom

168TH st, sec College av, see College av, sec 168.

168TH st, sec College av, see College av, sec 168.

172D st, nec Nelson av, see Nelson av, nec 172.

172D st, nec Nelson av, see Nelson av, nec 172.

174TH st, (11:3010-3011) nec Longfellow av, 100x100, vacant; Adams Realty Co to Trask Bldg Co, 1718 So Blvd; mtg \$8,800; Nov17; Dec5'11. O C & 100

174TH st, (11:3010 & 3011) nwc Boone av, 25x100, vacant; Josephine Adams & ano to Henry J Semke, 1718 So Blvd; Dec1'11. O C & 100

174TH st, (11:2824) sec Eden av, runs e25xs81.8xe70xs150xw95 to Eden av, xn 231.8 to beg, vacant; L Estelle Corner to Reliable Constn Co, 1126 Union av; AL; Nov29; Dec1'11. O C & 100

174TH st, (11:3010) sec Longfellow av, 50x100, vacant; Cath Burns to Trask Bldg Co, 1718 So Boulevard; mtg \$7,300; Dec2; Dec4'11. O C & 100



**175TH st, 480 E**, see Washington av, 1804.

**175TH st, 480 E**, (11:2916) sec Washington av (No 1804), 46.9x103.11x46.10x104, 1 & 2-sty fr dwg; Mary E Clark to Sarah Weinstein, 249 Stanton; AL; Dec4'11. O C & 100

**175TH st, 107 E**, (11:2826) ns, 95 e Walton av, 17.1x100, 2-sty fr dwg; mtg \$4,000; also NELSON AV, 1407, (11:2874) ws, 150 n Boscobel av, 16.8x79.7x18.5x71.8, 2-sty fr dwg; mtg \$3,500; Christopher O'Toole to Elwin F J Carpenter, 1411 Nelson av; B&S; Dec1; Dec4'11. O C & 100

**175TH st E**, (11:2825) ns, 95 e Walton av, 17.1x100, 2-sty fr dwg; re mtg; Geo E Buckbee to Edmondson Constn Co, 109 E 175; Nov29; Dec1'11. O C & 100

**175TH st**, (11:2825) same prop; Edmondson Constn Co to Christopher O'Toole, 1411 Nelson av; mtg \$4,000; Nov29; Dec1'11. O C & 100

**176TH st, 807 E**, (11:2954) ns, abt 170 w Marmion av, 75x144x75x142.6, 2-sty fr dwg & vacant; Lillian Burrough to Alfred V Wittmeyer at Flemington, NJ; mtg \$15,000; Dec1; Dec5'11. O C & 100

**179TH st, sec Daly av**, see Daly av, sec 179.

**180TH st, 585 (867) E**, (11:3062) ns, 70.9 e Lafontaine av, 25.3x120.6x25x116.10, 3-sty fr tnt; Andw Zimay to Jno J O'Flaherty, 1074 Brook av; mtg \$5,100; Nov18; Dec1'11. O C & 100

**180TH st, 811 (1063) E**, (11:3111) ns, 95.1 e Mapes av, 25x118.2, 2-sty fr dwg; Peer Realty Co to Louise Boffo, 104 Centennial av, Cranford, NJ; mtg \$5,000; Dec2; Dec4'11. O C & 100

**180TH st, 585 (867) E**, (11:3062) ns, 70.9 e Lafontaine av, 25.3x120.6x25x116.10, 3-sty fr tnt; Jno J O'Flaherty to Jas Doris & Cath E, his wife, 552 1 av, joint tenants; mtg \$5,100; Dec1; Dec4'11. O C & 100

**180TH st**, (11:3127) ss, 91.8 e Daly av, 40x110x irreg x100, 5-sty bk tnt; re mtg of all land lying w of line at r a to 180th, 91.8 e from sec Daly av & 180th; Ver Planck Estate to Krabo-Ernst Realty Co, 1009 E 180; Oct31; Dec7'11. nom

**180TH st**, (11:3127), same prop; re mtg as above; Ellen Johnston to same; Dec4; Dec7'11. nom

**181ST st E, swc Vyse av**, see Vyse av, swc 181.

**182D st**, (11:3124) ss, 74 e Mohegan av, 50x164.1 to West x50x164.9, vacant; Sigmund Kraus to Angelo, Frank & Albert Chiaffarelli, all at 2119 Honeywell av; Nov14; Dec17'11. O C & 100

**183D st E**, (11:3030) ss, 84 e Webster av, 42x93.8x41.11x95.10, vacant; Fredk H Levey to Wm Cooper, 61 Heyward, Bklyn; Nov24; Dec5'11. nom

**183D st E**, (11:3030); Wm Cooper to Lombardy Realty Co, 160 Bway; mtg \$5,000; Dec4; Dec5'11. nom

**187TH st 731 E**, see Crotona av, 2400.

**188TH st, nwc Grand Blvd & Concourse**, see Grand Blvd & Concourse, swc Fordham rd.

**188TH st, nec Creston av**, see Creston av, nec 188th.

**195TH st, nwc Decatur av**, see Decatur av, 2701.

**206TH st, 307 E**, (12:3342) ns, 339.11 w Perry av, 25x100, 2-sty fr dwg; Danl O'Rourke to Delia O'Rourke, both at 307 E 206; AT; AL; Dec1'11. nom

**213TH st E**, (\*) ns, 150 e Maple av, 25x 100, Wmsbridge; Max L Schallek to Pietro Cerra, 2159 Belmont av; AT; B&S; AL; Dec4; Dec5'11. nom

**214TH st**, (\*) ss, 200 w Tilden av, see Tilden av, (\*) ws, 75 s 215.

**216TH st**, (\*) ss, 200 e Tilden av, 25x 100; also MAGENTA AV, (\*) ns, 100 e Pine av, 25x95.5x25x95.6; A S Realty Co to Andrea Gandolfi, 147 Thompson; mtg \$1,000; Nov22; Dec5'11. nom

**229TH st, 848 E**, (\*) ss, 510 e Barnes av, 30x114.6, Wakefield; Louis Brody to Wm A Burckhardt, 1437 Vyse av; mtg \$3,750; Dec1; Dec4'11. O C & 100

**236TH st E**, (\*) ns, 25.7 e Catherine, 76.9x98x75x103; Christian H Werner to Chas Dammeyer, 440 E 156; mtg \$1,500; Dec2; Dec5'11. O C & 100

**Appleton av**, (\*) ws, abt 1,195 s Buhre av, 75x224 to Westchester Creek x78x201, with AT to land in Westchester Creek; Wheeler Corpn to Helen Ayres, — Kap-pock; mtg \$750; Nov10; Dec4'11. O C & 100

**Arthur av, 2470**, (11:3077) es, 254 n 188th, 21x87.6, except pt for av, 2-sty fr dwg; Jas B Nicholson to Antonia Cimillo, wid, 2438 Hoffman; QC; Nov23; Dec4'11. nom

**Arthur av, 2470**, (11:3077) es, 254 n 188th 21x87.6, except part for av, 2-sty fr dwg; Kath P wife Jas S Williams & ano to Antonia Cimillo wid, 2438 Hoffman; QC; Nov23; Dec1'11. nom

**Anthony av, 1988**, (11:2814) es, 243 s Burnside av, runs se 127.11 x again se 25 x10.11xnw145.4 to av, xn25 to beg; 2-sty fr dwg; Jos J Schmidt to Minnie Schmidt, 1988 Anthony av; mtg \$6,000; July18'07; Dec5'11. O C & 100

**Anthony av, 2021**, see Burnside av, swc Anthony av.

**Arnov av**, (\*) ns, 75 w Eastern Blvd, 25x100; Emanuel Freund to Wm J Hyland on ws Eastern Blvd, near Arnov av; AL; Dec6; Dec7'11. nom

**Arnov av**, (\*) ns, 75 w Eastern Blvd, 25x100; re mtg; Dollar Savgs Bank to Emanuel Freund, 245 E 236; Dec2; Dec7'11. 800

**Av St John, 907**, (10:2686) es, 51.11 s Prospect av, 20.3x94.11x20.2x96.6, 4-sty bk tnt; Karl N Meyer to Jacob Grunder, 2779 Bainbridge av; mtg \$6,700; Nov25; Dec7'11. omitted

**Aqueduct av**, (11:3212) es, abt 204.4 s Fordham rd, 25x100.8x25x100.6, vacant; Cath Hennessy to Thos English, 167 W 126; mtg \$2,000; Dec6; Dec7'11. O C & 100

**Aqueduct av**, (11:3212) es, abt 204.4 s Fordham rd, 25x100.8x25x100.6, vacant; Thos English to Gaines-Roberts Co, 520 W 150; mtg \$2,000; Dec6; Dec7'11. O C & 100

**Aqueduct av**, (11:3212) es, abt 130 s Fordham rd, 76.5x100.6x75x87.9, vacant; Thos English to Gaines-Roberts Co, 520 W 150; mtg \$11,000; Nov24; Dec7'11. nom

**Amsterdam av**, (\*) ws, abt 100 n Liberty, 74x100; also LIBERTY ST, (\*) ns, 25 w Ams av, 75.1x—x100x82.4; also LIBERTY ST, (\*) ns, 75 e Edison av, 25.8x98.11; Harry A Mendelson (ref) to Wm Bulger, 1441 Ferris pl, Westchester; FORECLOS, Nov8; Dec5; Dec6'11. 2,200

**Bainbridge av, 2779**, (12:3295) ws, 445.7 n 196th, 25x100, 2-sty fr dwg; Jacob Grunder to Anna Meyer, 907 Av St John; Nov28; Dec7'11. O C & 100

**Belmont av**, (11:3075) es, 120 n 187th, 50x100, vacant; Maria Buonamassa to Anita Stefaniny, 99 Macdougall; mtg \$5,000 & AL; Oct30; Dec7'11. nom

**Burnside av**, (11:2813) swc Anthony av, (No 2021) runs w46.10xs—x— to av xnw — to beg, gore, 3-sty fr tnt & str; re jdgmt; Olin J Stephens, Inc, to Mary A & Delia T Sweeney, 2021 Anthony av; June9; Dec5'11. nom

**Burnside av**, (11:2813); same prop; re jdgmt; Northern Bank of NY by Geo C Van Tuyl, Jr, as Supt of Bank of State NY; Nov10; Dec5'11. 25

**Burnside av**, (11:2813); same prop; re jdgmt; Harlem River Lumber & Wood-working Co to same; Apr12; Dec5'11. nom

**Burnside av**, (11:2813); same prop; re jdgmt; Nathan B L Cosel to same; June8; Dec5'11. nom

**Bryant av, 1501**, (11:2995) ws, 100 s 172d, 20x100, 3-sty bk dwg; Allen Constn Co to Eleanor J Fowler, 246 Manhattan av; mtg \$7,000; Dec5; Dec6'11. 4,500

**Bryant av, 1478 on map 1480**, (11:3000) es, 315 s 172d, 20x100, 3-sty bk dwg; Tillie Pitegoff to Blanche Ruderier, 254 Broome; ½ R T & T; B&S; AL; Dec4; Dec5'11. nom

**Burnside av, 109 E**, (11:3178 & 3179) ns, 80.9 e Morris av, 20.2x80x20x82.9, 3-sty bk tnt & str; Chas M Rosenthal to Wm Cooper, 61 Heyward, Bklyn; mtg \$8,000 & AL; Dec4; Dec5'11. O C & 100

**Burnside av, 109 E**; Wm Cooper to Fredk H Levey, 323 No Broad, Elizabeth, NJ; mtg \$8,000; Dec4; Dec5'11. nom

**Blondell av**, (\*) from Barlow to Westchester av; Petition & order of court appointing Jas F Donnelly, 1901 Washington av, Jno M Ruhl, 365 E 194 & Wm G Fisher, 1978 Crotona av as comrs of Estimate & assessments; Dec2; Dec5'11. —

**Bathgate av, 1575**, see Wendover av, 499.

**Burnside av, 107 E**, (11:3178-3179) ns, 60.7 e Morris av, 20.2x82.9x20x85.6, 3-sty bk dwg & str; Chas M Rosenthal to Sarah M, wife Henry Ferris, c Pelham Parkway & Eastchester rd; B&S; mtg \$8,000 & AL; Nov29; Dec4'11. nom

**Briggs av**, (12:3302) ws, 50 s 199th, 50.5x 100x57.8x98.11, vacant; Alonzo Fogal, EXR & TRSTE Emily Fogal, decd, et al to Mt Vernon Mtg Co, 45 Bway, NYC; mtg \$2,650; Nov24; Dec4'11. O C & 100

**Boone av, nwc 174TH**, see 174, nwc Boone av.

**Bassett av**, (\*) ws, abt 275 s McDonald, 24.8x100x25.11x100; Hudson P Rose Co to Salvatore D'Angelo, 395 Morris av, Long Branch, NJ; Dec1'11. nom

**College av**, (9:2435, 2436 & 2439) sec 168th, 200x100, vacant; Jno F Kaiser to West Bronx Realty Co, 26 Perry; B&S; mtg \$16,500; Nov29; Dec4'11. O C & 100

**Crotona av**, (11:3102) es, 300 n 183d, 50x 100, vacant; Kath C Kasser to Onawin Constn Co, 819 E 163; Nov11; Dec2'11. nom

**Concord av**, (10:2574) nec 142d, runs n 150xe116.7xs50xw16.7xsl00 to ns, 142d, xw 100 to beg, vacant; Jno H Deeves to Wm C Evans, 94 Sicken av, New Rochelle, NY; Nov29; Dec1'11. 18,500

**Castle Hill av**, (\*) es 58 n Gleason av, 50x105, Unionport, except pt for Castle Hill av; David A Rosow & ano to Albt Buttner, 1151 Longfellow av & Jas J Ward, 1248 St Lawrence av; mtg \$2,000; Nov8; Dec2'11. O C & 100

**Crotona av, 2400**, (11:3104) nec 187th (No 731) 200x100, vacant; Sarah Weisman to Michele Bolognese, 2434 Cambreling av; mtg \$17,000; Dec4; Dec5'11. nom

**Clay av, 1135**, (9:2429) ws, 325 n 166th, 50x97.4x50x97.9, 1 & 2-sty fr dwg; Wm Lauter to Louis Gabriel, 456 W 151; mtg \$9,250 & AL; Nov29; Dec5'11. O C & 100

**Creston av**, (11:3166) nec 188th (189th) 54x137.1x83x168.1, vacant; Chas A Schrag to Fredk A Wurzbach, 381 E 165; mtg \$6,000; Dec5'11. O C & 100

**Cleveland av**, (\*) ns, 149 e White Plains rd, 50x121.6x50x132 ws; Jno A Sandborn to Anna P Nilsson at Stamford, Conn; ½ pt; AT; mtg \$850; Nov25; Dec5'11. O C & 100

**Castle Hill av**, (\*) swc 2d, see Doris (\*) sws 75 se Lyon av.

**Creston av, 2311**, (11:3172) ws, 153.2 n 183d, 18.9x117.6, 3-sty bk dwg; Chas E Moore, ref, to Alice P Leaman, 321 W 75; FORECLOS, Nov15; Nov17; Dec6'11. 4,000

**Cedar av**, (\*) ss, 234 w Corsa av, 25x 100; Domenico Amodio, 425 E 116, to Frank Amodio, 626 E 187; mtg \$300; Dec1; Dec6'11. O C & 100

**City Island av**, (\*) old nwc Pilot, —n240.9 x100x250.6, except pt for av, City Island; Francis X Butler to Lydia M Butler, 33 Tier, City Island; confirmation decd; mtg \$4,000; Nov13; Dec7'11. O C & 100

**City Island av**, (\*) same prop; Lydia M Butler to Wm H Wellbrock, EXR Henry Wellbrock, 435 Riverside Dr; mtg \$4,000 & AL; Dec2; Dec7'11. O C & 6,075

**College av**, (9:2435, 2436 & 2439) sec 168th, 200x100, vacant; West Bronx Realty Co to Louis Lowenstein, at Pearl River, NY; mtg \$15,500; Dec2; Dec6'11. exch & 100

**College av, 374**, (9:2323) ses, 75 ne 142d, 25x100, 2-sty fr dwg; Chas E Moore, ref, to Michl J Sullivan, 343 E 141; FORECLOS, Nov15; Dec5; Dec7'11. 4,675

**Crotona av, 2071**, (11:3080) ws, 100 n Oakland pl, 25x125, 2-sty fr dwg; Jno Quinn, ref, to Wm G Dunn, 2609 Bway; FORECLOS, Nov23; Dec7'11. 5,500

**Decatur av, 3148**, (12:3353) es, 338.4 s 205th, 25x112.6, 2-sty fr dwg; Louise Schroeder to Dagmar A Anderson, 204 W 135; mtg \$7,000 & AL; Dec1; Dec7'11. nom

**Decatur av, 2701**, (12:3283) nwc 195th, 50x116x50x118, with right of way to rd from Kingsbridge to West Farms, 2½ rods wide, through land of Cornelius Berrian, vacant; Andw J Robinson to Jas M Gilmore; June29'89; Dec5'11. nom

**Decatur av, 2701**; Jas M Gilmore to Harriett E, wife Andw J Robinson; B&S; June29'89; Dec5'11. nom

**Decatur av, ws, 334.9 s 193D**, see Webster av, ws, 33.7 s 193.

**Decatur av, es, 108.7 s 193D**, see Webster av, ws, 33.7 s 193.

**Decatur av, es, abt 33.7 s 193D**, see Webster av, ws, 33.7 s 193.

**Daly av**, (11:3127) sec 179th, 27.5x100.3x 21.2x100.2, vacant; Obark Realty Co to Fred K Flechtner, 43 Carmine; mtg \$22,000; Dec2; Dec4'11. O C & 100

**Dudley av**, (\*) ss, 75 e Mapes av, 75x 100; Wm Reichelt to Frank Gass, 2248 Powell av; ½ pt; AL; Dec5; Dec6'11. O C & 100

**Elizabeth av**, (\*) ns, 300 w City Island av, 100x254 to h w mark Eastchester Bay x100x275; Minnie T Sayers to H Schieffelin Sayers, 2 Rochelle, City Island; mtg \$20,000 & AL; Nov17; Dec4'11. O C & 100

**Eden av, sec 174th**, see 174th, sec Eden av.

**Ellis av (13TH st)**, (\*) ns, 305 w Castle Hill av, 25x108, Unionport; Amelia B Paff to Jas V Ganly, 1445 Doris av; mtg \$4,000 & AL; Dec2; Dec5'11. O C & 100

**Fordham rd, swc Grand Blvd & Concourse**, see Grand Blvd & Concourse, swc Fordham rd.

**Franklin av, 1331**, (11:2931) ws, 309.2 n 169th, 50x208, 2-sty & a fr dwg & 2-sty bk stable in rear; Gerald J Barry & ano, EXRS, &c, Eliz M Barry to Gustavus Robitzek, 1331 Franklin av; mtg \$5,000; Dec6'11. 17,500

**Gerard av**, (9:2489) ws, 139.7 n 167th, 95 x125, vacant; Laura E Manning to Jno J Tully Co, 803 Elmsere pl; mtg \$5,000; Dec1; Dec2'11. O C & 100

**Grand Blvd & Concourse nwc 188th**, see Grand Blvd & Concourse, swc Fordham rd.

**Grand Boulevard & Concourse** (11:3166) swc Fordham rd, 274.8 to 188th (189th) x 12.2x232.5 to rd x111.6, vacant; Jno B Has-kin Estates to Henry F Keil, 2525 Creston av; mtg \$17,500; Dec1; Dec5'11. O C & 100

**Green av**, (\*) ns, plots 11 & 12 map of Green, Owens & Gelston at Throggs Neck, plot 11 is 50x170 & plot 12 is 60x170x60x 187; Mary, wife Bernard Campbell to Bernard Campbell, at nec Ocean & Washing-ton avs, at Pennyfield, Bronx; QC; Oct13; Dec7'11. nom

**Hoe av, sec Bancroft**, see So Blvd, es, 250 n Aldus.

**Hoe av, 1163**, (10:2745) ws, 247.3 s Home, 25x100, 5-sty bk tnt & str; Eliz H Hoar to Adieno Constn Co, 391 E 149; Dec6; Dec7'11. O C & 100

**Houghton av**, (\*) ss, 205 w Castle Hill av, 200x108, Unionport; Margaretha M Brohmer to Baxter Howell Bldg Co, 2283 Westchester av; mtg \$3,400 & AL; Nov6; Dec5'11. O C & 100

**Hoe av, ws, 245 n 172D**, see Hoe av, ws, 25 n 172.

**Heath av, 2687**, (11:3239) ws, 615.10 s Kingsbridge rd, 25x100, 2-sty fr dwg; Kingsbridge Real Est Co to Arthur L F Montgomery, 2687 Heath av; B&S & correction decd; Nov27; Dec6'11. nom

**Hoe av**, (11:2982) ws, 245 n 172d, 300x 100, vacant; Sefern Realty Co to Solid Realty Co, 319 E 22; mtg \$27,450; Dec5; Dec6'11. O C & 100

**Hoe av**, (11:2982) ws, 25 n 172d, 100x100, vacant; also HOE AV, (11:2982) ws, 245 n 172d, 333.7x101.5x316.9x100, vacant; Richd G Conried to Sefern Realty Co, 35 Nassau; mtg \$27,450 & AL; Dec5; Dec6'11. O C & 100

**Hoe av**, (11:2982) ws, 25 n 172d, 100x 100, vacant; Sefern Realty Co to Ray Holding Co, 310 E 50; Dec5; Dec6'11. O C & 100

**Houghton av (5TH st)**, (\*) ns, 205 w Havemeyer av, 100x66.1; Maria A Brohmer & ano to Edw A Schill, 860 Van Nest av, & Chas Brohmer, 2256 Ludlow av; Nov29; Dec6'11. O C & 100

**Inwood av**, (11:2865) ws, 317.11 n Goble pl, runs sw248.10xe77.6xs50xe100 to av xn 217.11 to beg, with R, T & I to that pt of Cromwells Creek not included in above, vacant; Louis Lowenstein to West Bronx Realty Co, 26 Perry; mtg \$10,000 & AL; Dec2; Dec6'11. O C & 100

**Intervale av**, (10:2700) ws, 266.11 s 167th, 75x88x75.9x77.4, vacant; Lavelle Real Estate Co to Jos Gardina, 916 E 176; AL; Nov 16; Dec4'11. nom



**Jackson av, 1114,** (10:2651) es, 178.3 n 166th, 20x87.6, 3-sty bk dwg; Eliz Cramer to Philip S Hoffman, 401 E 140; mtg \$10,000; Nov29; Dec1'11. nom

**Longfellow av,** (10:2761) ws, 100 n Seneca av, 50x100, vacant; Geo Costar to Frank W Davis, 1220 Leland av; mtg \$12,000; Nov29; Dec4'11. O C & 100

**La Salle av, (\*)** ns, 435.11 e Ft Schuyler rd, 25x110.10x24x109.11; Emilia Goldman to Andrea & Emilia Caccavo, 1701 Sedden, Westchester; mtg \$2,200; Nov9; Dec4'11. O C & 100

**Longfellow av, sec 174th,** see 174th, sec Longfellow av.

**Ludlow av (6th) (\*),** ns, 130 w Castle Hill av (Av C) 25x108, Unionport; Chas G Lohman to Henry Dilg, 531 E 170; mtg \$3,000; Dec4; Dec5'11. O C & 100

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

**Longfellow av, nec 174TH,** see 174, sec Longfellow av.

**Longfellow av, sec 174TH,** see 174, sec Longfellow av.

**Morris Park av, (\*)** ss, 50 e Lincoln, 25.6x100; Sarah F Cahill to Henrietta Gitelson, 632 Morris Park av; mtg \$4,500 & AL; Dec5; Dec6'11. O C & 100

**Melrose av, 753,** (9:2403) ws, 146 s 157th 36.9x124.5x43x124.3, 3-sty fr tnt & str; Michl Scheringer to Emil A J Scheringer & Florence C his wife tenants by entirety, 301 E 206; Dec2; Dec5'11. O C & 100

**Melrose av, 755-7,** (9:2403) ws, 100 s 157th, 46x124.3, 2-3-sty fr tnts; Michl Scheringer to Ida Maurer, 757 Melrose av; Dec5'11. O C & 100

**Morris av, 1050,** (9:2437) es, 170 n 165th, 20x92, 3-sty bk dwg; Alexandrine Sporwid to Josephine M Spor both at 1050 Morris av; mtg \$7,250; Dec4; Dec5'11. O C & 9,000

**Morris av, 557,** (9:2338) ws, 80 n 149th, 25x100, 3-sty fr tnt & str & 2-sty fr rear tnt; Bridget O'Connor to Bernardino Colasacco & Antonio Santini, both at 296 E 149; mtg \$5,500; Nov29; Dec1'11. O C & 100

**Nelson av, 1407,** see 175th, 107 E.

**Nelson av, 1407,** (11:2874) ws, 150 n Boscobel av, 16.8x79.7x18.5x71.8, 2-sty fr dwg; Edmondson Constn Co to Christopher O'Toole, 1411 Nelson av; mtg \$3,500; Nov29; Dec1'11. O C & 100

**Nelson av, 1411,** (11:2874) ws, 183.4 n Boscobel av, 16.8x95.6x18.5x87.7, 2-sty fr dwg; Elwin F J Carpenter to Harry Cahn, 2540 Grand av & Junius J Pittman, 1888 Bathgate av; mtg \$3,500; Nov29; Dec 1'11. O C & 100

**Nelson av, sec Featherbed la,** see Nelson av, nec 172.

**Nelson av,** (11:2873) nec 172d, runs e 241.3 to ws Shakespeare av xn263.10&181.3 & 390.6 to ss Featherbed la xs99.11 to es Nelson av xs752.2 to beg, vacant; Oliver J Wells to Reserve Realty Co, 9 Church; ½ pt; B&S & C a G; mtg \$48,280; Nov28; Dec6'11. O C & 100

**Nelson av,** (11:2873); same prop; Reserve Realty Co to Atlantic Dock Co, foot Hamilton av, Bklyn; mtg \$48,280; Nov28; Dec6'11. O C & 100

**Ogden av, 904,** (9:2511) es, 275 s 162d, 50x115, 5-sty bk tnt; Dorothy Realty Co to Alfred C Gants, 900 Ogden av; mtg \$53,500; Dec5; Dec6'11. O C & 100

**Prospect av, sec Tremont av,** see Tremont av, 1026.

**Prospect av, 1362,** see Freeman, 821-3.

**Prospect av, 1315,** (10:2681) ws, 57 n Home, 40x105, 5-sty bk tnt; Jno J Tully Co to Laura E Manning, 1062 Walton av; mtg \$34,000; Dec1; Dec2'11. O C & 100

**Prospect av, 960,** (10:2690) es, 414 s 165th, 75.4x219.10x78.6x197.7, 6-sty bk tnt; Friedman Constn Co to Ferdinand C Bammann, 436 W 154; mtg \$120,000; Dec1; Dec 2'11. nom

**Park av,** (11:3038) es, 162 s 183d, 72x 143.1, except pt for av, vacant; Anita L Lang to Henry Lang, both at 1696 Topping av; mtg \$7,500; Dec4; Dec5'11. nom

**Park av, 4414,** (11:3037) es, 350 n 180th & abt 25 n 181st, 25x141, 2-sty fr bldg & 2-sty fr rear tnt; Wm L Clifford to Frances B Clifford, at Mt Vernon, NY; AL; Dec 5; Dec6'11. O C & 100

**Road from Westchester to Pelham Bridge (\*),** see Mill Pond, (\*) es, at nwc lot la.

**Road from Westchester to West Farms (\*),** at c of a lane, being Lot 8, map Wynne vs James (Partition suit) Estate Jno Mulvey, Westchester; Ellen Foy to Frank Juskiewicz, 32 So Sussex, Gloucester, NJ; Sept11; Dec2'11. 2,300

**So Boulevard,** (10:2722) nws, 185 sw Tiffany, 100x100, vacant; Jas F Meehan Co to Hyman Atlas, 72 Market & David Levine, 186 E 111; B&S; mtg \$25,000; Dec1'11. O C & 100

**Summit av,** (9:2524) es, 125 n 162d, 50x 95, vacant; Cornelius J Reilly to Fifth Natl Bank of City NY, 300 3 av; mtg \$4,000 & AL; Nov23; Dec1'11. O C & 100

**Sheridan av,** (9:2443) sec 161st, 40.5x 642.11x40x639.11, vacant; re mtg; Central Trust Co of NY at trste to NY Central & Hudson River R R Co at Albany, NY; Aug 8; Dec5'11. nom

**Sheridan av,** (9:2443) sec 161st runs sw along av, 40.5x642.11x40 to 161st, xw 636.11 to beg for street purposes; N Y C & H R R Co to City of N Y at City Hall, NY; July18; Dec5'11. nom

**Summit av, 907,** (9:2523) ws, 232.9 s Cross now 162d, 24.3x103.10 to es Sedgwick av x25x110.1, 3-sty bk dwg; Plymon E Garrety to Crown Holding Co, 5 Beekman; AL; June14'09; Dec4'11. O C & 100

**Sedgwick av, es, abt 125 n 161ST,** see Summit av, 907.

**Shakespeare av, swc Featherbed la,** see Nelson av, nec 172.

**Shakespeare av, nwc 172D,** see Nelson av, nec 172.

**So Boulevard,** (10:2743) es, 250 n Aldus, 125x150, vacant; also HOE AV, (10:2749) sec Bancroft, 25x100, vacant; re mtg; Mutual Life Ins Co of NY to Amer Real Est Co, 527 5 av; Nov21; Dec7'11. 20,550

**So Boulevard,** (10:2743) es, 100 s Westchester av, 164x150, vacant; Amer Real Est Co to Mercury Realty Co, 650 Prospect av; AL; Dec4; Dec7'11. O C & 100

**Tilden av, (\*)** ws, 75 s 215th, 25x100; also 214TH ST, (\*) ss, 200 w Tilden av, 25x100; Abr Shatzkin to Andrea Gandolfe; mtg \$1,000; July2'10; Dec5'11. O C & 100

**Tremont av, 1026,** (11:2956) sec Prospect av, 90x100.5x106x99.11, also TREMONT AV, (11:2956) ss, 550 w Marmion av, 22.1x 101.6x4.8x100, vacant; Ferdinand C Bammann to Friedman Constn Co, 171 Bway; mtg \$12,000; Dec1; Dec2'11. nom

**Tremont av, ss, 550 w Marmion av,** see Tremont av, 1026.

**Tiebout av, ws, 132.9 n 181st,** see Valentine av, 2182.

**Union av, 771,** (10:2676) ws, 133.4 n 156th 16.8x54.4x17.10x65.2, 2-sty & b fr dwg; Anna Wienecke to Clara Malm, 771 Union av; mtg \$3,800 & AL; Dec4'11. O C & 100

**Valentine av, 2118,** (11:3144) es, 375.7 n 180th, 25.4x110.9x25.4x107.7, 2-sty bk dwg; Malkus E Soderstrom to Jas J Quirk & Maria J his wife, 107 E 53, joint tenants; mtg \$6,000; Dec1; Dec4'11. O C & 100

**Van Nest av (\*)** ss, 78 w Van Buren, 26x—x25x—, building thereon; CONTRACT; Van Nest Wood Working Co at Sarling & Unionport rd to Nettie Silva, 1718 Adams; AT; Nov27; Dec2'11. nom

**Valentine av, 2182,** (11:3144) es, 132.9 n 181st, 20x118.3 to ws Tiebout av, x20x 118.6, 3-sty bk dwg; Oscar Greenbaum to Sophie Seelig, 2396 8 av; mtg \$10,000; Nov 20, Dec5'11. O C & 100

**Vyse av, 1151,** (10:2752) ws, 300 n 167th, 20x100, 3-sty bk dwg; Wm S Keiley, ref, to Anna C Stephens, 285 Central Park W; FORECLOS, Nov23; Dec2; Dec6'11. 8,900

**Vyse av,** (11:3128) swc 181st, 25x100, vacant; re mtg; Knickerbocker Trust Co to Jos Fried, at Lawrence, LI; Dec7'11. 3,600

**Vyse av,** (11:3128) swc 181st, 25x100, vacant; Jos Fried to Arc Realty Co, 15 Wm; B&S; Nov9; Dec7'11. O C & 100

**Vyse av,** (11:3128); same prop; Arc Realty Co to Wm F Smith, 464 E 155; Dec 7'11. O C & 100

**Walton av, 2417,** see Walton av, 2405.

**Walker av, (\*)** sec Overing, see Overing, (\*) es, 325 n St Raymond av.

**Walton av, 2405,** (11:3188) ws, 288.9 n 184th, 19.10x96.5, 3-sty bk dwg; also WALTON AV, 2407, (11:3188) ws, 308.8 n 184th, 19.11x96.6x19.11x96.5, 3-sty bk dwg; Jno F Kaiser to Anna E Jones, 28 W 116; mtg \$12,800 & AL; Dec6; Dec7'11. O C & 100

**Washington av, (\*)** es, 132 s Silver, 25x 100, except pt for Overing & Maclay av; Anna M Hoctor to Wellman Finance & Realty Co, 120 Westchester Sq; mtg \$9,350 & AL; Nov22; Dec7'11. nom

**Willis av, 136,** see Willis av, 130-4.

**Willis av, 130-4,** (9:2278) es, 25 s 134th, 75x40; also WILLIS AV, 136, (9:2278) sec 134th, 25x75, except pt for av, 6-sty bk hotel; Hotel Willison, a corp, to Reserve Realty Co, 9 Church; mtg \$50,000; Dec5; Dec6'11. O C & 100

**Willis av, 130-6;** Reserve Realty Co to Rutherford Realty Co, 34 Nassau; ½ pt; mtg \$50,000; Dec5; Dec6'11. O C & 100

**Webster av,** (11:3142) ws, 225.4 n 179th, 75x100, vacant; Gerard Bldg Co to Ignatz Erber, 237 S 5 av, Chicago, Ill; mtg \$18,000; Nov24; Dec2'11. nom

**Washington av, 1000 on map 998-1,000,** (9:2369) es, 100 n 164th, 50x125.10, 2-2-sty fr dwgs; Christine M Brandt et al heirs Chas D Brandt to Sarah M Brandt & Caroline L Curtis, 1000 Washington av; ¼ pt; AT; Oct14; Dec1'11. nom

**Washington av, 1475,** (11:2902) ws, 127.6 s 171st, 37.6x140.2, 5-sty bk tnt; Alfred Freund to Wm Dub, 1963 Ryer av; mtg \$31,000 & AL; Dec1; Dec2'11. O C & 100

**Westchester av (\*)** ss, 51.5 w Hammond av, runs s—xw50xn— to av, x— to beg, with all title to land bet old & new lines of av; Margaretha M Brohmer to Baxter Howell Bldg Co, 2283 Westchester av; mtg \$3,700 & AL; Nov6; Dec5'11. O C & 100

**White Plains rd (\*)** from a pt near Unionport rd to pt near Thwaites pl & to the area bet Bronx Park E & White Plains rd, s of the ns of Bear Swamp rd; Petition & order of court appointing Fred C Hunter, 71 Nassau; Domineck L O'Reilly, 277 Bway & Martin F Huberth, 1045 Forest av as comrs of estimate & assessment; Dec2; Dec5'11.

**Weeks av, 1646, (1650),** (11:2792) es, 175 s 173d, 20x95, 2-sty bk dwg; Isaac Rosenzweig to Benj A & Lena Kreidman, 429 Wendover av; mtg \$10,000; Dec4; Dec5'11. nom

**Wendover av, 499,** (11:2913) nwc Bathgate av (No 1575) 25.3x85.7x25x89.2, 5-sty bk tnt & str; Susan Hagen to Geo Giakes 513 Tremont av; mtg 20,000; Dec4; Dec5'11. O C & 100

**Washington av, 1804,** see 175th, 480 E.

**Washington av, 1804,** (11:2916) sec 175th (No 480), 104x46.10x103.11x46.9, 1 & 2-sty fr dwg; Sarah Weinstein to Chas Mayer, 41 E 72; mtg \$12,000. O C & 100

**Webster av, ws, 108.7 s 193D,** see Webster av, ws, 33.7 s 193.

**Webster av,** (12:3275) ws, 33.7 s 193d, 25x101.9 to Decatur av x10.7x104, vacant; also WEBSTER AV, (12:3275) ws, 108.7 s 193d, 25x92.8 to Decatur av x25.2x95.9, vacant; also DECATUR AV, (12:3275) ws, 334.9 s 193d, 67.2x82.9x65.8x80.6, vacant; Central Holding Co to Henry F Keil, 2525 Creston av; mtg \$18,510; Nov29; Dec1'11. O C & 100

**Zerega av, (\*)** nwc Lyon av, 50x100; Jos Monetta to Norbert Robillard, 1445 Zerega av; AL; Dec5; Dec6'11. O C & 100

**4TH av, (\*)** es, abt 123 s 233d, 27.3x90.4 x25x102.3; Angelo Zerbarini to Maria Rampone, 4184 Barnes av; Dec1; Dec2'11. nom

**Lot (\*) 203 map (426) of lots near Wmsbridge Station,** see 216th (\*), ss, 200 e Tilden av.

**Lot 12,158,** (12:3361) section 113 map Woodlawn Cemetery; Woodlawn Cemetery, a corp, to Wm G Gilmore, 18 Prospect Park W, Bklyn; Nov11; Dec4'11. 7,500

**Mill Pond, (\*)** es, at nwc lot 1a at a ditch adj land Aug Drake, 120x—x80.6x180, being part lot 1a map (253 in West Co) of Elijah Valentine, Westchester, except pt for Westchester av; mtg \$1,250; also ROAD from Westchester to Pelham Bridge adj land Wm Palmer, runs nw77xne80xnw 177 to Westchester Mill pond xne120xe200 to said rd xsw200 to beg, except plot on ss, 80x79.6, also except pt for Westchester av, also except that pt which lies w of nws of Westchester av described in deed from party 1st pt to Alice M Long, recorded Oct21'11; mtg \$5,750; Bronxdale Realty Co to Wheeler Corp, 1123 Bway; Dec1; Dec4'11. O C & 100

**Spectacle or Harts Island in LI Sound** (\*) begins at low water mark on w shore of island, whence the tower of Sands Point Light House, bears n 62° 45.1 e as pointed in Oct'67, runs e across Island to l w m on East Shore xsw & n around s end of Island to beg, as shown on map in deed by Jno Hunter, dated Jan16'06; Henry M Hunter to Elias D Hunter, 400 W 150; May16; Dec5'11. nom

**Westchester Creek (\*)** part of Castle Hill Farm, begins at Monument set near nw or shore end of dock extdg into creek & abt 3 n of stone wall running nw from said dock contains 6 385/1000 acres with land under water, etc; Henry A Lozier to Jos T Lozier, 2350 Bway; ¼ pt; QC & confirmation deed; Oct31; Dec5'11. nom

## LEASES

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

### Borough of Manhattan.

DEC. 1, 2, 4, 5, 6 & 7.

**Broome st, 124,** (2:337) all; Emil Wagner to Sol Seinfeld, 160 Stanton, & Rebecca Seinfeld, 212 E 3; 3yf Dec1; Dec4'11. 3,518

**Canal st, 169,** (1:204) all; Margt A Butts to Morris G Saffer, 784 Kelly & Saml Saffer, 136 W 111 firm Saffer Bros, 704 Bway; 10 5-12 yf Dec1; Dec1'11. 3,000

**Clinton st, 156,** see Grand, 408-10.

**Chrystie st, 191-3,** (2:426); notice of option to renew Ls for 10yf May1'12; J L Weller & Co to Minsker Realty Co; Nov15; Dec4'11.

**Clinton st, 32,** (2:350), & STANTON ST, 172, str & bs; Herman L Rosenthal to Saml Tomberg, 124 Pike; 4yf May1'12; Dec 5'11. 2,400

**Clinton st, 32,** (2:350), & STANTON ST, 172; asn ls; Saml Tomberg to Jacob Zucker, 32 Clinton; AT; Nov15; Dec5'11. nom

**Catherine st, 76,** (1:252), all; Minnie Garone to Fred Garone, 74 Oliver; 5yf Dec 1; Dec5'11. 1,680 & 1,800

**Chambers st, 102,** (1:135), str, b & sub-b; Church & Warren Co, 165 Bway to Harry Weinstein, 21 E 113; 1yf May1'12 (2 yrs ren at \$4,100); Dec6'11. 4,000

**Catharine st, 79-79½,** (1:253) two str; Jacob Goldberg & ano to Michele & Ignazio Arra, both at 79 Catharine; 5yf May1'12; Dec6'11. 1,440

**Chrystie st, 136,** (2:419), all Lena Dan to Giovanni Settineri, 136 Chrystie; 3yf Aug1; Dec6'11. 2,520

**Delancey st,** (2:347) sec Suffolk, str & pt b; Meyer Vesell & ano to John Palley, 59 Market; 5yf Dec1; Dec6'11. 3,300

**East Broadway, 177,** (1:284), assigns two leases; Saml Lipman to Abr Levanstein, 200 W 111, & Max Tarshes, 22 E 120; Dec 5; Dec6'11. nom

**Elizabeth st, 216,** (2:492) sec Prince pt of str; Michele Di Stefano & ano to Vincenzo Bonaccolto, 14 Prince; 5yf Dec1; Dec5'11. 720

**Goerck st, 155,** (2:356), 1st floor; Barnet Siegel & ano to Munkacer Young Men's Sons of Reverend Solomon Schapiro, a corp, 155 Goerck; 5yf Dec15 (5y ren); Dec 6'11. 384

**Grand st, 555,** (1:265) two str & bakery in c; Nathan Burnstine to Jacob & Saml Held, both at 570 Grand; 4 11-12 y&15 days, from Feb15; Dec1'11. 1,200

**Grand st, 408,** (2:346) sur Ls; Isaac Miller to Jacob Siris, 178 So 9, Bklyn & Pin-cus Malzman, 207 E Bway; Nov23; Dec2'11. nom



**Grand st, 408-10 & Clinton st, 156,** (2:346) all; Max Aronson to Jacob Siris & Pincus Malzman, 66 Allen; 5 5-12 yf Dec1; Dec2'11. 12,000

**Grand st, 264,** (2:418), all; Theo Simon to Hyman Marcus, 264 Grand; 10yf May1 '10; Dec7'11. 2,400 & 2,700

**Leonard st, c W Bway,** see W Bway, 190.

**Mercer st, sec 4th,** see 4th, 14 W.

**Prince st, sec Elizabeth,** see Elizabeth, 216.

**Pearl st, 273,** (1:95) all; Benj Schwartz et al to Ungerer & Co, 273 Pearl; 5yf May1 '12; Dec1'11. 2,500

**Perry st, 68,** (2:621), all; Burnett C McIntyre to Paolo E. Costa, 616 Trophegen; West Hoboken, NJ; 5 1/2yf Nov1; Dec6'11. 1,200

**Suffolk st, sec Delancey,** see Delancey, sec Suffolk.

**Stanton st, 172,** see Clinton, 32.

**West st, 274-5,** (1:224), asn Ls; Patk Lunney to Michl Crilly, 274 West; AT; A L; Nov23; Dec6'11. nom

**York st, 3,** (1:212), all; Stuart Duncan to Ferd Guerin et al firm Vve Guerin & Fils at Lyons, France; 5yf Feb1; Dec5 '11. 3,000

**4TH st, 14 W,** (2:535) sec Mercer, asn two Ls; Henry G Avidan to Avidan-Wolf Cafe Co, 14 W 4; mtg \$5,500; Nov29; Dec6 '11. nom

**4TH st, 175 E,** see Av A, 61.

**6TH st E, nec 1 av,** see 1 av, 100.

**8TH st, 35 E,** (2:560) ns, 64.4 e University pl, 26.6x93.11; asn Ls; Fredk Schroeder to Marie Schroeder, 42 Weirfield, Bklyn; AT; Dec1'11. nom

**10TH st, 215 E,** (2:452), all; Max & Jennie Bernstein to Salomon Engelberg, 208 Stanton; 3yf Nov1; Dec5'11. 3,400

**14TH st, 5 E,** (3:842) e stoop str & rear room; Douglas Realty Co to Saml Kasner, 235 E 12; 5yf Feb1; Dec1'11. 1,500

**21ST st, 46 W,** (3:822), all; Philip Rhineland, agent for Adelaide K Rhineland & ano, to Benno Rosenberg, 7 W 20; f July 5 to Feb1'27; Dec4'11. taxes, &c, & 3,200 & 3,500

**26TH st, 209 E,** (3:907) 5th fl, & 27TH ST, 204-8 E, rear pt of connecting loft; Harwell-Evans Co to Geo C Lynch Co, 333 4 av; 1 8-12yf Junel; Dec4'11. 700

**26TH st, 158-60 W,** (3:801) all; Jeremiah W Dimick to Benno Rosenberg, 7 W 20; f Jan25 to Feb1'26; Dec4'11. taxes, &c, & 4,180 & 3,500

**27TH st, 204-S E,** see 26th, 209 E.

**34TH st, 403-5 E,** (3:966); asn Ls; Jno P Donovan to Warren S Lutz, 1101 Fox; AL; Dec7'11. nom

**34TH st, 403-5 E,** (3:966) e & w str & bs; Peter J Schneider to Jno P Donovan, 453 W 19; 5 5-12yf Dec1; Dec7'11. 1,500 & 1,800

**34TH st W, nwc Bway,** see Bway, nwc 34.

**43D st, 244 W,** (4:1014) b; Harry L & Evelyn B Weiss to Giuseppe Cravotta, 244 W 43; 2 9-12yf Oct6; Dec5'11. 720

**46TH st, 4 E,** (5:1282) 3d loft; Estate Chas A Coe to Annie Langer, 507 W 112; 7yf May1; Dec1'11. 2,000 & 2,500

**46TH st, 228 W,** (4:1017) all; Mary A Claffy to Camille Reginer, 2126 N Carolina av, Atlantic City, NJ; 1 7-12yf; Oct1; Dec1'11. 2,400

**73D st, 219 E,** (5:1428) sur Ls; Max Gilefsky to Solomon Judenfrieder, 170 Chester, Bklyn; AT; Oct4; Dec1'11. nom

**82D st, 130 E,** (5:1510), 1st flat & pt b; Jos D Cremin to Margt A McAvey, 130 E 82; 1yf Oct1; Dec6'11. 960

**109TH st, 234 E,** (6:1658) all; Max Bernow to Sebastiano Benenati, 211 E 111; 3yf Aug1; Dec1'11. 1,740

**111TH st, 220-2 E,** (6:1660) all; Giacinto Carizzo to Paolo Carullo, 220 E 111; 5 1-12 yf Dec1; Dec2'11. 2,460

**111TH st, 220 E,** (6:1660) two str, yds & pt b; Paolo Carullo to Frank Carullo, 205 E 115; 5yf Jan1'12; Dec2'11. 600

**115TH st, 503-17 E,** see 116th E, ss, 150.6 e Av A.

**116TH st E,** (6:1714) ss, 150.6 e Av A, runs w6.6xs100.10xw50xs100.10 to ns 115th (Nos 503-17) xe150xn100xagain n—to beg, all; Mary F Hillemeier to Chas H Bellows; 5 9-12yf Apr1'10 (5y ren at \$4,000); Dec4 '11. 3,600 & 4,000

**117TH st, 538-40 E,** (6:1715), Asn Ls; Stefan Hnath to Jos J Havrilla, 501 E 118; AL; Nov29; Dec6'11. nom

**117TH st, 301 E,** (6:1689) str & pt c; Chas F Fundt to Vincenzo Farnolo, 301 E 117; 3yf Nov1'10; Dec1'11. 264

**119TH st, 341-3 E,** (6:1796), 2 str, 3 rs in rear & 1 b; Centennial Securities Co to Carmine Dijanni, 324 E 116; 5yf Aug25; Dec4'11. 396 & 516

**122D st, 164 W,** (7:1906), all; FredK L Waterbury et al EXRS, &c, Eliz L Waterhouse to Mary E Kuster, 164 W 122; 2 5-12yf Dec1; Dec5'11. 1,200

**124TH st W, nwc Ams av,** see Ams av, nwc 124th.

**125TH st, E,** (6:1773) swc Lex av, L shaped str; David A Schulte to Chas A Sheidy, 318 W 121; 15yf Jan1'12; Dec5'11. 5,000 to 8,000

**148TH st W, sec Bway,** see Bway, sec 148.

**157TH st, W, swc Ams av,** see Ams av, 1954.

**Av A, 61,** (2:432) ws, 24 n 4th, runs w 75xs24 to 4th, (No 175) xw28xn48.1xe100 to av, xs24 to beg; agmt as to release of party 2d as to conditions contained in asn Ls; dated Aug31'94; Jacob Klingenstein, 102 E 79, with Bernhard Vogel, 123 W 117; Nov29; Dec1'11. nom

**Av C, 121-123,** (2:390), sobrr of Ls to mtg for \$40,000; Wolf Greenberg, 68 St Marks pl, & David Strauss, 126 St Marks pl with Annie R Gilbert, 563 Park av & Amelia S Gilbert at Ravenna, Ohio, EXRS, &c; Oct13; Dec6'11. nom

**Amsterdam av, 1955,** (8:2107) asn Ls; Jno E Jordan to Chas H Abbott at Hartsdale, NY; mtg \$4,129.32; Nov29; Dec1'11. nom

**Amsterdam av, 2136,** (8:2123) s str & b; Agusta Joachim to Robt Fromm, 2136 Ams av; 5yf Oct4; Dec1'11. 1,400 to 1,600

**Amsterdam av, 1954,** (8:2115) swc 157th; asn Ls; John Peper to Henry Peper, 539 W 156; AT; mtg \$5,000; Dec5; Dec6'11. nom

**Amsterdam av, (7:1979)** nwc 124th, 5th str n fr cor; Wm H Hall to Chas Gristede, 2186 Aqueduct av, Diedrich Gristede, 126a W 127; 1 4-12yf Jan12; Dec6'11. 1,200

**Broadway, 2463,** (4:1239) ws, 25 n 91st, str, b & 2d fl; Saml McMillan to Patk J Healy at Hartsdale, NY; 10yf Jan1'12; Dec1'11. net 4,500

**Broadway, (7:2079)** sec 148th, 5th str s from c; Herman Fichter to Jacob Kittner, 3594 Bway; 5yf Oct1; Dec4'11. 900 & 1,050

**Broadway, 3550,** (7:2077) sobrn of Ls to mtgs for \$120,000; Ferd Endel, 509 W 146 with Martha B Mosher, 1925 7 av; Nov1; Dec5'11. nom

**Broadway, (3:810)** nwc 34th, all above str fl, including roof; United Merchants Realty & Impt Co to Davis P Leahy Realty Co, 1313 Bway; f Jan1 to Sept1'24; Dec7'11. 10,000

**Lexington av, 1515,** (6:1625), Asn Ls; Jos Menne to Henry Foerster, 1515 Lex av; Dec1; Dec4'11. nom

**Lexington av, swc 125th,** see 125th, sw c Lex av.

**Lenox av, 472,** (6:1731), str & b; Jacob Schiff to Geo Gotzelmann, 472 Lenox av; 3 1-12 yf Dec1; Dec6'11. 1,500

**Madison av, 161-3,** (3:862); agmt as to surrender of Ls & discharge of liabilities, &c; Worthington Whitehouse with Ethel wife of & Howard N Potter; Jan31'08; Dec5'11. nom

**West Broadway, 190,** (1:179) c Leonard, str & b; Angeline Robert indivd & EXTRX Danl Robert to Anton Renneberg, 32 Elm av, Evergreen, B of Q; 5 5-12yf Dec1; Dec5'11. 2,100 to 2,400 or for term 12,575

**1ST av, 1060,** (5:1369) str & b; Gesine M Kornarens to Jos Klein, 339 E 57; 3yf Jan1'12; Dec1'11. 540

**1ST av, 97,** (2:477), cor & b; Fodna Realty Co to Herman Weil, 104 2 av, 3yf May1'11 (5y ren); Dec5'11. 2,340

**1ST av, 1207,** (5:1440) n str & b; Elisa Mose to Bertha & Amanda Harz, 1207 1 av; 3yf May1; Dec7'11. 480

**1ST av, 100,** (2:434) nec 6th; asns 2 Ls; Sarah & Edw Wohlstadter to Saml & Henry L Wohlstadter, 100 1 av; Nov29; Dec7'11. nom

**1ST av, 100,** (2:434), asns 2 Ls; Saml & Henry L Wohlstadter to Arthur Jost, 159 W 129; Nov29; Dec7'11. nom

**2D av, 1439,** (5:1429) asn Ls; Louis Flasch to Ebling Bwg Co, 760 St Anns av (given as collateral for \$2,000); Aug 30; Dec1'11. O C & 100

**2D av, 1439,** (5:1429) str fl & 2d fl; Jno Messenger to Louis Flasch, 378 E 158; 5 yf Sept1; Dec1'11. 1,800

**3D av, 452,** (3:887) asn Ls; Adam Metz to Chas Modry, 292 1 av; Nov15; Dec1'11. nom

**3D av, 229,** (3:900); asn Ls; Israel Solomon to Florence G Bryant, 229 3 av; AL; Nov29; Dec2'11. nom

**3D av, 2020,** (6:1639); Asn Ls; Richd Reiss to Jno A Murphy, 61 E 125; AL; Nov 27; Dec6'11. nom

**3D av, 1870,** (6:1631), all; Hermitage Co to Jos Sann, 442 E 9; 5yf Dec1; Dec7'11. 2,100

**4TH av, 390-6,** (3:857), upper 4 lofts; Saml Kridel et al to Simon Ascher at Ellstone, Far Rockaway, LI, et al, firm Simon Ascher & Co; 10yf Feb1'12; Dec6'11. 16,000

**5TH av, 137,** (3:849) str & b; Tomahawk Realty Co to Waldes & Co of Prague, Austria; 3yf Feb1'12 (3 y ren) Dec2'11. 5,500

**5TH av, 277,** (3:859), 1st loft; Esther Kaminski to Chas F Hurm; Sept9'10; 4 11-12 yf Nov1'10; Dec4'11. 3,250

**5TH av, 277,** (3:859), 1st loft; Chas F Hurm to Harry C Mabie, at East Orange, NJ; 3 10-12yf Dec1; Dec4'11. 3,250

**5TH av, 2199,** (6:1758); Asn Ls, recorded Feb4'08; Frank Reda to Maria Marino, 2199 5 av; Dec4; Dec6'11. nom

**5TH av, 2199,** (6:1758), Asn Ls; Maria Marino to Arthur Jost, 159 W 129; Dec4; Dec6'11. nom

**5TH av, 2199,** (6:1758); Asn Ls recorded June9'11; Frank Reda to Maria Marino, 2199 5 av; Sept12; Dec6'11. 100

**5TH av, 2199,** (6:1758); Asn Ls; Maria Marino to Arthur Jost, 159 W 129; Dec4; Dec6'11. nom

**Crib bulkhead at foot E 84TH st, &c,** (5:1590); City of NY by Comr of Docks to Saml A Magarical as Pres of Cygnet Club, 166 E 82; 3yf Nov1; Dec4'11. 172.50

**Extension of Pier New 23, N R,** (1:184); City of NY by Comr of Docks, to West Shore R R Co, 43d & Mad av; 10yf Oct1 (10y ren at \$2,399.36); Dec4'11. 2,307.08

## LEASES

## Borough of the Bronx.

**Kelly st, 757,** (10:2701) swc Longwood av, str & c, No 3; Estate Chas Hirsch to Abr Levov, 938 Longwood av; 3yf Apr1 '12; Dec5'11. 648 & 672

**Morris av, 619,** (9:2441), str, &c; Tommaso Tucci to Filippo Rapnana & Giuseppe Bielo or Bielo, both at 619 Morris av; 3yf Oct1; Dec7'11. 780

**134TH st, 289-91 E,** (9:2310) ns, 175 e Lincoln av, 50x100, all; Therese W Elder to Empire Door & Trim Co, 5 & 7 E 42; 2yf May1'12; Dec5'11. 1,620

**137TH st, 449 E,** (9:2282) all; Esther Lidz to Louis Cohan, 198 Brown pl & Barnet Khionsky, 3 Rutgers; 3yf Dec1; Dec1 '11. 2,057

**180TH st, sec Belmont av,** see Belmont av, sec 180.

**Belmont av, (11:3080)** sec 180th, str & b; T J McGuire Constn Co to Wm J Dolan & Jas Mullally, both at 226 W 144; 5yf Sept1 (5y ren at \$1,800); Dec4'11. 900 to 1,500

**Longwood av, swc Kelly,** see Kelly, 757.

**Paulding av, 3724, (\*)**; Asn Ls; Fortunata Mastrobuono to Ebling Brewing Co, 760 St Anns av; Nov1; Dec6'11. nom

**Paulding av, 3724, (\*)**, str floor, &c; Jno Deoteris to Fortunata Mastrobuono at Dunwoodie, NY; 5yf Oct1; Dec6'11. 300 to 420

**St Lawrence av, 1412, (\*)**, es, 25 n Tacoma, all; Delia wife of & John Gray to Philipp Cohn, 1412 St Lawrence av; 5yf Dec1; Dec6'11. 300

**3D av, 3874,** (11:2929) s str; Louis Guttman to Chas Hatowsky, 3874 3 av; 3yf Jan 1'12; Dec6'11. 444

## MORTGAGES.

NOTE.—The arrangement of this list is as follows: The first is the description of the property, then follows the date when the mortgage was drawn, and the following date is when the mortgage was recorded; when both dates are the same only one is given; then the term of the mortgage follows. The first name is the mortgagor, the next that of the mortgagee, and last the amount. The general dates used as headlines are the dates when the mortgage was handed into the Register's office to be recorded.

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

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

## Borough of Manhattan.

DEC. 1, 2, 4, 5, 6 and 7.

**Arden st, sws, at nws Nagle av,** see Nagle av, nws, at sws Arden.

**Ann st, 91,** see Beekman, 61.

**Beekman st, 61,** (1:93) nwc Gold (Nos 61-9) 23.8x103.3 to Ann (No 91) x23.2x96; ext of \$100,000 mtg to Nov1'14 at 5%; Dec 4; Dec5'11; Dime Savgs Bank of Bklyn with Jno J Burton, East Orange, NJ. nom

**Broome st, 537,** (2:477) sws, abt 91 w Sullivan, runs nw32.2xsw84.5 to an alley, xe19.6 to another alley, xne8xw8xn35xne 30 to beg; Dec1'11; 3y5%; Mary A Thornton to Mary A Blinn, 33 Saratoga av, Yonkers, NY. 10,000

**Bank st, 98,** (2:634) sec Greenwich (No 769) 14.3x47x27.9x40; PM; Dec1; Dec2'11; 3y5%; Chas Gaston Barclay, Yonkers, NY to Wm T Smith, 123 Pierrepont, Bklyn & ano trste for Alice S Baldwin, will Thos T Smith. 6,500

**Broome st, ns, 129 e Bway,** see Broome, 436.

**Broome st, 436,** (2:485) ns, 130 e Bway, 20x117x—x118; also STRIP, begins Broome st, (2:485) ns, 129 e Bway, 1.2x118; Aug5; Dec4'11, due as per note, 6%; Sarah J Naething to Jefferson Bank, 122 Bowery. 3,800

**Bank st, 46,** (2:614) ss, 85 e 4th, 20x91.3; Nov1; Dec4'11, 5y5%; Maurice Herrmann to Winfield S Hoyt, 54 W 56, & ano, exrs, &c, Gold Hoyt. 20,000

**Crosby st, 38,** see Bway, 474 1/2-6.

**Chrystie st, 7,** (1:289) ws, 50.1 s Bayard runs w64.8xn0.8xw82xs25xe147 to st, xn 24.10 to beg; Dec1'11; 3y5%; Mary T Wagner to Title Ins Co of NY, 135 Bway. 16,000

**Canal st, 23-9,** (1:201) swc Eliz (Nos 164-8), runs s100xw94xn50xe47xn50 to Canal xe 47 to beg; Dec4'11, due, &c, as per bond; Martin Schrenkeisen, exrs, &c, Martin Schrenkeisen to Bank for Savgs, 280 4 av. 48,000

**Chit st, 80** see Pearl, 323.

**Chambers st, 203,** see Reade, 195.

**Chrystie st, 80,** (1:305); ext of \$5,000 mtg to Dec1'15 at 6%; Dec2; Dec6'11; Martha Oser with Arnold Kadish & Saml Meshel. nom



- Cherry st. 318.** (1:258) ns, 71.11 e Clinton, 21x100x21x100.5; ext of \$15,000 mtg to June 6'16 at % as per bond; May 17; Dec 6'11; Jos Roselinsky, 165 Monroe, with Margt D Achenbach, 10 E 72. nom
- Downing st. 57.** (2:528) ns, 221 w Bedford, 19.9x90; also DOWNING ST, 59, (2:528) ns, 240.9 w Bedford, 19.4x90; also PLOT, (2:528) begins 260.1 w Bedford & 70 n Downing, runs n20wx20.2xs20xe20.2; pr mtg \$12,000; Dec 1; Dec 4'11, due July 1'16, 6%; Jos Rovegno to Natalie Mangini, 90 Oliver. 5,000
- Downing st. 59.** see Downing, 57.
- Elizabeth st. 164-S.** see Canal, 23-9.
- Front st. 156.** see Maiden la, 149.
- Grand st. 391.** (1:313) ext of \$38,000 mtg to June 30'13 at 5%; June 22'10; Dec 1'11; Rebecca I Goldsmith with Ethel P Arnold of Wyncoet, Pa. nom
- Grand st. 391.** sobrn agmt; Nov 28; Dec 1'11; Rebecca I Goldsmith with Sender Jarmulowsky, 19 E 93. nom
- Greenwich st. 769.** see Bank, 98.
- Greenwich st. 92.** (1:18) ext of \$25,000 mtg to Nov 15'16 at 4½%; Nov 15; Dec 4'11; Patk McCarthy with Bank for Savgs, 280 4 av. nom
- Gold st. 61-9.** see Beekman, 61.
- Greenwich st. 546.** (2:596) ws, abt 105 s Charlton, 25x80; Dec 5'11, 3y4½%; Susanna F F Benton, of Perth Amboy, NJ, to Fanny Falret de Tuite at Lara, Petit Blvd, Pau, France, et al, trstes Thos McCarthy. 8,000
- Houston st. 32 W.** (2:523) ns, 60 e Greene, 20x83 also 113TH ST 227 W, (7:1829) ns, 200 w 7 av, 16.8x100.11; 4-6 pts; pr mtg \$26,000; Nov 1; Dec 6'11, due Mar 1-15, —%; Amalie Kann, 227 W 113, to Wm A Gans, trste, 70 E 93. notes, 10,000
- Houston st. 78-SO E.** (2:521) ns, 42 e Eliz, runs n38.1xn38xe41.11xs15.2xe0.3xs27.1 xs38.1 to st xw44.2 to beg; PM; Dec 5'11, due Nov 15'16, 4½%; Geo J & Wm J Kenny to Citizens Savings Bank, 56 Bowery. 20,000
- Hester st. 140-2.** (1:203) swc Bowery (No 88) 100x50; Dec 1; Dec 4'11, 5y6%; Chas H Shulman to Rachel Shulman, 145 E 111. 30,000
- Hudson st. 177-9.** see Vestry, 27-9.
- Hester st. 140-2.** see Bowery, 88.
- Jones st. 5.** (2:590) ns, 44.10 w 4th, 25x 100; pr mtg \$19,000; Dec 1; Dec 4'11, due July 1'16, 6%; Jos Rovegno to Natalie Mangini, 90 Oliver. 5,000
- James st. 4.** see James, 2.
- James st. 2.** (1:117) es, 48.3 s Park Row, runs s17xe53.7xn14xw7.4xn3xw45.9 to beg; also JAMES ST, 4, (1:117) es, abt 65 s Park Row, 17x53.7x17x54.1; Dec 4; Dec 5'11, 5y5%; Frances, wife of & Louis McCarty & Anna F, wife of & Chas F Beck to Wm R Hayes, at Newburgh, NY. 14,000
- Ludlow st. 178.** (2:412) es, abt 180 n Stanton, 24x½ blk; Dec 1'11; 3y5%; Esther Isaac to Emigrant Ind Savgs Bank, 24,000
- Ludlow st. 178.** pr mtg \$24,000; Dec 1'11; 3y6%; same to Jno Mehlretter at Hartsdale, NY. 3,250
- Ludlow st. 176.** (2:412) es, abt 150 n Stanton, 24x½ blk; Dec 1'11; 3y5%; Esther Isaac to Emigrant Ind Savgs Bank, 24,000
- Ludlow st. 176.** pr mtg \$24,000; Dec 1'11; 3y6%; same to F Wm Heide, 68 W 94. 3,250
- Lewis st. 78.** (2:329) es, 124.9 n Rivington, 25x99; pr mtg \$16,000; Dec 1; Dec 6'11, 3y6%; Joe Hirshhorn, 368-70 E 4, to Aaron Gottlieb, 207 W 110. 2,000
- Maiden la. 149.** (1:38) nwc Front (No 156) 19.4x21.8; also MAIDEN LA, former 144, 15.9x21.3x15.11x21.3; also MAIDEN LA, 142, ss, abt 35 w Front, 15.9x21.5x15.10 x21.5; Dec 1; Dec 2'11, 2y5%; Jno A Casey Co to Emigrant Ind Savgs Bank. 16,500
- Maiden la. 142-149&144.** (1:38); certf as to above mtg; Nov 29; Dec 2'11; same to same.
- Maiden lane, 142.** see Maiden la, 149.
- Maiden lane, 144.** see Maiden la, 149.
- Oak st. 29.** (1:111) ss, abt 105 e New Chambers, 25.6x62; Dec 1'11, 5y5%; Frank, Rosario & Giuseppe Torregrossa to American Mtg Co, 31 Nassau. 12,500
- Orchard st. 183.** (2:417) ws, 150.4 n Stanton, 25.2x87.6; pr mtg \$—; Dec 2; Dec 4'11, 3y6%; Rosa Federman, of Bklyn, to Lena Frank, 86 Keap, Bklyn. 4,000
- Pearl st. 323.** (1:105) nws, 135.4 ne Ferry, runs nw38xne0.7xnw53xnw80 to ses Cliff (No 80) xsw19.1xe50.3xe22.9xe69.4 to Pearl xne23.3 to beg; Dec 4; Dec 6'11, due, &c, as per bond; Henry G Trevor, of Southampton, LI, to Title Guar & Trust Co. 30,000
- Reade st. 195.** (1:139); also CHAMBERS ST, 203, (1:139); ext of \$24,000 mtg to Apr 25'15 at 4½%; Oct 16; Dec 6'11; Herbert C Pell with Eliz L Cook, 4a de Lucerna, 55, City of Mexico, Mex. nom
- Rivington st. 233.** (2:338) see Willett, (Nos 72-4); —x—; ext of \$42,000 mtg to Jan 15'17 at 5%; Nov 25; Dec 6'11; Jno McK Minton, trste for Chas F Minton, with Jennie Salzberg & Jos Schild. nom
- Rivington st. 148.** (2:349) nec Suffolk (Nos 124-8), 25x100; ext of mtg for \$55,000 to Aug 16'16, 5½%; Aug 2; Dec 4'11; Lawyers Mtg Co with Pauline Larabash, Morris Claman & Abr Tokayer. nom
- Rivington st. 308.** (2:329) ns, 25.1 e Lewis, 27.11x100x27.10x100; Nov 3; Dec 5'11, 5y5%; Chas Casazza of Danbury, Conn, to Francis Asbury Palmer Fund, a corp, 5 Park pl. 27,500
- Rivington st. 308.** sobrn agmt; Nov 29; Dec 5'11; Savoy Trust Co with same, nom
- Rivington st. 312.** (2:329) ns, 53 e Lewis, 27.11x100x27.10x100; Nov 3; Dec 5'11, 5y5%; Chas Casazza of Danbury, Conn, to Francis Asbury Palmer Fund, 5 & 7 Park pl, 27,500
- Rivington st. 312.** sobrn agmt; Nov 29; Dec 5'11; Savoy Trust Co with same, nom
- St Nicholas pl. (7:2053)** es, 50 s 150th, 24.11x100; also ST NICHOLAS PL, 6, (7:2053) es, 74.11 s 150th, 50x100; PM; Dec 4; Dec 5'11, due Dec 4'21; 5%; Henry W Lloyd 8 St Nicholas pl to Jacob P Baiter at Bayshore, LI. 45,000
- St Nicholas pl. 6.** see St Nicholas pl, es, 50 s 150th.
- Suffolk st. 124-S.** see Rivington, 148.
- Stanton st. 134-6.** (2:355); ext of \$70,000 mtg to Jan 4'17 at 4½%; Nov 23; Dec 1'11; Bankers Trust Co, trste Oliver S Carter, with Gussie Greenspan, 160 Rivington. nom
- Scammel st. 36-36½.** (1:266); ext of mtg for \$23,000 to Oct 15'16, 5½%; Sept 29; Dec 1'11; Lawyers Mtg Co with Abr Katz & Saml Gold. nom
- Sullivan st. 67.** (2:489) es, 135.4 n Broome, 25.8x100; PM; Nov 24; Dec 2'11, due &c, as per bond; Louis Rovegno to Leonard M Thorn, Jr, 1947 Bway, et al, exrs Leonard M Thorn. 18,200
- Sullivan st. 65.** (2:489) es, 109.8 n Broome, 25.8x100; PM; Nov 24; Dec 2'11, due, &c, as per bond; Jos Rovegno to Leonard M Thorn, Jr, 1947 Bway, et al, exrs Leonard M Thorn. 18,970
- Sullivan st. 63.** (2:489) es, 84 n Broome, runs e80xs9xe20xn34.8xw100 to st xs25.8 to beg; PM; Nov 24; Dec 2'11, due, &c, as per bond; Domenico Rovegno to Leonard M Thorn, Jr, 1947 Bway, et al, exrs Leonard M Thorn. 19,110
- Stanton st. 198.** (2:345); ext of \$21,000 mtg to Dec 4'16 at 5%; Nov 11; Dec 2'11; Lawyers Title Ins & Trust Co with Ray Schwartz. nom
- St Marks pl. 57 (STH st).** (2:450) ns, 300 e 2 av, 25x85.11; also PLOT, begins 300 e 2 av & 93.11 s 9th, runs n4.11xe25xs 4.10xw25 to beg; PM; pr mtg \$20,000; Dec 5; Dec 7'11, 3y6%; Maurice D Gruschow, 272 5 av, to Clara Fischer, 162 W 87. 6,000
- Scammel st. 32.** (1:266) es, 87.1 s Mad, 27 x95; Dec 4'11, 1y5%; Morris Stone, 10 W 113, to Metropolitan Savgs Bank, 59 Cooper Sq E. 3,000
- Union sq. 29.** (3:843) swc 16th, 32.6x 141.10; pr mtg \$215,000; Dec 1; Dec 2'11, 1y 5%; Twenty-Nine Union Sq Co, 62 Cedar, to N Y Trust Co, 26 Broad. 36,000
- University pl. 20.** (2:566) nwc 8th (No 23); leasehold; Nov 29; Dec 1'11, installs, 6%; Fred Kern to Lorenzo A Cuneo & Wm E Podesta, 12 E 8. 9,000
- Vestry st. 27-9.** (1:219) swc Hudson (Nos 177-9) 100x33; Dec 4'11, 5y4½%; Jno J Burton, East Orange, NJ, to Thos Diamond, 20 W 73. 7,000
- Van Nest pl. 10 (Charles st).** (2:621) ns, 202.1 e Bleecker, 20x94.10; pr mtg \$8,800; Dec 4; Dec 6'11, 1y5%; Addie S Browne, individ & as extrx Marie C Browne, 10 Van Nest pl, to Vincent C Pepe, 15 Charlton. 500
- Willett st. 72-4.** see Rivington, 233.
- 3D st. 222 E.** (2:385) ss, 189.6 e Av B, 24.9x105.11; Dec 1; Dec 2'11, 4y5%; Sam Koschetz, 128 Norfolk, & Hyman Wiener, 322 S 5, Bklyn, to Albt G Morganstern, 14 E 78. 1,000
- 3D st. 25 E.** (2:459) ns, 125 w 2 av, 25x 95.4; ext of \$31,500 mtg to Nov 30'16 at % as per bond; Dec 1; Dec 2'11; Jennie Friedman, wid, with Chas Mann, 274 Clinton, Bklyn. nom
- 5TH st. 737 E.** (2:375) ns, 243 w Av D, 21x75; pr mtg \$11,000; Dec 4; Dec 5'11, demand, 6%; Herman Gottlieb, 618 Marcy av, Bklyn, to David D Deutsch, 737 E 5. 500
- 6TH st. 341 E.** (2:448); ext of mtg for \$21,000 to Nov 9'14, 5%; Nov 16; Dec 2'11; Christine G Openhym et al, exrs, &c, Adolph Openhym with Max Schwartz, 362 Riverside Dr. nom
- 6TH st. 713 E.** see 129th, 35-7 W.
- 7TH st. 126 E.** (2:434) ss, 125.1 w Av A, 24.7x90.10; ext of \$6,000 mtg to Dec 7'14 at 6%; Dec 7'11; Louis Peverelli & Minnie Horn exrs Josephine Ruess with Herman Goldberger. nom
- 8TH st. 318-20 E.** (2:390) ss, 308.4 e Av B, 39.8x97.6; ext of \$41,000 mtg to Dec 14 '14 at 5%; June 22; Oct 7'11; Anna M Goebel with Max I Rosenbaum, 536 W 111. nom
- STH st. 51 E.** (2:560); leasehold; agmt as to assignmt of notes & mtg in consideration of loan for \$1,500 made by party 2d pt; Dec 4; Dec 7'11; Jos Auerbach, exr Jos Rosenthal with Cyrus Walsler, at Upper Montclair, NJ. 1,500
- STH st. 23 E.** see University pl, 20.
- STH st. 335 E.** (2:391), ext of \$27,000 mtg to Jan 28'17, at 5%; Nov 25; Dec 5'11; Gertrude E Shannon with Solomon Tenenbaum, 222 Henry. nom
- 11TH st. 416-8 E.** (2:438) sws, 319 nw Av A, 2 lots, each 25x½ blk; 2 PM mtgs, each \$2,750; 2 pr mtgs \$— each; Dec 1; Dec 4 '11; 5y6%; Francesco Genovese to Emma Keller, 201 Himrod, Bklyn. 5,500
- 12TH st. 313-5 E.** (2:454), ns, 180.6 e 2 av, 50x103.3; pr mtg \$55,000; Dec 4; Dec 5 '11, demand, 6%; Isaac Mendoza to Fredk Grasmuck, 207 Edgecombe av. 2,000
- 14TH st. 249 W.** (3:764) ns, 190.2 e 8 av, 24.2x103.1; PM; Nov 29; Dec 1'11, due Dec 1 '16, 4½%; Martha Schaefer to Magdalena wife Emil Waldenberger, 63 E 90. 18,500
- 14TH st. 249 W.** pr mtg \$18,500; Nov 29; Dec 1'11, due as per bond; same to Louis Berni, 248 E 60. 7,275
- 16TH st. E, swc Union sq.** see Union sq, 29.
- 17TH st. 242 W.** (3:766) ss, 293 e 8 av, 17.6x84; Dec 4'11, due, &c, as per bond; Thos Hinton to Title Guar & Trust Co. 8,500
- 17TH st. 408 W.** (3:714) ss, 100 w 9 av, 24.7x92; pr mtg \$23,500; Nov 3; Dec 2'11, 3y 5%; Emil Frank, at E 13 & Neck rd, Sheephead Bay, NY, to Annie Leicht, 204 W 81. 3,000
- 18TH st. 12 W.** (3:819) ss, 280 w 5 av, 53x92; Dec 1'11, due, &c, as per bond; B & L Constn Co to Max M Warburg, Hamburg, Germany. 160,000
- 18TH st. 12 W.** certf as to above mtg; Nov 29; Dec 1'11; same to same.
- 23D st. 129 E.** (3:879); ext of \$20,000 mtg to Nov 15'14 at 4½%; Nov 6; Dec 4'11; Henry Steeger with Bank for Savgs, 280 4 av. nom
- 25TH st. 224-6 E.** (3:905) ss, 258.7 w 2 av, 40x98.9; ext of mtg for \$40,000 to Nov 27'16, 5%; Nov 27; Dec 4'11; Lawyers Title Ins & Trust Co with Lazar & Bernard Margulies, 18 Washington pl. nom
- 26TH st. 324 W.** (3:749) ss, 525 e 9 av, 25x98.9; pr mtg \$14,000; Nov 29; Dec 1'11, 5y 6%; Grace B wife Chas F Coppins, at Forrest Hills, Newark, NJ, to Hy B Crawford, 323 W 14. gold, 6,000
- 26TH st. 15-9 E.** (3:856), ns, 216 e 5 av, 84x197.6 to 27th (Nos 10-4); pr mtg \$1,300,000; Dec 5'11, 1y6%; Roscorn Realty Co to Campbell Carrington, 324 W 100, trste. gold bonds 340,000
- 26TH st. 15-19 E.** certf as to above mtg; Dec 5'11; same to same.
- 26TH st. 229 W.** (3:776) ns, 387 w 7 av, 24.10x98.9; Dec 6'11, 5y4½%; Wm C Ackerman, of Palisade, NJ, to German Savgs Bank, 157 4 av. 26,000
- 27TH st. 106 W.** (3:802) ss, 100 w 6 av, 60x98.9; Dec 5; Dec 6'11, 5y5%; Israel Unterberg, 11 W 86, to NY Life Ins Co, 346 Bway. 45,000
- 27TH st. 10-4 E.** see 26th, 15-9 E.
- 29TH st. 141-5 W.** (3:805); sobrn agmt; Nov 24; Dec 2'11; Acme Mtg Co & Aaron Coleman, Abr H Feuchtwanger with Title Ins Co of NY, 135 Bway. nom
- 29TH st. 141-5 W.** (3:805); ext of \$200,000 mtg to Nov 24'16 at 5%; Nov 24; Dec 2 '11; Title Ins Co NY with Twenty-fifth Constn Co, 31 E 27. nom
- 29TH st. 219-21 W.** (3:779); ext of mtg for \$15,000 to Oct 5'12, 4½%; Nov 3; Dec 1 '11; Lawyers Mtg Co with Chas A O'Neil, exr & trste of Mary A & Eliza T O'Neil. nom
- 30TH st. 543 W.** (3:702) ns, 240.7 e 11 av, 16x31.6; PM; Dec 1; Dec 5'11, 3y5½%; Thos O'Brien, 236 W 144 to Annie Tagg, 548 E 87. 5,000
- 30TH st. 29-37 W.** see Bway, 1218.
- 33D st. 430-8 W.** (3:730) ss, 325 w 9 av, 5 lots, together in size 75x98.9; 5 mtgs, each \$7,840; Nov 24; Dec 4'11, due as per bond; Rudolph Wallach Co to Leonard M Thorn, Jr, 1947 Bway, et al, exrs Leonard M Thorn. 39,200
- 36TH st. 219 E.** (3:917) ns, 233 e 3 av, 21x98.9; Dec 5; Dec 6'11, due as per bond; Christine Straiton, Susannah Sands & Alice V, Wm & Martin V Cook to Title Guar & Trust Co. 8,500
- 36TH st. 219 E.** sobrn agmt; Dec 5; Dec 6 '11; Wm Cook with same. nom
- 36TH st. 223 E.** see 36th, 219 E.
- 36TH st. 223 E.** (3:917) ns, 275 e 3 av, 22.6x98.9; Dec 5; Dec 6'11, due as per bond; Christine Straiton, Susannah Sands & Alice V, Wm & Martin V Cook to Title Guar & Trust Co. 8,500
- 36TH st. 223 E.** sobrn agmt; Dec 5; Dec 6 '11; Wm Cook with same. nom
- 36TH st. 219 E.** (3:917); also 36TH ST, 223 E, (3:917); also 38TH ST, 305 E, (3:944); also 37TH ST, 212 E, (3:917); sobrn agmt; Dec 5; Dec 6'11; Christine Straiton with Title Guar & Trust Co. nom
- 36TH st. 219 & 223 E; 37TH st. 305 E, & 37TH st. 212 E.** sobrn agmt; Dec 5; Dec 6 '11; Edw M Burghard with same. nom
- 36TH st. 219 E.** (3:917); also 36TH ST, 223 E, (3:917); also 37TH ST, 212 E, (3:917); also 38TH ST, 305 E, (3:944); sobrn of mtg for \$37,750 to 4 mtgs for \$8,500, \$8,500, \$8,000 & \$17,000, respectively; Dec 5; Dec 7'11; Edw M Burghard, 1 E 93, with Title G & T Co; re-recorded from Dec 6'11. nom
- 36TH st. 219 & 223 E; 37TH st. 212 E, & 38TH st. 305 E.** sobrn of mtg for \$5,200 to 4 mtgs as above; Dec 5; Dec 7'11; Christine Straiton with same. nom
- 36TH st W, nec 6 av.** see 6 av, 616.
- 36TH st. 223 E.** see 36th, 219 E.
- 37TH st. 212 E.** (3:917) ss, 175 e 3 av, 25x98.9; Dec 5; Dec 6'11, due as per bond; Christine Straiton, Susannah Sands & Alice V, Wm & Martin V Cook to Title Guar & Trust Co. 17,000
- 37TH st. 212 E.** sobrn agmt; Dec 5; Dec 6 '11; Wm Cook with same. nom
- 37TH st. 212 E.** see 36th, 219 E.
- 38TH st. 305 E.** see 36th, 219 E.
- 38TH st. 305 E.** see 36th, 219 E.
- 38TH st. 305 E.** (3:944) ns, 100 e 2 av, 25x99.1x27.9x110.9; Dec 5; Dec 6'11, due as per bond; Christine Straiton, Susannah Sands & Alice V, Wm & Martin V Cook to Title Guar & Trust Co. 8,000
- 38TH st. 305 E.** sobrn agmt; Dec 5; Dec 6 '11; Wm Cook with same. nom



**38TH st, 48 W**, (3:839) ss, 308 e 6 av, 21x 98.9; PM; Dec'11, 2y4½%; Isabel A Lee to Union Trust Co, 80 Bway, gdn Phyllis McViekar et al. 50,000  
**40TH st, 319 E**, (5:1333) ns, 275 e 2 av, 25x44.10x27.4x56; PM; Dec'11, due as per bond; Robt E Kelly to Thos Lawler, 319 E 40. 4,500  
**42D st, 32-8 E**, (5:1276); ext of \$400,000 mtg to Nov'14 at 4½%; Nov'9; Dec'11; Lincoln Safe Deposit Co with Bank for Savgs, 280 4 av. nom  
**43D st, 600-2 W**, see 11 av, 567-9.  
**45TH st, 35-9 W**, (5:1261) ns, 425 w 5 av, 50x100.5; PM; pr mtg \$125,000; Dec'4; Dec'5'11, 2y6%; Holland Holding Co, 11 Pine, to Nellie F Kilgore, 171 W 71. 50,000  
**45TH st, 312 E**, (5:1337); ext of \$12,000 mtg to June 30'16 at 5½%; Aug'18; Dec'11; Lawyers Title Ins & Trust Co with Emma J Bergman, Rosina Di Caprio & Clara Uhl. nom  
**46TH st, 419-21 W**, (4:1018) ns, 425 e 8 av, 50x100.5; also AT to strip 1.3 wide adj above on e; PM; pr mtg \$48,000; Dec'1; Dec'6'11, 3y6% to Dec'12 & 5% thereafter; Jno T Brook Co, 120 W 42, to Fanny E Hoertel, 1203 N NW, Washington, DC. 62,000  
**48TH st, 242 E**, (5:1321) ss, 163.4 w 2 av, 18.8x100.5; pr mtg \$—; Nov'28; Dec'11, installs, 6%; Bella C Forbes, 555 W 161, to Fanny Wyman, 120 E 90. 1,200  
**49TH st, 152-4 E**, (5:1303) ss, 100 w 3 av, 50x100.5; pr mtg \$—; Dec'1; Dec'4'11, 3y 6%; Maze Realty Co to Walter H Watson, 224 E 52. 10,000  
**49TH st, 152-4 E**; certf as to above mtg; Dec'1; Dec'4'11; same to same.  
**54TH st, 439-41 W**, (4:1064) ns, 225 e 10 av, 50x100.5; pr mtg \$12,500; Nov'29; Dec'11, due as per bond; Frank Desiderio, 428 W 54, to Peter J Devine, 3099 Bway. 6,500  
**56TH st, W, sec Bway**, see Bway, 1744-8.  
**56TH st, W, sec Bway**, see Bway, 1744-8  
**62D st, 6 E**, (5:1376) ss, 152 e 5 av, 27x 100.5; Dec'1; Dec'5'11, 5y, % as per bond; Roy A Rainey of Lakewood, NJ, to Farmers' Loan & Trust Co, 22 Wm st. 120,000  
**64TH st, 211 W**, (4:1156) nes, 175 nw Ams av, 25x100.5; pr mtg \$4,000; Aug'30; Dec'11, 1y6%; Wm Coughlin of Elmsford, NY, to Thos Cushman, 422 W 53. 950  
**67TH st, 428 E**, (5:1461); ext of \$35,000 mtg to Nov'30'16 at 5%; Nov'6; Dec'11; Lawyers Mtg Co with Mamie Cowen. nom  
**69TH st, 53 W**, (4:1122) ns, 185 e Col av, 20x100.5; pr mtg \$24,000; Dec'5'11, due, &c, as per bond; John G Van Horne to Edw H R Green trste Edw M Robinson, at Terrell, Texas. 9,000  
**70TH st, 204-6 E**, (5:1424) ss, 100 e 3 av, 56x100.5; pr mtg \$32,500; Dec'4; Dec'5'11, 2y6%; Chas Rausch to Bertha C Herrfeldt, 136 W 96. 1,000  
**70TH st, 203 W**, (4:1162) ns, 100 w Ams av, 15.6x100.5; PM; pr mtg \$16,000; Nov'29; Dec'4'11, 3y5%; Robt P Wadhams to Geo F Johnson, at Hanover Township, NJ. 6,500  
**71ST st, 140 E**, see Lex av, 974.  
**71ST st, 146 E**, (5:1405) ss, 69 e Lex av, 13x100.5; pr mtg \$8,000; Nov'29; Dec'11, demand, 4½%; David A Clarkson at Merrick, LI, to Morgan G Barnwell, Tuxedo, NY, & ano, trstes Peter Marie. 3,000  
**71ST st, E** (5:1385) ss, 225 e 5 av, 25x 100.5; PM; Dec 4, Dec'7'11, due as per bond; Marie H Clemens to Otto H Kahn, at Morristown, NJ. 140,000  
**72D st, 305 W**, (4:1184) ns, 137 w West End av, 21x102.2; Dec'6; Dec'7'11, 3y5%; Maria Garlic to Alphonse Montant, at Larchmont, NY, trste Amedee C Fergis. 38,000  
**72D st, 269 W**, (4:1164) ns, 25 e West End av, 25x100; PM; Dec'4; Dec'5'11, 5y 5½%; Wm B Thom to Alice V Morris, 19 E 70. 60,000  
**72D st, 136 E**, (5:1406); ext of \$35,000 mtg to Feb'15'15 at 4½%; Dec'4; Dec'5'11; Florence N Offenbach & Helen O Harris with Lytleton Fox. nom  
**73D st, 102 E**, (5:1407) ss, 19 e Park av, 18x102.2; PM; Nov'29; Dec'11, due, &c, as per bond; Geo E Brewer, 61 W 48, to Robt I Levy, 175 W 72. 25,000  
**74TH st, 247 W**, (4:1166); ext of \$5,000 mtg to Dec'15'12 at 5%; Dec'4; Dec'5'11; Wm F Decker with Chas V Hoffman, 247 W 74. nom  
**74TH st, 174-8 E**, see 3 av, 1286-8.  
**76TH st, 28 W**, (4:1128) ss, 380 e Col av, 20x102.2; Dec'6'11, due, &c, as per bond; Maurice J Kraus to Jno W Sterling, 912 5 av. 30,000  
**76TH st, 40 W**, (4:1128); ext of \$27,000 mtg to Nov'15'14 at 4½%; Nov'6; Dec'4'11; Alice E Dohse with Bank for Savgs in City NY, 280 Bway. nom  
**79TH st, 231-3 E**, (5:1525); ext of \$30,000 mtg to Dec'14'16 at 5%; Dec'4; Dec'6'11; Wm Jay, trste Isaac Bell, Jr, with Louis Becker, 748 Beck. nom  
**79TH st, 231-3 E**, (5:1525); sobrn agmt; Nov'27; Dec'6'11; Louis Becker & Jno J Colligan with Wm Jay, trste Isaac Bell, Jr. nom  
**80TH st, 241 E**, (5:1526); ext of \$15,000 mtg to Nov'16'16 at 5%; Nov'2; Dec'2'11; Lawyers Title Ins & Trust Co with Martin Butterstein. nom  
**81ST st, 350 E**, (5:1543) ss, 125 w 1 av, 24.4x102.2; Nov'27; Dec'7'11, 3y6%; Malvine Schwarz, 1060 72d, Bklyn., to Letitia Schilling, 1506 1 av. 4,000  
**82D st, 122-8 E**, (5:1510) ss, 250 e Park av, 75x102.2; bldg loan; Dec'1; Dec'2'11, 5y 6% until completion of bldgs & 5% thereafter; Frontenac Realty Co to City Real Estate Co, 176 Bway. 200,000

**82D st, 122-8 E**; certf as to above mtg; Oct'26; Dec'2'11; sl ame hrdlu hrdlu unnu Oct'26; Dec'2'11; same to same.  
**83D st, 313 W**, (4:1245) ns, 133.4 w West End av, 16.8x100; Dec'6'11, 3y5%; Grace N Prentice to Jas H Hickey, gdn Helen Story, 10 Gramercy Park. 4,000  
**85TH st, 250 W**, see Bway, 2333-9.  
**89TH st, 264 W**, (4:1236) ss, 52 e West End av, runs s24.8xe12xs43xe18xn67.8 to 89th xw30 to beg; Nov'29; Dec'11, 3y5%; Chas A Starbuck to Herbert S Martin, 15 W 69, et al, exrs Max Martin. 24,000  
**91ST st, 124-6 E**, (5:1519) ss, 275 e Park av, 41.8x100.8; Dec'6'11, due May'13, 5%; Eliz A Toop, wid, to Bway Savgs Instn, 5-7 Park pl. 10,000  
**92D st, 159-61 E**, (5:1521); ext of \$42,500 mtg to Dec'2'16 at 5%; Nov'17; Dec'11; Lawyers Mtg Co to Jno Mofrissey. nom  
**94TH st, 34 W**, (4:1207) ss, 304.9 w 8 av, 17.6x100.8; pr mtg \$9,500; Dec'5; Dec'6'11, due as per bond; Julia A Restorff to Bank for Savgs, of Ossining, at Ossining, NY. 1,000  
**95TH st, 104 W**, (4:1225) ss, 100 w Col av, 25x100.8; equal lien with mtg for \$3,000, dated Jan'9'09; pr mtg \$20,000; Dec'5'11, due Jan'19'13, 6%; Eliz Hillenbrand, Richmond Hill, NY, to Minnie Warren, 233 W 43. 1,000  
**98TH st, 209 W**, see Bway, 2600-6.  
**101ST st, 203-7 W**, (7:1873); sobrn agmt; Nov'29; Dec'11; Helen E H Bennett, individ & extrx Wm H Bennett, 693 West End av, with Trstes Columbia College in City NY, 63 Wall. nom  
**104TH st, 77 E**, (6:1610); ext of \$5,000 mtg to Nov'16'14 at 5%; Nov'3; Dec'1'11; Lawyers Mtg Co with Emma Koehler, admtrx Max Koehler. nom  
**104TH st, 246-52 W**, (7:1875) ss, 100 e West End av, 75x100.11; bldg loan; Dec'4; Dec'5'11, 3y6%; Bloomingdale Constn Co to Title Guarantee & Trust Co. 200,000  
**104TH st, 246-52 W**; certf as to above mtg; Dec'2; Dec'5'11; same to same.  
**104TH st, 79 E**, (6:1610) ns, 18 w Park av, runs n57xw0.6xn18xw15.1xs75 to st xe 15.7 to beg; Dec'11, 5y5%; Chas H Acton of South Norwalk, Conn, to Bowery Savings Bank, 128 Bowery. 4,000  
**104TH st, 246-52 W**, (7:1875); sobrn agmt; Dec'4; Dec'5'11; Jos N Francoline with Title Guarantee & Trust Co. nom  
**105TH st, 3 E**, (6:1611) ns, 100 e 5 av, 25x100.11; PM; pr mtg \$15,000; Dec'4; Dec'5'11, 3y6%; Abr D Schlessinger, 62 E 105, to Emily Loewy, 468 Riverside Drive. 5,500  
**105TH st, 258 W**, see West End av, sec 105.  
**105TH st, 58 W**, (7:1840); ext of \$30,000 mtg to Dec'1'16 at 5%; Dec'1'11; Anna Edgar Donald with Moses E Stern, 58 W 105. nom  
**108TH st, 204-10 W**, (7:1879) ss, 100 w Ams av, 100x100.11; PM; mtg \$150,000; Dec'1; Dec'2'11, 2y6%; Manhattan Freehold Co to Irving Judis Bldg & Constn Co, 922 Ams av. 10,000  
**109TH st, 231 E**, (6:1659) ns, 353.7 e 3 av, runs n100.10xe6.5xs9.2xe12.2xs91.8xw 18.7 to beg; pr mtg \$6,000; Dec'4; Dec'5'11, due as per bond; Antonio Naclerio, 234 E 107, to Anna E Jones, 28 W 116 & ano. 1,000  
**111TH st, 504-6 W**, (7:1882) ss, 125 w Ams av, 108.4x91.10; pr mtg \$160,000; Dec'5'11, 2y6%; Roffler Constn Co, 52 W 107 to Ellen Roffler, 106 W 96. 10,000  
**111TH st, 504-6 W**; certf as to above mtg; Dec'5'11; same to same.  
**112TH st, 50-4 E**, (6:1617) ss, 201.6 w Park av, 48x100.11; ext of \$48,000 mtg to Nov'8'16 at 5%; Nov'8; Dec'4'11; Adolph Danziger with Wilson M Powell, 324 W 58. nom  
**113TH st, 227 W**, see Houston, 32 W.  
**114TH st, 306 E**, (6:1685) ss, 100 e 2 av, 20x100.11; pr mtg \$7,500; Dec'1; Dec'4'11, 2y 6%; Nicola Pecoraro to Salvatore Soracl, 327 E 113, & David Lion, 349 Central Park W. 1,500  
**114TH st, 306 E**, (6:1685) ss, 100 e 2 av, 20x100.11; Nov'29; Dec'2'11, 5y5%; Nicola Pecoraro to Levi S Tenney, at Montclair, NJ, & ano, trstes Wm D Thompson. 7,500  
**115TH st, 610 W**, (7:1896) ss, 175 w Bway, 50x½ blk; sobrn agmt; Nov'29; Dec'2'11; Carnegie Constn Co, 420 W 119, & Matthew M Edelman, 1737 Mad av, with Met Life Ins Co, 1 Mad av. nom  
**116TH st, 422 E**, (6:1709) ss, 369 w Pleasant av, 18.7x100.11; Dec'7'11, 5y5%; Carmelo Atonna to Union Trust Co, 80 Bway. 7,000  
**116TH st, 422 E**; sobrn agmt; Dec'7'11; Jno F Wetter with same. nom  
**116TH st, 325 E**, (6:1688) ns, 283 e 2 av, 17x100.11; ext of \$1,000 mtg to Dec'31'12 at 6%; Nov'29; Dec'7'11; Angelo Colantuoni, 343 E 114 with Antonio Capozzi, 325 E 116. nom  
**117TH st, 366 W**, (7:1943); ext of \$18,000 mtg to Nov'2'16 at 5%; Oct'6; Dec'1'11; Lawyers Mtg Co with Leopold & Julius Mierksamer. nom  
**117TH st, 351 W**, see Manhattan av, 411-21.  
**117TH st, 351 W**, see Manhattan av, 411.  
**118TH st, 350 W**, see Manhattan av, 411-21.  
**118TH st, 350 W**, see Manhattan av, 421.  
**118TH st, 4-6 E**, (6:1623) ss, 85 e 5 av, 2 lots, each 25x100.11; Dec'1'11, 5y5%; Nellie Rose, wife of Edw D Birkholz, to Wilson M Powell, 324 W 58. 40,000  
**118TH st, 4 E**, (6:1623) ss, 85 e 5 av, 25x 100.11; pr mtg \$20,000; Nov'29; Dec'1'11, 2y 6%; Edw D Birkholz, 766 Broad, Newark, NJ, to Frank Solomon, 1235 3 av. 2,000

**119TH st, 101-3 E**, see Park av, 1697-9.  
**119TH st, 68 E**, (6:1745) ss, 175 w Park av, 20x100.11; pr mtg \$—; Nov'27; Dec'2'11, 2y6%; Max Bernow, Bklyn to Louis Berny, 800 E 168. 2,500  
**119TH st, 341-3 E**, (6:1796); sal Ls; Nov' 29; Dec'4'11, demand, 6%; Carmine Dijanni, 324 E 116, to Henry Elias Bwg Co, 403 E 54. 400  
**120TH st W**, (7:1962) ss, 150 e Ams av, 150x100, vacant; bldg loan; pr mtg \$225,000; Nov'17; Dec'1'11, 1y6%; Jos H Davis Bldg Co to Jno Sohl, 2187 7 av. 20,000  
**120TH st W**, (7:1962) ss, 150 e Ams av, 150x100; certf as to mtg for \$20,000; Nov' 17; Dec'1'11; Jos H Davis Bldg Co to Jno Sohl. nom  
**123D st, 151-3 W**, (7:1908) ns, 125 e 7 av, 50x100.11; ext of mtg for \$8,000 to Dec' 1'16, 6%; Dec'4'11; Isaac Haft, 86 W 119, with Saml Grosner, 1361 Mad av. nom  
**123D st, 151-3 W**, (7:1908) ns, 125 e 7 av, 50x100.11; sobrn agmt; Dec'4; Dec'5'11; Isaac Haft with Dennis G Brussel, 28 W 75 et al exrs Adolph Brussel. nom  
**123D st, 157 W**, see 7 av, 2061-5.  
**123D st, 151-3 W**, (7:1908) ns, 125 e 7 av, 50x100.11; Dec'4'11, due as per bond; Saml Grosner to Dennis G Brussel, 28 W 75, & ano, trstes Adolph Brussel. 51,000  
**123D st, 170-4 E**, (6:1771) ss, 186.1 w 3 av, runs s89.4xe18.6xs24.2xw33.4xsw38.9xn 100.10xnw41.1 to st xe68.11 to beg; Dec'2; Dec'4'11, due, &c, as per bond; Christian Dages, 174 E 123, to Jacob Manheimer, 723 St Nicholas av. 27,000  
**124TH st, 411 E**, (6:1812) ns, 150 e 1 av, 25x100.10; Nov'29; Dec'11, due as per bond; Michl Gagliardi, 411 E 124, to Chas F Halsted, 174 Prospect pl, Bklyn, et al, exrs Francis S Halsted. 8,500  
**124TH st, 411 E**; pr mtg \$8,500; Nov'29; Dec'11, 1y6%; same to Vittoria Reppetti, 322 E 104. 2,000  
**125TH st, 315 E**, (6:1802); ext of \$6,000 mtg to Nov'12'16 at 5%; Nov'1; Dec'1'11; Lawyers Mtg Co with Belwood Constn Co. nom  
**125TH st, 59 W**, (6:1723) ns, 228.9 e Lenox av, 18.9x99.11; Dec'1; Dec'4'11, 5y 4½%; Fredk E Holmes, Mt Vernon, NY, to Bank for Savgs, 280 4 av. 5,000  
**125TH st, 54-6 E**, see Mad av, 1941-3.  
**125TH st, 351-7 W**, see St Nicholas av, 301.  
**127TH st, 136 W**, (7:1911) ss, 322 e 7 av, 15.6x99.11; Nov'28; Dec'5'11; 5y5%; Lewis H Wolf to General Synod of Reformed Church in America, 25 E 22. 8,000  
**129TH st, 35-7 W**, (6:1727) ns, 391.8 e Lenox av, 50x99.11; all R, T & I to 6TH St, 713 E, (2:376) ns, 195.3 e Av C, 58.3x90.10; pr mtg \$100,750; Nov'1; Dec' 1'11, 3y6%; Fannie Glick, 292 E Houston, & Kate Ladner, 35-7 W 129, to Rosie Ladner, 128 W 112. 3,000  
**129TH st, 547 W**, (7:1984) ns, 76.4 w old Bway, 37.6x99.11; ext of \$35,000 mtg to Jan'14'15 at 5%; Dec'6'11; Anna S Loring with Chas Gahren, 255 W 90. nom  
**131ST st, 118 W**, (7:1915) ss, 225 w Lenox av, 18.9x99.11; Dec'1; Dec'2'11, 3y5%; Jno Glass, Jr, Constn Co to American Mtg Co, 31 Nassau. 8,000  
**131ST st, 118 W**; certf as to above mtg; Dec'1; Dec'2'11; same to same.  
**131ST st, 127 W**, (7:1916); ext of \$11,000 mtg to Nov'7'16 at 5%; Nov'13; Dec'1'11; Lawyers Mtg Co with Fannie F Abeles. nom  
**132D st, 119 W**, (7:1917); ext of \$7,500 mtg to Oct'4'16 at 5½%; Oct'4; Dec'6'11; Amer Swedenborg Ptg & Pub Soc with Margt E Napier. nom  
**132D st, 119 W**, (7:1917); certf as to payment of \$500 on acct of mtg of \$1,500; Nov' 29; Dec'6'11; Clara B Wright to Margt E Napier, 114 W 133. nom  
**132D st, 122 W**, (7:1916); certf as to payment of \$500 on acct of mtg; Nov'29; Dec'6'11; Clara B Wright to Margt E Napier, 114 W 133. nom  
**132D st, 63 E**, see Park av, 1960.  
**133D st, 142 W**, (7:1917); agmt as to share ownership in mtg; Dec'1; Dec'2'11; Lincoln Trust Co to American Mtg Co. nom  
**135TH st, 127-9 W**, (7:1920); ext of \$40,000 mtg to Feb'17'17 as per bond; Nov'29; Dec'7'11; Robt C Wigand with Rector, &c, St Philips Church of NY. nom  
**136TH st, 134 W**, (7:1920) ss, 333.4 w Lenox av, 16.8x99.11; PM; 3y5%; Jno G Taylor to Trstes of Robert College of Constantinople, a corpn; 99 John. 8,200  
**136TH st, 514 W**, (7:1988) ss, 287.6 w Ams av, 37.6x99.11; Nov'29; Dec'7'11, 3y 4½%; Caroline Ross, 514 W 136, to Elliott M Eldredge, 15 S Portland av, Bklyn, trste Orris K Eldredge, for benefit Orris S Eldredge. 35,000  
**136TH st, 514 W**; pr mtg \$35,000; Nov' 29; Dec'7'11, 3y6%; same to Albt Zimmerman, 168 Bay 26, Bklyn. 3,500  
**138TH st, 69-71 W**, see Lenox av, 554-6.  
**138TH st, 68 W**, see Lenox av, 546-52.  
**141ST st, 419 W**, (7:2050) ns, 184.9 w St Nicholas av, 16.4x99.11; Dec'6'11, due Jan'1 15, 4½%; Iola M wife Stephen Ransom, Jr, to Stephen Ransom, Sr, 419 W 141. 5,000  
**142D st, 231 W**, (7:2028) ns, 350 e 8 av, 25x99.11; Dec'6; Dec'7'11, 3y5%; Veronica I Whisten to Wm W Johnson, 612 N Bway, Yonkers, NY, & ano, trstes. 7,500  
**143D st, 147 W**, (7:2012) ns, 250 e 7 av, 37.6x99.11; ext of mtg for \$30,000 to Nov' 10'16 at 4½%; Nov'10; Dec'6'11; Trstes of the Fund for Aged & Infirm Clergymen of the P E Church in Diocese of NY, 80 Bway, with Hattie Saper, 287 Edgecomb av. nom



- 146TH st, 234-40 W** (7:2031) ss, 287.6 e 8 av, 75x99.11; pr mtg \$64,000; Nov29; Dec5 '11; 2y6%; Geo H & Chas W Schumann to Plaza Bank, 786 5 av. 15,000
- 149TH st, 568 W**, see Bway, 3612-8.
- 151ST st, 449-53 W** (7:2066) ns, 200 e Ams av, 100x99.11; leasehold; Dec5; Dec6 '11, due Nov1'14, 6%; Dorman L Ormsby to Charlotte E Moorhouse, 87 Av Henri Martin, Paris, France. 2,000
- 152D st, 534-6 W** (7:2083) ss, 150 e Bway, 75x99.11; ext of \$84,000 mtg to Dec 17'16 at 5%; Dec7'11; Lawyers Title Ins & Trust Co with Rega Realty Co. nom
- 157TH st W** (8:2116) ns, 450 w Ams av, 125x99.11; PM; Dec4; Dec5'11, due as per bond; Irving Judis Bldg & Constn Co, 922 Ams av to Paul Moran, 328A President, Bklyn. 57,500
- 157TH st W** (8:2116) same prop; PM; pr mtg \$57,500; Dec4; Dec5'11, due & as per bond; same to City Real Estate Co, 176 Bway. 12,500
- 157TH st W** (8:2116) same prop; bldg loan; pr mtg \$70,000; Dec4; Dec5'11; 1y6% same to same. 85,500
- 157TH st W** (8:2116) same prop; certf as to above mtg; Dec4; Dec5'11; same to same.
- 163D st, 446 W** (8:2110) ss, 125 e Ams av, 37.6x112.6; pr mtg \$—; Dec1; Dec2 '11, installs, 6%; Jennie Kuretsky to Linda S Kahn, 827 Lincoln pl, Bklyn. 3,000
- 164TH st W, nwc St Nicholas av**, see St Nicholas av, nwc 164.
- 169TH st W, sec Audubon av**, see Audubon av, 524.
- 171ST st, 510 W** (8:2127) ss, 231.3 w Ams av, 43.9x95; PM; pr mtg \$32,000; Dec 1; Dec2'11, 1y6%; Jno H Heitmann, 143 W 104, to Abr Kornbluth, 200 W 111. 4,000
- 171ST st, 510 W** (8:2127); that party 1st pt holds a mtg of \$38,000 as security for payment of \$32,000 on June30'14 at 5%; Dec1; Dec7'11; Sittah R Rose to Jno H Heitmann, 143 W 104.
- 178TH st, 592-6 W** (8:2133) ss, 175 w Audubon av 75x94.11; PM; Dec1; Dec2'11, 5y6%; Ellie J Duggan to Mortimer C Hewlett, 116 W 131, & ano. 12,000
- 180TH st W, sec Bway**, see Bway, sec 180th.
- 181ST st W** (8:2153) ns, 183.4 w Audubon av, 41.8x119.6; Dec6'11, 3y4½%; Atlantic Realty Co to Ella V Eldredge, 366 Clinton av, Bklyn. 50,000
- 181ST st W** (8:2153); same prop; certf as to above mtg; Oct31; Dec6'11; same to same.
- 181ST st W** (8:2153) same prop; sobrn agmt; Dec6'11; same with same. nom
- 182D st, 554-6 W** (8:2154) ss, 43 w Audubon av, 35.8x70; pr mtg \$12,000; Dec1; Dec2'11, 3y6%; Augusta E Mohr, 240 E 62, to Wm M Parke, 351 E 10. 2,400
- 182D st, 554-6 W** (8:2154) ss, 43 w Audubon av, 35.8x70; Dec1'11, 5y5%; Augusta E Mohr, of New Rochelle, NY, to Lawyers Mtg Co, 59 Liberty. 12,000
- 183D st, 554 W** (8:2154) ss, 287.6 e St Nicholas av, 18.9x104.11; Dec1'11, 5y5%; Gustave E Villaret to Emigrant Indust Savgs Bank. 7,000
- 185TH st 557 W** (8:2157) ns, 209.11 e St Nicholas av, 19.10x107.5; Dec1'11, 3y5%; Thos W Steele to Sarah E Slawson, White Plains, NY. 7,000
- 186TH st W, sec Audubon av**, see Audubon av, 404-12.
- 215TH st, W, nwc 14TH av**, see 14 av, Hudson River, 215 & 216, the blk.
- 216TH st, W, sec 14TH av**, see 14 av, Hudson River, 215 & 216, the blk.
- Av B, 62** (2:400) ws, 72.1 n 4th, 24x100; pr mtg \$—; Dec4; Dec5'11, 2y6%; Louis Rosenberg, 6 Rutgers to Martin Marks, 1242 Mad av. 1,500
- Amsterdam av, 947** (7:1861); ext of \$23,000 mtg to Jan12'15 at 4½%; Nov23; Dec4 '11; Jacob P & Louise P Kissling, exrs Jacob Kissling, & Louise Kissling, wid, with St Marys Free Hospital for Children, 405 W 34. nom
- Audubon av, 404-12** (8:2157) swc 186th, 160x100; Dec4; Dec5'11; 3y6%; H G Realty Co to Herman Langer, 469 E 136. 30,000
- Audubon av, 404-12**; certf as to above mtg; Dec2; Dec5'11; same to same.
- Audubon av, 524** (8:2125) sec 169th, 30 x95; pr mtg \$36,000; Dec4; Dec5'11; 3y6%; Geo H Jacob Constn Co to Frank J Nagingler, 242 E 82. 6,000
- Audubon av, 524**, certf as to above mtg; Dec4; Dec5'11; same to same.
- Amsterdam av, 568** (4:1235) ws, 82 s 88th, 27x100; Nov29; Dec1'11, 3y6%; Chas Ochs to Margaretha Denner, 778 9 av. 8,000
- Bowery, 88**, see Hester, 140-2.
- Broadway, 474½-6** (2:473) es, 120.11 s Broome, runs e134.7xe65.4 to ws Crosby (No 38) xs25xw100xs24.9xw99.11 to Bway, xn49.9 to beg; pr mtg \$500,000; Nov24; Dec 5'11; 1y6%; Improved Property Holding Co of NY to Wm M Barrett, 272 W 86 as prest Adams Express Co. 50,000
- Broadway, 474½-6**; certf as to above mtg Nov24; Dec5'11; same to same.
- Broadway** (8:2163) sec 180th, 127.10x 100x107.4; pr mtg \$—; Dec4; Dec5'11; 2y6%; Barnard Realty Co to Realty Operating Co, 15 Wall. 20,000
- Broadway** (8:2163) same prop; certf as to above mtg; Dec4; Dec5'11; same to same.
- Broadway, 3612-8** (7:2080) sec 149th (No 568) 74.11x100; pr mtg \$178,000; Nov 28; Dec1'11, due, &c, as per bond; Robt Wallace to Jos Hamerslag, 38 W 69. 10,000
- Broadway, 1744-8** (4:1027) sec 56th, runs e 122.7xs120.2xw90.2 to Bway, xe 131.9 to beg; PM; 1-48 pt; pr mtg \$75,000; Dec5'11; 3y6%; Edmund L Mooney, 44 W 44 & Andw J Shipman, 636 W 158 to Emma G Badgley, East Orange, NJ. 10,000
- Broadway, 1218** (3:832) nec 30th (Nos 29-37) 105.8x180.6x98.8x142.9; also MA-COMBS RD, (11:2866-2867-2861) sec 176th, runs e — to ws Jerome av, xs— to ns Featherbed la, xs—xn186.2xw152.7xn40.9 to rd, xn— to beg; also JEROME AV, (11:2849) nec Clifford pl, runs e — to cl Cromwell's Brook (old line) xn— to av, xs— to beg; also JEROME AV, (11:2848) sec Clifford pl, runs e — to cl Cromwell's Creek (old line) xs— to ns, 174th xs— to av, xn— to beg; also JEROME AV, (11:2860) swc Featherbed la, runs w— to Inwood av, xs—xe— to cl Cromwell's Brook, xn&e— to Jerome av, xn— to beg; also INWOOD AV, (11:2865) swc Featherbed la, runs s—w— to la, xne— to beg; 1-12 pt; pr mtg \$355,000; Dec1'11; 2y6%; Mildred H wife Sidney W Tuttle, 182 Drake av, New Rochelle, NY to Geo Powers, 389 Washington av, Bklyn. 3,500
- Bowery, 81½**, see Bowery, 79½-81.
- Bowery, 88** (1:203) swc Hester (Nos 140-2), 50x100; PM; Dec1; Dec2'11, 5y4½%; Jno H Bodine to Church Extension Committee of the Presbytery of NY, a corpn, 54 Wall. 80,000
- Bowery, 79½-81** (1:303) es, 163.4 s Hester, 25.2x115.11x24.3x114.6; also BOWERY, 81½ (1:303) es, 150.11 s Hester, 12.5x114.6 x12.5x113.10; PM; pr mtg \$50,000; Dec1'11, due June1'12, 6%; Chas H, Aaron & Moses Shulman to Harris Mandelbaum, 12 W 87, & ano. 10,000
- Broadway, 2333-9** (4:1232) swc 85th (No 250), 102.5x93.7x102.2x100.10; Dec4; Dec6 '11, due as per bond; Japanese Fan Co to Union Trust Co, 80 Bway. 270,000
- Broadway, 2333-9**; certf as to above mtg; Dec4; Dec6'11; same to same.
- Broadway, 1744-8** (4:1027) sec 56th, 131.9x90.2x120.2x122.7; 5-48 pts; sub to life estate of Julia L Butterfield; pr mtg \$—; Dec6; Dec7'11, 3y6%; Edmund L Mooney & Andw J Shipman to Ruth W Graham, 29 E 29. 15,000
- Broadway, 2600-6** (7:1870) nec 98th (No 209), 100.11x202.4 to cl Bloomingdale rd xs— to st x188.3; pr mtg \$760,000; Nov24; Dec7'11, 2y5%; T J McLaughlin's Sons, a corpn, 2608 Bway, to Jennie McLaughlin, 274 W 73. 75,000
- Broadway, 2600-6**; certf as to above mtg; Nov23; Dec7'11; same to same.
- Lexington av, ws, 80.5 s 71st**, see Lenox av, 974.
- Lexington av, 974** (5:1405) swc 71st (No 140), 30x80.5; also LEXINGTON AV, (5:1405) ws, 80.5 s 71st, runs w30xs abt 3xe 30 to avxn0.3 to beg; pr mtg \$20,000; Nov 23; Dec4'11, 5y4½%; Justus Ruperti to Eliza C Nicoll, 571 Park av. 20,000
- Lexington av, 1515** (6:1625); leasehold; Dec1; Dec4'11, installs, 6%; Henry Foerster to Jacob Cane, 2026 7 av, et al. 1,000
- Lenox av, 546-52**, sec 138th (No 68), 99.11x100; Dec5'11; 5y5%; County Holding Co to Union Mort Co, 128 Bway. 150,000
- Lenox av, 546-52**; certf as to above mtg; Dec5'11; same to same.
- Lexington av, 679** (5:1311) es, 20.5 n 56th, 20x72; Nov27; Dec1'11, due as per note 6%; Julius Marqusee to Jos F Cullman, 39 W 71. 20,000
- Lexington av, 1061** (5:1410) es, 42.2 n 75th, 20x94.9; Dec4; Dec5'11; 5y4½%; Max Jakobson to Eliz Lester Cook, 4 a de Lucerna Fifty-Five, City of Mexico, Mex. 16,000
- Lenox av, 554-6** (6:1736) nec 138th (Nos 69-71) 49.11x85; PM; pr mtg \$—; Dec1; Dec2'11, due as per bond; Sol Wine to Jacob Siris, 178 S 9, Bklyn. 7,500
- Lexington av, 6** (3:877) ws, 25.8 s 22d, runs w5xs0.4xw70xs15.6xe70xs0.2xe5 to av xn16 to beg; AT to strip on s 0.2x5; PM; Nov22; Dec1'11, due Dec1'14, 5%; Annette Pascal, 6 Lex av, to Annie E Cowles, at Ansonia, Conn. 20,000
- Lexington av, 6**; pr mtg \$20,000; Dec1'11, 3y6%; same to Mabel W Goldberg, at the Belnord, 86th, bet Bway & Ams av. 4,500
- Madison av, 1941-3** (6:1749) es, abt 55 s 125th, —x—; also 125TH ST, 54-6 E, (6:1749) ss, abt 35 e Mad av, —x—; also CHATTELS, &c; Dec2; Dec7'11, installs, 5%; Schulte Realty Co to Wm A Martin, East Fishkill, NY. 15,000
- Madison av, 1941-3**; also 125TH ST, 54-6 E; certf as to above mtg; Dec6; Dec7'11; same to same.
- Madison av, 1441** (6:1605) es, 81.10 n 99th, 19.1x100; ext of \$16,000 mtg to Nov 3'14 at 5%; Oct24; Dec5'11; Caroline Hurry et al trste Wm Hurry with Eliz M O'Reilly 226 W 137. nom
- Madison av, 2093** (6:1756); ext of mtg for \$19,000 to Feb19'15, 5%; Nov22; Dec1 '11; Washington I & Edwin C Van Wart, exrs, &c, Washington Irving, Jr, with Marrow Realty Co, 699 Bway. nom
- Manhattan av, 421** (7:1944) swc 118th (No 350), 100.11x25; pr mtg \$38,000; Nov 28; Dec1'11, due as per bond; Ambrose Realty Co to Leopold M Sachs, 380 Riverside Dr, et al. 4,000
- Manhattan av, 411** (7:1944) nwc 117th (No 351), 50x50; pr mtg \$32,000; Nov28; Dec1'11, due, &c, as per bond; Ambrose Realty Co to Leopold M Sachs, 380 Riverside Dr, et al. 3,500
- Manhattan av, 411-21** (7:1944) nwc 117th (No 351), runs w50xn100.11xe25xn 100.11 to ss 118th (No 350) xe25 to av xs 201.10 to beg; certf as to 3 mtgs aggregating \$10,500; Nov28; Dec2'11; Ambrose Realty Co to Leopold M Sachs et al. —
- Manhattan av, 417** (7:1944) ws, 50 n 117th, 50x50.11; pr mtg \$22,000; Nov28; Dec1'11, due, &c, as per bond; Ambrose Realty Co to Leopold M Sachs, 380 Riverside Drive, et al. 3,000
- Manhattan av, 136** (7:1841); ext of \$3,000 mtg to Nov12'13 at 6%; Nov12; Dec6 '11; Nora Driscoll, 123 W 106, with Ellen L McInerney, 136 Manhattan av. nom
- Nagle av** (8:2174) nws, at sws Arden, 130x250; certf as to mtg for \$15,000; Dec5; Dec6'11; Brown Bros, Inc, owners & builders, to whom it may concern. —
- Nagle av** (8:2174) nws, at sws Arden, 130x250; pr mtg \$33,000; Dec5; Dec6'11, due June5'12, 5½%; Jas J Molloy to Robt E Phelan, 2211 Bway. 15,000
- Pinehurst av** (8:2177) ws, 53.6 n 180th, 46.7x111.2x46.6x109.1; Dec1'11, due, &c, as per bond; Solow Constn Co to Willows Mtg Co, 2 Rector. 44,000
- Pinehurst av** (8:2177); same prop; certf as to above mtg; Nov29; Dec1'11; same to same.
- Post av** (8:2219) ss, 175 w Emerson, 25 x100; Dec5'11; 5y4½%; Post Avenue Construction Co to Geo H Cisco, 301 W 109 & ano trste Sarah C Cisco. 20,000
- Post av** (8:2219) same prop; certf as to above mtg; Dec5'11; same to same.
- Post av** (8:2219) same prop; pr mtg \$20,000; Dec5'11; 1y6%; same to Realty Operating Co, 15 Wall. 2,000
- Post av** (8:2219) same prop; certf as to above mtg; Dec5'11; same to same.
- Park av, 944** (5:1493) ws, 52.2 n 81st, 52.2x100; ext of \$5,000 mtg to Oct27'14 at 4½%; Oct27; Dec4'11; Arthur Block with Bank for Savgs, 280 4 av. nom
- Park av, 1960** (6:1757) nwc 132d (No 63) 20x75; pr mtg \$7,000; May1'09; Dec 5'11, due Dec1'13; 6%; Bertha C wife of & Wilbur A Welch, 54 No Wilton av, Pasadena, Cal to Frances A Eno Welch at Moore & Monroe, Hackettstown, NJ. 2,841.58
- Park av, 1697-9** (6:1768) nec 119th (Nos 101-3), 75.7x36; pr mtg \$35,000; Dec6'11, due June6'12, 6%; Israel Lewis, 158 Henry, & David Lewis, 95 Mad, to Mortimer M Singer, 311 W 74. 3,500
- St Nicholas av, 730** (7:2053) es, 355.10 n 145th, 30.4x100; pr mtg \$15,000; Dec1; Dec 5'11; 2y6%; Reeve A Silk, 355 W 145 to Wm C Lester, 40 Hamilton Ter. 7,000
- St Nicholas av** (8:2122) nwc 164th, 133.5 x124.9x125x171.5; bldg loan; pr mtg \$135,000; Dec7'11, 2y6%; Audubon Constn Co to Chas Laue, 152 8 av, Bklyn. 85,000
- St Nicholas av** (8:2122); same prop; certf as to above mtg; Dec6; Dec7'11; same to same.
- St Nicholas av** (8:2122); same prop; PM; Dec7'11, due Feb1'13, 6%; same to same. 75,000
- St Nicholas av, 301** (7:1952) nwc 125th (Nos 351-7), 99.11x100; pr mtg \$180,000; Dec6; Dec7'11, due Jan1'14, 6%; Jno H O'Brien, 3700 Oliville av, to Wm H Darrow, 4607 Ft Hamilton av, Bklyn. 15,000
- West End av** (7:1876) sec 105th, (No 258), 20.9x90x20.9x89.11; ext of \$30,000 mtg until Sept1'16 at 4½%; Sept1; Dec4'11; Wm B Quaintance with Bank for Savgs, 280 4 av. nom
- 2D av, 845** (5:1319) ws, 25.5 n 45th, 25x 100; PM; pr mtg \$—; Dec1; Dec2'11, 3y 5%; Harry B Kyle, 545 W 141, to Edw Baer, 219 E 49. 14,000
- 3D av, 1323** (5:1430) es, 42.2 s 76th, 20x 67; PM; pr mtg \$10,730; Nov29; Dec1'11, 4y6%; Emma wife of & Jacob Wiener to Abr Zeipziger, 1227 Mad av. 4,000
- 3D av, 1286-8** (5:1408) swc 74th (Nos 174-8) 52.2x104.10; ext of mtg for \$95,000 to Dec27'16; 5%; Nov17; Dec4'11; Geo A Quinby com of Julia T Sneden with Jacob Weinstein & Max Lurie. nom
- 3D av, 1895** (6:1654); ext of \$19,000 mtg to Jan1'15 at 5%; Dec4; Dec6'11; Ellen M Bannan with Eugenie Gordon, 1881 Mad av. nom
- 6TH av, 806** (5:1261); ext of mtg for \$21,000 to Nov17'14, 5%; Nov2; Dec1'11; Lawyers Mtg Co with Cyrille Carreau. nom
- 6TH av, 616** (3:838) nec 36th, —x—; leasehold; Dec7'11; due as per bond; Jacob P Rurode, 616 6av, to Melville H Bears, 10 Hubert. 9,000
- 7TH av, 1889-93** (7:1824); ext of \$100,000 mtg to Nov1'13 at 5%; Nov22; Dec2'11; East River Savgs Instn, 291 Bway, with Emma, Edw & Chas Hyams, exrs Wm Hyams. nom
- 7TH av, 1885-7** (7:1824); ext of \$85,000 mtg to Nov1'13 at 5%; Nov22; Dec2'11; East River Savgs Instn, 291 Bway, with Emma, Edw & Chas Hyams, exrs Wm Hyams. nom
- 7TH av, 2061-5** (7:1908) nec 123d (No 157), 60x105; pr mtg \$—; Nov29; Dec4'11, 2y6%; Metropolis Securities Co to Emil W Oppenheim, 131 Riverside Dr, & ano. 10,000
- 7TH av, 2061-5**; certf as to above mtg; Nov29; Dec4'11; same to same.
- 7TH av, 428** (3:783) ws, 79.7 n 33d, 19.2 x69.10; pr mtg \$45,000; Dec6'11, 3y6%; Mary J McDonald & Philip & Thos Adelson to Isabella Wilson, 407 Central Park W. 10,000
- 8TH av, 317** (3:749) ws, 35.9 s 26th, 17.6 x62.6; pr mtg \$10,000; Dec1; Dec6'11, 3y 4½%; Wm H Aymar, 399 Waltham, West Newton, Mass, to North River Savgs Bank, 81 W 34. 2,500
- 8TH av, 2752** (7:2032) es, 25 n 146th, 25 x100; pr mtg \$19,000; Dec1; Dec6'11, due Jan2'15, 6%; H & Z Realty Co to Gussie Nathan, 206 W 121. 3,000



**STH av, 2752;** certf as to above mtg; Dec1; Dec6'11; same to same.

**STH av, 687,** (4:1034) ws, 60 n 43d, 20.2x 100; pr mtg \$12,500; Dec5; Dec6'11, 1y6%; Vincent L & Chas J Leonard to Jno T Brady & Co, 103 Park av. 3,000

**STH av, 2378,** (7:1933); ext of \$30,000 mtg to Nov16 at 5%; Nov10; Dec2'11; Lawyers Title Ins & Trust Co with Max D Brill. nom

**11TH av, 618,** (4:1074) es, abt 75 n 45th, 25.1x100; PM; Nov24; Dec2'11, due, &c, as per bond; Jno T Brennan to Leonard M Thorn, Jr, 1947 Bway, et al, exrs Leonard M Thorn. 8,000

**11TH av, 567-9,** (4:1090) swc 43d, (Nos 600-2) runs s50.5xw100xs50xw25xn100.5 to ss 43d xe125 to beg; Nov8; Dec6'11, 5y 4½%; Jabez Burns & Sons to Seamen's Bank for Savgs, 76 Wall. 40,000

**11TH av, 567-9;** consent to above mtg; Nov8; Dec6'11; same to same.

**11TH av, 567-9;** certf as to above mtg; Nov8; Dec6'11; same to same.

**11TH av, 604,** (4:1073) es, 42.2 s 45th, 19.7x70; Nov28; Dec6'11, demand, 6%; Jno Lechich, 604 11 av, to Ebling Bwg Co, 760 St Anns av. 4,500

**14TH av, Hudson River, 215TH st & 216TH st,** (8:2256-2257-2259) the blk, contains 4 acres; Dec5'11, due, &c, as per bond; Cornelius Kahlen to Union Dime Savgs Bank, 701 6 av. 45,000

## MISCELLANEOUS MORTGAGES.

### Borough of Manhattan.

**Beechhurst, Whitestone Landing (B of Q);** certf as to mtg for \$25,000; Nov27; Dec1'11; Shore Acres Realty Co to Sag Harbor Savgs Bank.

**Certf as to mtg** dated July28'11; Nov28; Dec4'11; Johnson Belting Co to Lazarus Fried.

**Certf as to chattel mtg for \$225;** Dec2; Dec4'11; The Bring to U Luncheon Co to Wm Evalenko, 29 Bway.

**Certf as to mtg for \$15,000** covering land in Westchester Co; Dec2; Dec6'11; Mt Vernon Mtg Co to Jno C Wallace Co.

**Mt Vernon, NY;** certf as to 2 mtgs for \$4,500 each; Nov28; Dec1'11; Era Realty Co to Emma T Nugent, 29 E 4, Mt Vernon, NY, trste for Mary A Tripp.

**Plot begins 260.1 w Bedford & 70 n Downing,** see Downing, 57.

**Plot begins 300 e 2 av & 93.11 s 9th,** see St Marks pl, 57.

**Riverdale & Sterling prop;** consent of stockholders to mtg for \$25,000; Dec1, Dec 5'11; F C Becker Realty Co to North Jersey Title Ins Co of Hackensack, NJ.

**Van Pelt Manor, B of Q;** certf as to mtg for \$4,000; Nov27; Dec1'11; House & Home Co to Sag Harbor Savgs Bank.

## MORTGAGES

### Borough of the Bronx.

**Augusta pl, (\*) ws,** 449.5 n Eastern Blvd, 25x100x25x99.5; bldg loan; Nov29; Dec4'11, 3y5½%; Arthur S Decker to Eliz K Dooling, 179 E 80. 3,000

**Austin pl, (10:2600) ws,** 372.8 n 144th, 50 x100; Dec2; Dec4'11, 3y6%; Angelina Spinella to Workmen's Sick & Death Benefit Fund of the U S, 1 & 3 3 av. 2,400

**Austin pl, (10:2600) ws,** 372.8 n 144th, 50 x100; sobrn agmt; Nov28; Dec4'11; same & Wm A Heiney with same. nom

**Beck st, (10:2710) ws,** 210 n Longwood av, 60x100; Nov29; Dec1'11, due Marl'15, 5%; Bronx Associates, 773 Westchester av, to Jos F Stier, 117 W 58. 47,500

**Beck st, (10:2710);** same prop; certf as to above mtg; Nov23; Dec2'11; same to same.

**Beck st, (10:2710) ws,** 210 n Longwood av, 60x100; sobrn agmt; Dec1; Dec7'11; Bronx Associates a corpn & Rachel Lyon with Jos F Stier. nom

**Bowne st, (\*) ss,** 100 e King av, 261 to L I Sound x50x297x50; AT to land under water in front of above, City Island; Dec 4'11, 3y6%; Amy H Short, 226 Bowne to Martha Stiess, 2324 Davidson av. 6,000

**Carroll st, (\*) ss,** 50 w from w line land Hy Wellbrook, 50x100, City Island; PM; Dec4'11, due Dec4'23 without interest; Fredk W Wilkens to Julia M Waterhouse, 192 Carroll. 3,700

**Clifford pl, sec Jerome av,** see Bway, 1218, Manhattan.

**Clifford pl, nec Jerome av,** see Bway, 1218, Manhattan.

**Carroll st, (\*) ss,** 317.6 e from west shore City Island at h w mark, 100x110, City Island; also STRIP 16½ wide on Prospect, adj above on ns; Dec2; Dec6'11, due, &c, as per bond; Martin J Earley, 336 Convent av, to Martin J Earley, Jr, 30 St Nicholas pl. 4,000

**Charlotte st, (11:2977) es,** 164.6 n Jennings, 91.2x—; sobrn agmt; Nov25; Dec7 '11; Regina Consn Co, 731 E 147, & Isidore Adelman, 1415 Charlotte pl, with Comity Mtg Co, 40 Wall. nom

**Fox st, 1073-7, on map 1075-7,** (10:2717) ws, 154 s 167th, 2 lots, each 37.6x100; 2 mtgs, each \$4,000; 2 pr mtgs \$33,000 each; Nov29; Dec1'11, 3y6%; L Estelle Corner, 11 Boulevard, Rochelle Park, New Rochelle, NY, to Reliable Consn Co, 1126 Union av. 8,000

**Fox st, (10:2684) ns,** 231.10 e Av St John, 40.7x125; pr mtg \$29,000; Nov29; Dec2'11, due, &c, as per bond; Maze Realty Co to Walter H Watson, 224 E 52. 5,000

**Fox st, (10:2684);** same prop; certf as to above mtg; Nov29; Dec2'11; same to same.

**Fox st, (10:2684) ns,** 191.3 e Av St John, 40.7x125; pr mtg \$29,000; Nov29; Dec2'11, due, &c, as per bond; Maze Realty Co to Walter H Watson, 224 E 52. 5,000

**Fox st, (10:2684);** same prop; certf as to above mtg; Nov29; Dec2'11; same to same.

**Featherbed la, swc Inwood av,** see Bway, 1218, Manhattan.

**Featherbed la, sec Inwood av,** see Bway, 1218, Manhattan.

**Featherbed la, swc Jerome av,** see Bway, 1218, Manhattan.

**Featherbed la, nwc Jerome av,** see Bway, 1218, Manhattan.

**Grote st, 766, late road leading from Fordham to West Farms,** (11:3100) sws, 38 e Prospect av, 100x127.7x100x126, except pt for Grote; PM; Dec4; Dec6'11, due, &c, as per bond; Mali Malnick, 336 Rockaway av, Bklyn, to Prospect Blvd Realty Co, 18 Bway. 250

**Grant st, (\*) nwc road** leading to Williamsbridge Depot, 90x25x100x26.8, Westchester; pr mtg \$5,000; Nov29; Dec1'11, 3y 6%; Mary C Neck to Mary L Arrow, at nec Williamsbridge rd & Pierce av, 1,000

**Kingsbridge ter, (12:3256) ws,** 110 n 230th, runs n79.7xw96x835xw25xs5x—xs 37.6xe119.9 to beg; PM; Nov17; Dec1'11, due as per bond; Edmondson Consn Co, 109 E 175, to Geo E Buckbee, 1941 Grand Blvd & Concourse. 3,000

**Liberty st, (\*) ns, 75 e Edison av,** see Ams av, (\*) ws, abt 100 n Liberty.

**Liberty st, (\*) ns, 25 w Ams av,** see Ams av, (\*) ws, abt 100 n Liberty.

**Loring pl, 118, (11:3224) es,** 510 n University av late 181st, 50.3x130.6x—x134; Nov28; Dec1'11, due, &c, as per bond; Geo V Mullan, 2219 Andrews av, to Wm G Appleton, Dobbs Ferry, NY. 13,000

**Loring pl, 118; PM;** pr mtg \$13,000; Nov 28; Dec1'11, due, &c, as per bond; same to T O'Conor Sloane, 55 Montrose av, So Orange, NJ. 2,000

**Loring pl, (11:3225) ws,** 130 s Fordham rd, 37.6x99.11x37.5x100; Dec5'11, demand, 6%; Nosthom Realty Co to City Mtg Co, 15 Wall. 20,000

**Loring pl, (11:3225),** same prop; certf as to above mtg; Dec5'11; same to same.

**Minford pl, 1446, (11:2977);** ext of \$5,000 mtg to Nov13'16 at 5½%; Nov11; Dec1'11; Lawyers Mtg Co with Victor Gerhards. nom

**Mianna st, (\*) nwc Oakley,** see Oakley, (\*) nwc Mianna.

**Oakley st, (\*) nwc Mianna,** 73x82x105x 30; PM; Nov27; Dec1'11, due, &c, as per bond; Kate Schmidt to T Emory Clocke, 520 W 183. 1,200

**Poe pl, ws, 296.7 s 194TH,** see Briggs av, es, 296.7 s 194.

**Rogers pl, 978-80, (10:2699);** ext of \$3,000 mtg to Sept24'16 at 5½%; Nov15; Dec 1'11; Jas W Monk with Mary Clark. nom

**Ritter pl, (11:2969) ns,** 96.4 e Union av, 50x102; also BOSTON RD, 1351-3, (11:2934) nws, abt 250 s Jefferson pl, 35x142x 37.6x131; pr mtg \$—; Dec6; Dec7'11, 1y 6%; Jacob Kronenberger to Carl A Leas-enfeld, 5 St Francis pl, Bklyn. 1,200

**Tiffany st, 1039, (10:2716) ws,** 206.3 n 165th, 44x100; Dec4; Dec5'11, 5y5%; 182d St Realty Co, 2289 1 av to Geo E Conev, 154 Highland av, Orange, NJ, exr Jacob A Chamberlin. 34,000

**Tiffany st, 1039;** certf as to above mtg; Dec4; Dec5'11; same to same.

**Tiffany st, 1035, (10:2716) ws,** 118.3 n 165th, 44x100; Dec4; Dec5'11, 4y5%; same to Marie La Montagne, 621 5 av trste Ernest C La Montagne. 33,000

**Tiffany st, 1035;** certf as to above mtg; Dec4; Dec5'11; same to same.

**136TH st, (10:2565) ns,** 446.10 e So Blvd, 25x100; Dec6; Dec7'11, due, &c, as per bond; Chas A M Vogt to Thos J Donlon, —Bway, Irvington, NY. 2,000

**142D st, 429 E, (9:2289) ns,** 300 e Willis av, 25x100; pr mtg \$10,000; Dec1; Dec2'11, 5y6%; Gustav & Marie Engelhardt to Henry M & Caroline L Sax, 356 E 78. 5,000

**142D st E, nec Concord av,** see Concord av, nec 142.

**149TH st, (9:2330) ss,** 295.3 e Morris av, 25x106.6, except part for st; Dec1'11, 1y 5%; Henrietta Manning to Emigrant Indust Savgs Bank. 10,000

**149TH st E, (10:2579) ss,** 155 e Robbins av, 45x80; Dec1; Dec2'11, 5y5%; M J B Consn Co, 691 Bway, to Sarah J Maxwell, gdn Wellwood H Maxwell, & ano, at Interlaken, Mass. 35,000

**149TH st E, (10:2579);** same prop; certf as to above mtg; Nov14; Dec2'11; same to same.

**150TH st E, (9:2276) ns,** 325 e Brook av, 25x100; pr mtg \$12,000; Nov29; Dec1'11, due, &c, as per bond; Christopher F Huber to Doratheia Klay, 832 2 av. 2,500

**151ST st E, swc Union av,** see Union av, swc 151st.

**158TH st, 366 E, (9:2404) ss,** 117 e Courtlandt av, 25x98.9; PM; Dec1'11, 1y 6%; Repenson Realty Co to Louis Hubener, 364 E 158. 4,000

**158TH st, 368 E, (9:2404) sws,** 150 se Courtlandt av, 25x100; PM; Dec1'11, 1y5%; Benj Benenson to W Stebbins Smith, on es Brook av, bet 163 & 164. 5,000

**158TH st, nwc Trinity av,** see Trinity av, nwc 158.

**162D st, 323 E, (9:2422);** ext of \$7,000 mtg to Oct31'16 at 5%; Nov10; Dec1'11; Lawyers Mtg Co with Wm E Diller. nom

**167TH st, (10:2754) nwc** Bryant av, 35x 100; Dec4; Dec6'11, 5y5%; Saml Lyttle, 1224 Hoe av, to Emil C Bondy, 10 W 40. 35,000

**167TH st, (10:2754);** same prop; pr mtg \$35,000; Dec4; Dec6'11, due as per bond; same to Richd O Smith, 210 Sands, Bklyn. 4,500

**167TH st, (10:2754) ns,** 35 w Bryant av, 40x100; Dec4; Dec6'11, 5y5%; Saml Lyttle, 1224 Hoe av, to Josephine Stein, Apthorpe Apartment, 2211 Bway. 30,000

**167TH st, (10:2754);** same prop; pr mtg \$30,000; Dec4; Dec6'11, due as per bond; same to Richd O Smith, 210 Sands, Bklyn. 3,500

**169TH st, 355 E, (11:2783) ns,** 39.10 e Findlay av, 20x90; pr mtg \$—; Dec1; Dec6'11, 1y6%; Fredk, Geo & Eliz Binder, individ & as heirs Fredk Binder, to Thornton Bros Co, a corpn, 1320 Clay av. 200

**170TH st E, sec Jerome av,** see Jerome av, sec 170th.

**173D st E, (11:2930) ns,** 100.1 e 3 av, 55 x117.4x55x120.6; sobrn agmt; Nov11; Dec 6'11; Timothy Dwyer with Jas G Wentz, 335 West End av. nom

**174TH st, (11:3010-11) nec** Longfellow av, 100x100; PM; Nov17; Dec5'11, 2y6%; Trask Bldg Co to Milton E Oppenheimer, 118 E 61. 6,200

**174TH st, swc Fulton av,** see Fulton av, swc 174.

**174TH st, nec Jerome av,** see Bway, 1218, Manhattan.

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

**175TH st, 480 E, (11:2916) sec** Washington av (No 1804), 46.9x103.11x46.10x104; PM; Dec4'11, 1y5%; Sarah Weinstein to Mary E Clark, 242 E Tremont av. 12,000

**176TH st, swc Jerome av,** see Bway, 1218, Manhattan.

**176TH st, sec Macombs rd,** see Bway, 1218, Manhattan.

**179TH st, sec Daly av,** see Daly av, sec 179.

**180TH st, sec Belmont av,** see Belmont av, sec 180.

**180TH st, sec Bathgate av,** see Bathgate av, sec 180.

**180TH st, 841 E, (11:3111) ns,** 95.2 e Mapes av, 25x118.2; PM; pr mtg \$5,000; Dec 2; Dec4'11, 3y6%; Louise Boffo, 104 Centennial av, Cranford, NJ, to Edw Muller, 811 E 180. 2,000

**180TH st, (11:3127) ss,** 51.8 e Daly av, 40x100; Dec4; Dec6'11, 5y5%; Krabo-Ernst Realty Co, 1009 E 180, to Walter A Burke, trste Matilda B Brown, at New Rochelle, NY. 30,000

**180TH st E, (11:3127) ss,** 51.8 e Daly av, 40x100; certf as to mtg for \$30,000; Dec4; Dec7'11; Krabo-Ernst Realty Co to Walter A Burke, at New Rochelle, NY, trste Matilda A Brown, decd. —

**180TH st E, (11:3127) same prop;** sobrn agmt; Dec5; Dec7'11; Hans F N Truelsen with same. nom

**180TH st E, (11:3127) same prop;** sobrn agmt; Dec5; Dec7'11; Everett L Barnard & Patk J Heaney with same. nom

**182D st, (11:3038) ns,** 133.4 e Park av, 33.4x100; pr mtg \$16,000; Dec4; Dec6'11, due, &c, as per bond; Lillian E Kern to Frank Jno Nageldinger, 242 E 82. 3,000

**182D st, (11:3124) ss,** 74 e Mohegan av, 50x164.1 to West x50x164.9, vacant; PM; Nov14; Dec7'11, due as per bond; Angelo, Frank & Albt Chiapparelli to Sigmund Kraus, 11 E 94. 8,500

**183D st, (11:3030) ss,** 84 e Webster av, 42x93.8x41.11x95.10; Nov24; Dec5'11, 2y5%; Wm Cooper, Bklyn, to Montrose Realty Co, 135 Bway. 5,000

**187TH st, 731 E,** see Crotona av, 2400.

**188TH st, 189 E,** see Creston av, nec 188th.

**189TH st, swc Arthur av,** see Arthur av, swc 189.

**203D st, (12:3309) ns,** 625 e Marion av, 50x126.8x50x126.9; Dec7'11, 3y5½%; Margt Dudgeon, 249 E 203, to Catholic Women's Benevolent Legion, 153 E 44. 3,500

**213TH st, (\*) ns,** 150 e Maple av, 25x100, Wmsbridge; Dec4; Dec5'11, due, &c, as per bond; Pietro Cerra to Ernest Altomare, 213 Hudson. 500

**225TH st, (\*) ns,** 300 w Paulding av, 50 x109; Dec1; Dec7'11, due, &c, as per bond; Philip H Krausch to Margt McGill, 2328 Andrews av. 2,000

**238TH st, swc Katonah av,** see Katonah av, swc 238.

**Arthur av, 2470, (11:3077) es,** 254 n 188th, 21x87.6, except pt for av; Nov29; Dec1'11, due, &c, as per bond, Antonia Cimillo, wid to Title Guar & Trust Co. 2,000

**Arthur av, 2477-9, (11:3066) swc** 189th, 39.11x111.3x40x111.1; Nov29; Dec1'11, due, &c, as per bond; Concetta Cimillo to Title Guar & Trust Co. 7,000

**Anthony av, swc Burnside av,** see Anthony av, ws, 83.3 n Bush.

**Anthony av, (11:2813) ws,** 83.3 n Bush, runs w74.1xn25xe46.10 to ss Burnside av xe25.9 to Anthony av xs15.9 to beg; Nov21; Dec4'11, 5y5%; Mary A & Delia T Sweeney to Lathrop Colgate, Bedford, NY. 7,500

**Aqueduct av, (11:2875) es,** 705.4 s Plympton av, 54.10x136.11x47.4x137.1; also AQUEDUCT AV, (11:2875) es, 760.2 s Plympton av, 56.4x131x46.9x136.11; pr mtg \$109,950; Dec5; Dec6'11, due May1'12, 6%; Towanda Consn Co to Mayer S Auerbach, 151 Central Park W, & ano, 10,000

**Aqueduct av, (11:2875) same prop;** certf as to above mtg; Dec4; Dec6'11; same to same.



- Aqueduct av, es, 760.2 s Plympton av,** see Aqueduct av, es, 705.4 s Plympton av.
- Amsterdam av, (\*)** ws, abt 100 n Liberty, 74x100; also LIBERTY ST, (\*) ns, 25 w Ams av, 75.1x—100x82.4; also LIBERTY ST, (\*) ns, 75 e Edison av, 25.8x98.11; Dec5'11, 3y5½%; Wm Bulger to Grace Fraser on ss Van Courtlandt av, 350 w Gun Hill rd. 1,200
- Bryant av, nwc 167TH,** see 167, nwc Bryant av.
- Burnside av, swc Anthony av,** see Anthony av, ws, 83.3 n Bush.
- Belmont av, (11:3080)** sec 180th; sal Ls; Dec4'11, demand, 6%; Wm J Dolan & Patk Kerrigan to F & M Schaefer Bwg Co, 114 E 51. 4,147
- Bathgate av, 2092,** (11:3045) sec 180th, 31.5x69.9x17.4x71.2; Dec2; Dec4'11, due, &c, as per bond; J Lewis Amster to Title Guar & Trust Co. 9,000
- Bathgate av, 2092;** sobrn agmt; Dec2; Dec4'11; Anna F Kavanagh with same. nom
- Bathgate av, 1575,** see Wendover av, 499.
- Bryant av, (11:3000)** es, 315 s 172d, 20x100; ext of \$8,000 mtg to Dec1'14 at 5%; Nov29; Dec5'11; Frances H Rice with Tillie Pitegoff, 1478 Bryant av. nom
- Briggs av, (12:3293)** es, 296.7 s 194th, 19.2x74.8 to Poe pl x19.11x73.2; pr mtg \$3,500; Dec6; Dec7'11, due, &c, as per bond; Linda C O'Brien to Herman Holtzings, 203 W 20. 1,500
- Boston rd, 1351-3,** see Ritter pl, ns, 96.4 e Union av.
- Bainbridge av, 2779,** (12:3295) ws, 445.7 n 196th, 25x100; PM; Nov28; Dec7'11, 3y5%; Anna Meyer to Jacob Grunder, 2779 Bainbridge av. 4,000
- City Island av late Main st, (\*)** es, at land Thos Jennings, runs e300xs95.2 to ns 12 ft la xw300 to st xn95.2 to beg, except pt for City Island av; Dec1; Dec2'11, 3y6%; Emma J Schmutsch, of B of R, NY, to Edith C Halsted, on ns Belden, near City Island av. 3,500
- Crotona av, (11:2945)** ws, 49 s 176th, 48.7x100x48.9x100; pr mtg \$34,000; Nov29; Dec1'11, 3y6%; Checchina Carucci, 641 E 183, to Samuele Carucci, 641 E 183. 5,000
- Crotona av, (11:3102)** es, 300 n 183d, 50x100; Dec1; Dec2'11, demand, 6%; Onawin Constn Co, 819 E 163, to City Mtg Co, 15 Wall. 30,000
- Crotona av, (11:3102);** same prop; certf as to above mtg; Dec1; Dec2'11; same to same.
- Crotona av, (11:3102);** same prop; PM; Nov11; Dec2'11, due, &c, as per bond; same to Kath C Kasser, 2360 Crotona av. 6,000
- Crotona av, (11:3102)** es, 150 n 183d, 50x100; certf as to mtg for \$34,000; Sept13; Dec2'11; Furrer Constn Co to Arnold Thayer.
- Concord av, (10:2574)** nec 142d, runs n 150xe116.7xs50xw16.7xs100 to st xw100 to beg; PM; Nov29; Dec1'11, 1y5%; Wm C Evans to Jno H Deeves, 244 W 132. 16,000
- Creston av, (11:3166)** nec 188th, (No 189), 54x137.1x83x168.11; PM; pr mtg \$6,000; Dec5'11, due as per bond; Fredk A Wurzbach to Chas A Schrag, 2135 Southern Blvd. 9,000
- Crotona av, 2400,** (11:3104) nec 187th (No 731), 200x100; PM; Dec4; Dec5'11, due, &c, as per bond; Michele Bolognes, 2434 Cambreling av to Sarah Weisman, 919 Fox. 4,625
- Crotona av, (11:3103)** ws, 150 n 183d, 50x100, except pt for Crotona av; Oct10; Dec 6'11, 2y6%; Jno Rosbeck to Chas Maurer, 2371 Prospect av. 700
- Crecent av, (11:3087)** ss, 157.6 w Belmont av, also at ws lot 39, runs w58.11 to pt in said av 69.7 e Hughes av xs89.3xe 45.10xn26.5 to beg, being pt lot 21 map Belmont; pr mtg \$6,000; Dec5; Dec6'11, 1y6%; Antonietta Paranzino to J & M Haf-fen Bwg Co, 398 E 152. 1,700
- Crotona av, 2071,** (11:3080) ws, 100 n Oakland pl, 25x125; PM; Dec7'11, 3y5%; Wm G Dunn, 2609 Bway, to Eliz M Burke, 21 Audubon av. 4,500
- Daly av, (11:3127)** sec 179th, 27.5x100.3x 27.2x100.2; pr mtg \$19,000; Nov6; Dec2'11, 3y6%; Obark Realty Co to Rosa Muller, 1341 Putnam av, Bklyn. 3,000
- Doon av, (\*)** ws, 425 s Jefferson av, 25x 95.8; Dec2; Dec4'11, 3y5½%; Jno J Flahive to Eliz K Dooling, 179 E 80. 1,500
- Delavelle av, (\*)** ws, 100 n Hollers av, 25x100; Nov23; Dec5'11, 3y6%; Antonio Scagnelli, 22 Baxter, to Sarah E Westervelt, 61 E 2, Mt Vernon, NY. 1,000
- Delavelle av, (\*)** ws, 100 n Hollers av, 25x100; Nov23; Dec5'11, 3y6%; Antonio Scagnelli, 22 Baxter to Hattie V Sageman, Mt Vernon, NY. 1,100
- Doris st or av, (\*)** sws, 100 se Lyon av, 20x101.1, except pt for Doris av; Nov6; Dec7'11, due, &c, as per bond; Baxter Howell Bldg Co to Commercial Finance Co, Poughkeepsie, NY. 400
- Doris av or st, (\*)** same prop; certf as to above mtg; Nov6; Dec7'11; same to same.
- Ellsworth av, (\*)** ws, 100 n Fairmount av, see Middletown rd (\*) ss, 250 e Mapes av.
- Ellison av, (\*)** ws, 250 n Marrin, 3 lots, each 16.8x100; 3 mtgs, each \$2,500; Dec4; Dec6'11, due Jan1'15, 5½%; Paul Reiling to Matthew Wolf, 1832 85th, Bklyn. 7,500
- Elton av, (9:2378)** ws, 64 s 157th, 33.6x 100; pr mtg \$3,500; Nov1'11, 3y5%; Jacob Klippel to Christian Gutman, 761 Elton av. Corrects error in issue of Nov4 when location was Elton av, ws, 64 s 167th. 3,500
- Fulton av, (11:2930)** swc 174th, 18.11x 87.7x18.10x88.3; pr mtg \$8,500; Nov18; Dec 6'11, 1y6%; David Kraus to Edw A Faust, 157 W 142. 2,000
- Findlay av, 1312,** (11:2783); ext of \$4,000 mtg to Nov2'14 at 5%; Nov2; Dec1'11; Lawyers Mtg Co with Anna Lowerre. nom
- Findlay av, 1326,** (11:2783) es, 365.5 n 169th, 25.2x100; Dec4'11, 5y5%; Jno Calway to Lawyers Mtg Co, 59 Liberty. 5,000
- Hoe av, (11:2980)** ws, 425 s Jennings, 50 x100; Dec1; Dec2'11, 3y5½%; Kay Co to Morris M Sinske, 157 W 142. 37,000
- Hoe av, (11:2980);** same prop; certf as above mtg; Nov26; Dec2'11; same to same.
- Houghton av, (\*)** ns, 205 w Castle Hill av, 200x108; also WESTCHESTER AV, (\*) ss, 51.4 w Hammond av, 50x—x—x—; PM; Nov6; Dec5'11, due Jan16'12, 6%; Baxter Howell Bldg Co to Margaretha M Brohmer, 2252 Ludlow av. 3,220.55
- Hoe av, ws, 75 n 172D,** see Hoe av, ws, 25 n 172.
- Hoe av, (11:2980)** ws, 425 s Jennings, 50 x100; agmt as to share ownership in mtg; Dec1; Dec6'11; Belle Smalbach with Lawyers Title Ins & Trust Co. nom
- Heath av, 2687,** (12:3239) ws, 615.10 s Kingsbridge rd, 25x100; Dec4; Dec6'11, 10y installs, 5½%; Arthur L F Montgomery to Title Guar & Trust Co. 4,500
- Hoe av, (11:2982)** ws, 245 n 12d, 4 lots, each 75x100; 4 bldg loan mtgs, each \$60,000; Dec5; Dec6'11, demand, 6%; Solid Realty Co, 319 E 22, to Philip Rhineland-er, exr, &c, Cornelia B Kip, 16 E 55. 240,000
- Hoe av, (11:2982);** same prop; 4 certfs as to above mtgs; Dec5; Dec6'11; same to same.
- Hoe av, (11:2982)** ws, 245 n 172d, 4 lots, each 50x100; 2 bldg loan mtgs, each \$40,000; Dec5; Dec6'11, demand, 6%; Ray Holding Co, 310 E 50, to Philip Rhineland-er, exr, &c, Cornelia B Kip, 16 E 55. 80,000
- Hoe av, (11:2982)** ws, 25 n 172d, 50x100; also HOE AV, (11:2982) ws, 75 n 172d, 50 x100; certf as to 2 mtgs for \$40,000 each; Nov5; Dec6'11; same to same.
- Havemeyer av, (\*)** es, 33 s Newbold av, 37.6x100, Unionport; Nov9; Dec6'11; 3y 5½%; Albt Schindewolf, 1246 Havemeyer av, to Christian Gutmann, 1136 50th, Bklyn. 1,000
- Havemeyer av, (\*)** nwc Ludlow, 108x 130; pr mtg \$16,000; Dec6; Dec7'11, due as per bond; Katie Roth to Michl J Sullivan, 343 E 141. 7,000
- Hoe av, (10:2745)** ws, 247.3 s Home, 25x 100; Dec6; Dec7'11, 5y5%; Adieno Constn Co to Cath Welp, 470 E 141. 17,000
- Hoe av, (10:2745);** same prop; certf as to above mtg; Dec5; Dec7'11; same to same.
- Inwood av, (11:2859)** es, 75 s Wolf pl, now Belmont av, 50x130; Dec1; Dec2'11, due, &c, as per bond; Julius & Frances Kasemeyer, heir & wid Julius Kasemeyer, to Theresa Berbig, 600 Inwood av. 400
- Inwood av, swc Featherbed la,** see Bway, 1218, Manhattan.
- Inwood av, see Featherbed la,** see Bway, 1218, Manhattan.
- Inwood av, (11:2865)** ws, 317.11 n Goble pl, runs sw248.10xe77.6xs50xe100 to av xn 217.11 to beg; R, T & I to that pt Crom-wells Creek not included in above PM; pr mtg \$10,000; Dec2; Dec6'11, due as per bond; West Bronx Realty Co to Louis Lowenstein, Pearl River, NY. 4,000
- Jerome av, (11:2842)** sec 170th, 100x110.3 x100x106.9; ext of \$3,000 mtg to Apr28'16 at 5%; Dec6; Dec7'11; Helena N wife D Maitland Armstrong with Henry C Noble, 347 E 19. nom
- Jerome av, swc Featherbed la,** see Bway, 1218, Manhattan.
- Jerome av, nec 174TH,** see Bway, 1218, Manhattan.
- Jerome av, see Clifford pl,** see Bway, 1218, Manhattan.
- Jerome av, nec Clifford pl,** see Bway, 1218, Manhattan.
- Jerome av, nwc Featherbed la,** see Bway, 1218, Manhattan.
- Jerome av, swc 176TH,** see Bway, 1218, Manhattan.
- Katonah av, (12:3278)** swc 238th, 100x 85; pr mtg \$23,500; Dec5; Dec7'11, installs, 6%; Picone Realty Co to Arthur & Jno Cahn, firm Cahn & Cahn, 912 Forest av. 400
- Katonah av, (12:3278);** same prop; con-sent to above mtg; Dec5; Dec7'11; same to same.
- Ludlow av, (\*)** nwc Havemeyer av, see Havemeyer av, (\*) nwc Ludlow.
- Lyon av, (\*)** nwc Zerega av, 100x60; PM; Dec5; Dec6'11, 1y6%; Norbert Robil-lard to Wm Hejduk, 563 Van Nest av. 2,000
- Longfellow av, nec 174TH,** see 174, nec Longfellow av.
- Lafontaine av, (11:3061)** ws, 112.6 n 178th, 37.5x100; sobrn agmt; Dec4; Dec5 '11; Abr Saffir with Prospect Investing Co, at Purchase, NY. nom
- Longfellow av, (10:2761)** ws, 100 n Seneca av, 25x100; PM; pr mtg \$6,000; Nov29; Dec4'11, 2y6%; Frank W Davis to Geo Cos-tar, 1922 E 177. 1,500
- Longfellow av, (10:2761)** ws, 125 n Seneca av, 25x100; PM; pr mtg \$6,000; Nov29; Dec4'11, 2y6%; same to same. 1,500
- Macombs rd, see 176TH,** see Bway, 1218, Manhattan.
- Morris av, 557,** (9:2338) ws, 80 n 149th, 25x100; PM; pr mtg \$5,500; Nov29; Dec1 '11, due May29'15, 5%; Bernardino Colasac-co & Antonio Santini to Bridget O'Connor, 272 E 148. 4,250
- Melrose av, 753,** (9:2403) ws, 146 s 157th, 36.9x124.5x43x124.3; PM; Dec2; Dec 5'11, 5y5%; Emil A J Scheringer to Michl Scheringer, 757 Melrose av. 2,000
- Melrose av, 755-7,** (9:2403) ws, 100 s 157th, 46x124.3; PM; Dec5'11, 5y5%; Ida Maurer to Michl Scheringer, 757 Melrose av. 4,000
- Macombs rd, 1413,** (11:2857) ws, 125 n 170th, runs n50xw88.3xe84.3 to beg; Dec1; Dec5'11, due, &c, as per bond; Theresa G & Lucy W Gaffney to T Emory Clocke, 520 W 183. 2,000
- Middletown rd, (\*)** ss, 250 e Mapes av, 50x105x50x107; also ELLSWORTH AV, (\*) ws, 100 n Fairmount av, 50x100; Dec4; Dec7'11, 2y6%; Mary Kane to Henrietta Shotten, 258 E 138. 1,200
- Nereid av, (\*)** ss, 107.4 w Barnes av, 25x100; given as additional collateral se-curity for \$3,250; Nov18; Dec6'11, 3y6%; Vincenzo Palmieri & Maddalena Palmieri, individ & as wife Vincenzo Palmieri, to Hester J Morrison, 435 E 139. 3,250
- Nelson av, (11:2876)** ws, 400 s Proposed, 50 ft wide, 25x113.4x25x111.8; ½ pt; Aug 11; Dec6'11, due, &c, as per agmt; Benj C Brown to Thos Longstaff, 1699 Nelson av, & Chas E Bachman, 394 St Nicholas av. 4,000
- Olmstead av, (\*)** ws, 83 s Watson av, 25 x109, except pt for av; pr mtg \$—; Dec4 '11, 3y6%; Henry Wabbersen, 345 E 39, to Emma Endeman, 434 E av. 800
- Prospect av, 960,** (10:2690) es, 414 s 165th, 75.4x219.10x78.6x197.7; PM; pr mtg \$120,000; Dec1; Dec2'11, installs, 6%; Fer-dinand C Bamman to Friedman Constn Co, 171 Bway. 16,500
- Prospect av, 1315,** (10:2681) ws, 57 n Home, 40x105; pr mtg \$34,000; Dec1; Dec2 '11, due, &c, as per bond; Laura E Man-ning to Jno J Tully Co, 1003 Boston rd. 10,000
- Road (\*)** leading from Westchester to West Farms, being lot 8 map made by Matthew Cox, entitled Wynne vs James (partition suit) land Est Jno Mulvey; PM; Sept11; Dec2'11, due Nov28'16, 5%; Frank Juszkiewicz to Ellen Fay, Irvington, NY. 1,300
- Road leading to Williamsbridge, (\*)** nwc Grant st, see Grant st, (\*) nwc road leading to Williamsbridge.
- Rider av, 261-5,** (9:2340) nws, 100 ne 138th, 50x115x52x109; pr mtg \$6,000; Dec6; Dec7'11, 3y5%; Jas G D Burnett to B Adams Burnett, 208 W 136. 2,000
- So Boulevard, (10:2743)** es, 100 s West-chester av, 164x150; bldg loan; Dec4; Dec 7'11, demand, 6%; Mercury Realty Co to City Mtg Co, 15 Wall. 96,000
- So Boulevard, (10:2743);** same prop; certf as to above mtg; Dec4; Dec7'11; same to same.
- So Boulevard, (10:2743)** es, 100 s West-chester av, 4 lots, together in size 164x 150; 4 mtgs, each \$10,500; 4 pr mtgs, \$— each; Dec4; Dec7'11, 3y6%; Mercury Realty Co to Amer Real Est Co, 527 5 av. 42,000
- So Boulevard, (10:2722)** nws, 185 sw Tif-fany, 100x100; PM; pr mtg \$25,000; Dec1 '11, due, &c, as per bond; Hyman Atlas & David Levine to Jas F Meehan Co, 815 Hunts Pt av. 7,000
- St Anns av, (9:2271)** ws, 49.11 s 145th, 49.11x75; ext of \$30,000 mtg to Dec24'16 at 5%; Nov22; Dec2'11; Thos B Hidden, trste Wm H Webb, with Barnet Leibowitz, 854 Kelly, & Louis Leibowitz, 1856 Belmont av. nom
- Starling av, (\*)** ss, 196 w Glebe av, 25x 111.5x25x111.6; pr mtg \$4,000; Dec2; Dec4 '11, 2y6%; Matthew T Halpin to Elenora Bash, 203 W 113. 1,000
- Tibbett av, (13:3415)** ws, 135 s 246th, 60.2x100x70x100.1; pr mtg \$—; Dec1'11, due, &c, as per bond; Albt E Wheeler, 420 W 160 to Caroline L Iselin, 59 E 79. 1,000
- Tremont av W, (11:2869)** ws, 591 ne&n on curve from Harrison av, 50x144.9x50x 143.7; Dec4; Dec5'11, due Jan1'15, 5%; Amelia Schlesinger to Rosalie D Lock-wood, 29 Commonwealth av, Boston, Mass. 8,000
- Trinity av, (10:2630)** nwc 158th, 47.2x 100.1x47.6x100; Dec7'11, 5y5%; Cohen & Eckman Corpn to Myron I Borg, 334 W 77, et al. 45,000
- Trinity av, (10:2630);** same prop; certf as to above mtg; Dec7'11; same to same.
- Union av, (10:2664)** swc 151st, 25x100; Dec4; Dec5'11, 5y5%; Amelia Rosenberg to Lawyers Mtg Co, 59 Liberty. 10,000
- Valentine av, 2118,** (11:3144) es, 375.7 n 180th, 25.4x110.9x25.4x107.7; pr mtg \$1,200; Dec1; Dec4'11, 1y4%; Jas J Quirk, 107 E 53, to Wm Horan, 165 E 99. 1,200
- Washington av, (11:2916)** nec 174th (12th), 50x95, except pt for av; also WASHINGTON AV, (11:2916) nec 174th, strip 0.5x84.8x0.9x84.8; pr mtg \$51,000; Nov 29; Dec1'11, due as per bond; Ettar Realty Co to Max Cohen, 1185 Fulton av. 1,500
- Washington av, (11:2916);** same prop; certf as to above mtg; Nov29; Dec1'11; same to same.
- Washington av, 1377-9,** (11:2901) ws, 190.5 s 170th, 50x139.4x50x139.3; Nov29; Dec1'11, due, &c, as per bond; Geo W Brewster to Title Guar & Trust Co, 12,000
- Washington av, 1377-9;** sobrn agmt; Dec1'11; Fredk A Lowe with same. nom



**Woodycrest av, 1025,** (9:2512); ext of \$3,-000 mtg to Nov5'14 at 5%; Nov2; Dec4'11; Emma Johanns with Saml B Kilner & Wm E Johnson, trstes Fredk Billings. nom

**Wendover av, 484,** (11:2912) ss, 50.6 e Washington av, 25.3x84x25x87.7; Oct6; Dec 4'11, 5y5%; Cecelia M Siff to Lawyers Mtg Co, 59 Liberty. 17,000

**Webster av,** (12:3330) es, 50 s 203d, 50x 110; ext of mtg for \$7,500 to Sept14'14, 6%; Sept14; Dec'11; Eleanor S Brown, 114 E 71, with Theresa, wife Bernard J Rush, 3074-76 Webster av. nom

**Washington av, 1804,** see 175th, 480 E.

**Wendover av, 499,** (11:2913) nwc Bathgate av (No 1575), 25.3x85.7x25x89.2; PM; pr mtg \$20,000; Dec4; Dec5'11, 6y6%; Geo Giakas, 513 Tremont av to Susan Hagen, 43 S 8 av, Mt Vernon, NY. 9,000

**Weeks av, 1646,** (1650), (11:2792) es, 175 s 173d, 20x95; PM; Dec4; Dec5'11, due, &c, as per bond; Benj A Kreidmann to Isaac Rosenzweig, 1650 Weeks av. 3,500

**Westchester av, (\*) ss, 51.4 w Hammond av,** see Houghton av, (\*) ns, 205 w Castle Hill av.

**Washington av,** (11:3050) es, 36.7 n 182d 36.7x79.11x36x86.5; Dec6; Dec7'11, due, &c, as per bond; Nora Constn Co to Jas T Barry, 1149 Boston rd. 2,000

**Washington av, (\*) es, 132 s Westchester Landing, 25x100,** except pt for Maclay av & Overing; also LOTS 64-8, plot H8 map Est Wm Adee, Westchester, except pt for West Farms rd & Overing; pr mtg \$9,350; Dec6; Dec7'11, due as per bond; Wellman Finance & Realty Co to Margt Elgar, White Plains, NY, et al, exrs Jas W Elgar. 6,000

**Washington av, (\*) and lots 64-8, plot H8, (\*)**; same prop; certf as to above mtg; Dec6; Dec7'11; same to same

**Westchester av, (\*) ss, 51.5 w Hammond av, —x—50x—;** PM; pr mtg \$3,700; Nov6; Dec7'11, due, &c, as per bond; Baxter Howell Bldg Co to Sarah C Buckenham, 148 W 119. 1,200

**Walton av, 2407,** see Walton av, 2405.

**Walton av, 2405,** (11:3188) ws, 288.9 n 184th, 19.10x96.6; also WALTON AV, 2407, (11:3188) ws, 308.8 n 184th, 19.11x96.6; PM; pr mtg \$12,800; Dec6; Dec7'11, 2y6%; Anna E Jones, 28 W 116, to Jno F Kaiser, at Villa & Westchester av, Mt Vernon. 1,100

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

**3D av, 2610,** (9:2315) ses, 56 n 140th, 28 x86.4x25x99; Dec4; Dec5'11, 1y5%; Adam P Dienst to North Side Savgs Bank, 3230 3 av. 10,000

**3D av, 2891,** (9:2374); ext of \$28,000 mtg to Oct16'16 at 5%; Nov4; Dec'11; Lawyers Mtg Co with I Blyn & Sons. nom

**Eastchester;** certf as to mtg for \$12,500; Dec4; Dec6'11; Tuckahoe Property Co to Westchester & Bronx Title & Mtg Guaranty Co.

**Eastchester;** certf as to mtg for \$5,500; Dec4; Dec6'11; same to Luther D Garrett.

**Eastchester;** certf as to mtg for \$2,000; Dec4; Dec6'11; same to same.

**Lots (\*) 9, 10, 11, 12, 13 & 20, blk A;** lots 4, 5, 6 & 7, blk B; lots 4, 5, blk C, all of blks D & E; all of blk F, except lots 9, 10, 16 & 17; all of blks G & H; all of blk I, except lot 98; lots 17 to 46, blk J; all of blk K, except lot 127; lots 9 to 32, blk L; lots 1 to 15, blk N; lots 1 to 11, blk O, map Windsor Heights; pr mtg \$— Nov 20; Dec2'11, demand, 6%; Pelham Bay Park Land Co at New Rochelle, NY, to Sag Harbor Savgs Bank at Southampton, LI. 8,000

**Lots 64-8, plot HS map Wm Adee,** see Washington av, (\*) es, 132 s Westchester Landing.

## JUDGMENTS IN FORECLOSURE SUITS.

### DEC. 1.

**142D st, ns, 250 e 8 av, 50x99.11;** Arthur B Appleby et al agt Saml Parnass et al; Geo A Viehmann (A); Roger A Pryor (R); due \$47,394.45.

**206TH st, ss, 256.8 w Mosholu Pkway South, 16.8x120;** Action No 1; Alice E Keller agt Emilia Badolati et al; Frederic C Leubuscher (A); William Lustgarten (R); due, \$5,786.

**206TH st, ss, 290 w Mosholu Pkway South, 16.8x110;** Action No 2; same agt same; same (A); same (R); due, \$5,786.

**206TH st, ss, 240 w Mosholu Pkway South, 16.8x120;** Action No 3; same agt same; same (A); same (R); due, \$5,786.

### DEC. 2.

No Judgments in Foreclosure suits filed this day.

### DEC. 4.

**Stillwell av, es, 50 n Saratoga av, 25x 100;** Abbie E Wille agt Lizzie Larsen et al; Lambert G Mapes (A); Augustine R McMahon (R); due, \$3,158.33.

### DEC. 5.

**182D st, ss, 54.4 e Belmont av, 26.9x 115.7x25.6x100.9;** Jennie E C Baker agt Jno P Duff; Grant Squires (A); Edw D Dowling (R); due, \$2,301.38.

**Freeman st, 992-4;** Hannah Younker agt Longfellow Realty Corporation; A M Simon (A); Chase Mellen (R); due, \$5,-261.46.

### DEC. 6.

**Longfellow av, 1255;** Hannah Younker agt Longfellow Realty Corporation; A M Simon (A); Chase Mellen (R); due, \$7,-716.46.

**23D st, 250-2 W;** also 22D ST, 261-5 W; Farmers Loan & Trust Co agt Wm R Sheldon; Geller, Rolston & Horan (A); Townsend Morgan (R); due, \$67,112.49.

**Lot 104 & south ½ of lot 103,** map of Century Investing Co, Bronx; Frank E Linck agt James H Havens; Appell & Taylor (A); Harry N French (R); due, \$3,205.50.

## FORECLOSURE SUITS.

### DEC. 2.

**Decatur av, nws, 391.6 ne 205th, 25x100;** Wm A Stahl agt Annie D'Ambra et al; Bergman & Davis, attys.

**Lexington av, 310;** Adelaide Mills agt Fredk R Going et al; A Frank, atty.

**13TH st, 306 W;** Geo R Fearing et al agt Jno B Ireland et al; Strong & Cadwalader, attys.

**54TH st, 209 E;** Mutual Life Ins Co of N Y agt Jetter Bwg Co et al; F L Allen, atty.

**Jane st, 20;** J Hayward Mahan agt Chas H Van Den Burgh et al; H S Cook, atty.

**Hamilton st, 24;** Henry Gans et al agt Adelina Pandolfo et al; J Gans, atty.

### DEC. 4.

**7TH st, 126;** Louis Peverelli et al agt Herman Goldberger et al; E M Burghard, atty.

**Wadsworth av, nec 180th, 44.6x100;** Christian Stoehr et al agt L & W Constn Co; A & H Bloch, attys.

**St Pauls pl, sec Washington av, 140.5x 120.6,** except parts released; Jeanette Jacobs agt Brook Constn Co et al; Morrison & Schiff attys.

**Arthur av, nec 186th, 25x85.3;** Julia Gleason agt Jos Schnurer et al; E F Moran, atty.

**206TH st, ns, 117.9 e Grand Blvd & Concourse, 26.1x92.9;** Alice E Keller agt Maria G Del Gaizo et al; F C Leubuscher, atty.

**Madison av, ws, 40.2 n 127th, 20x35;** Geo P Messervy agt Jennie Goldstein et al; S S Smith, atty.

### DEC. 5.

**Parcel of land beg at se end of a slat fence bet lands of Morris Kelly & Lemuel Pearce and adj marsh or salt meadow of Danl Edwards, containing 66-100 of an acre, Bronx;** also PARCEL of land beg at middle of West Farms Creek, runs w 50 to road from West Farms to Hunts Point, x s 108 to rd, xe—ne, e&n to beg, Bronx, except parts released; Hirsch Lumber Co agt Isidor L Cohen et al; S H Guggenheimer, atty.

**118TH st, 209-11 E;** Public Bank of N Y City agt Fischel Realty Co et al; C L Marcus, atty.

**Bradhurst av, 28;** Bessie K Fieger agt Robt H Neamann et al; R D Elder, Jr, atty.

**Longfellow av, ws, 350 n Lafayette av, 153.1x101.10;** Goldie Cowen et al agt Wilk Realty Co et al C H Friedrich, atty.

**117TH st, ss, 110 w 2 av, 50x100.11;** Rebecca S Jacobus et al agt Fischel Realty Co et al; W M Powell, atty.

**103D st, 153 E;** Ellsworth M Taylor agt Kaufmann Sasserath et al; F P Trautmann.

**Woodycrest av, sec 165th, 50x100.9;** Jno F Kaiser agt Mary E Robinson et al; Appell & Taylor, attys.

**141ST st, ns, 150 w 8 av, 25x99.11;** Henry M Sanders agt Geo H John et al; W B & G F Chamberlin, attys.

**1ST av, 2349.** Bernardina H Heymann agt Isaac Corsun et al; Heymann & Herman, attys.

### DEC. 6.

**West st, sws, lot 10, map of Wardsville, Bronx, 50x114x50x117;** Mary A Langbein agt A Warren Constn Co et al; L J Langbein, atty.

**Robbins av, ses, 125 ne Fox, 25x104;** Adam Rice agt Saml Brener et al; Clocke, Koch & Reidy, attys.

**16TH st, 518-20 E;** Abr Zadek et al agt Serafino Defranco et al; Kantrowitz & Esberg, attys.

**75TH st, ns, 385.11 w Av A, 25x102.2;** Jno T Willets agt Mary Birnbaum et al; W M Powell, atty.

**138TH st, 515 W;** Geo M Bruestle agt Isaac Levy et al; C Brandt, Jr, atty.

**8TH av, nec 2d, 52.6x114, Bronx;** Jno M Haffen et al agt Frank Zessin et al; J F Frees, atty.

### DEC. 7.

**Bryant av, es, 185 s 173d, 20x100;** Daisey E Booss agt Catharine A Lavelle et al; Dutton & Kilsheimer, attys.

**White Plains rd, sec 211th, 2.9x100.11;** Jno W Fincke agt Adelaide Burlando et al; McLoughlin & Martin, attys.

**Lenox av, 433-5;** Abr Velleman agt Max Lowenstein et al; Strasbourger, Eschwege & Schallek, attys.

**Prospect av, es, 525 n 183d, 18.9x94.3;** Beatrice S B Ziegler agt Allen Constn Co et al; S Wechsler, atty.

**Park av, nwc 103d, 27x75;** Jno W Haaren agt Marcus Rosenthal et al; J G Snyder, atty.

**94TH st, 173 W;** Chas Fechheimer agt C N Shurman Investing Co et al; Einstein, Townsend & Guiterman, attys.

**Market st, 65-7;** Henry De F Weekes agt Mortimer Lanzit et al; Weekes Bros, attys.

**118TH st, 216-8 E;** Alex Sampson agt Jos Foearile et al; W J Lippmann, atty.

**98TH st, 289-91 E;** Zerlina Weingreen agt Max Selonick et al; Gross & Sneudaira, attys.

**Stanton st, 127;** Simon Hammerstein agt Anna Markwitz et al; Cohen Bros, attys.

**Road leading from Fordham to West Farms, sws, 101x100x127.7x100;** Adele Freeser agt Mali Malnick et al; C F Keubuscher, atty.

**133D st, ns, 325 e 5 av, 50x99.11;** Jno H McCarty agt Louis Lese; Carroll & McCormack, attys.

**Lot 164, map of Hunts Point Estates, Bronx;** Jno G Borgstede agt Benj Feinberg et al; Appell & Taylor, attys.

**115th st, 16 E;** David J King et al agt Tillie Gutter et al; W C Orr, atty.

### DEC. 8.

**Daly av, es, 200.1 n 176th, 25.3x150.11;** City Real Est Co agt Beatrice Casale et al; H Swain, atty.

**77TH st, 146 W;** Commercial Trust Co of NY agt Amelia R Schiff; Campbell & Moore, attys.

**Market st, 83;** Chas H Meyer agt Hannah Dineen et al; Wesselman & Kraus, attys.

**Courtlandt av, swc 160th, 23.6x97.7;** also COURTLANDT AV, 843; R. T. &c; Broadway Savgs 1stn of City of NY agt Wm S Adams; R Kelly, atty.

**Claremont av, es, 475 n 122d, 150x57.4x irreg;** Germania Life Ins Co of City of NY agt Clementine Realty Co et al; A Roelker, Jr, atty.

**Amsterdam av, es, 45.4 n 185th, 41.4x 100;** Julia A Grob agt Anniren Realty Co et al; James, Schell & Elkus, attys.

**Amsterdam av, es, 86.8 n 185th, 41.4x100;** Wm L Condit agt Anniren Realty Co et al; James, Schell & Elkus, attys.

**171ST st, 498 E;** Everett House et al agt Max Tannenbaum et al; W C Rosenberg, atty.

**Christy st, 5;** Geo Wolf agt Rose Rabinowitz et al; G Ludwig, atty.

**Forest av, ws, 100 s 161ST, 72.6x100;** London Realty Co agt Lewis Realty & Constn Co et al; Morrison & Schiff, attys.

**St George's Crescent, w&ns, lots 604-6 map of prop of Geo F & Henry B Opydke, —x—;** also JEROME AV, es, 161.7 s Van Cortlandt av, 25x100, except pts released; Saml Keeler agt Maria G Del Gaizo et al; S Keeler, atty.

**178TH st, ss, 100 w Audubon av, 75x 94.11;** Augustus Schuck agt Jno Glass, Jr, Constn Co; F P Hummel, atty.

**121ST st, ss, 33 e 7 av, 21x100.11;** Met Life Ins Co agt Jas A Mahony et al; Woodford, Bovee & Butcher, attys.

**Franklin st, 178-80;** Leopold Levy agt Louvre Realty Co et al; Lese & Connolly, attys.

**Elizabeth st, 49-51;** Emeline Roach agt Otto Lorence et al; Choate & Laroque, attys.

**Spring st, 149;** Ella V Eldredge agt Alfred C Bachman et al; Thompson & Fuller, attys.

**134TH st, ns, 200 w St Anns av, 25x100;** Jos Rosenzweig agt One Hundred & Thirty-fourth St Co et al; F D W Searing, atty.

**Morris av, ws, 175.10 n 165th, 25x100;** Anna S Fink agt Mayer L Mayper et al; H C Kudlich, atty.

## LIS PENDENS.

### DEC. 2.

**Eagle av, es, bet 149th & Westchester av, Lot 20;** Tax Lien Co of N Y agt Henry W Droge et al; amended foreclosure of transfer of tax lien; W Lustgarten, atty.

**Hoe av, 1315;** Jos W Husted agt Anna Kaiser et al; specific performance; A Hutter, atty.

### DEC. 4.

**228TH st, ss, 105 e Barnes av, 25x114, westerly ¼ part of lot 378, map of Village of Wakefield, Bronx;** Annie Lis agt Jos Suchy exr et al; admeasurement of dower; Fraser & Henschel, attys.

**89TH st, ss, 120 e Columbus av, 20x108;** Jacob Cohen agt Jacob Bloom; notice of attachment; J L Bernstein, atty.

**27TH st, ns, 205.4 e 7 av, 27.5x98.9;** Morris Manheimer agt Jno L Wall; action to impress lien; L Manheimer, atty.

**Boston rd, ns, 194.5 e Suburban pl, 48.7x 129.10xirreg;** also BOSTON RD, 1603-5 and property in Westchester County; Jacob Welsing agt August Welsing et al; partition; H C Botty, atty.

### DEC. 5.

**Katonah av, swc 238th, 100x85;** Arthur Cahn et al agt Picone Realty Co; action to compel execution of mtg; Maerkle & Maerkle, attys.

**Tremont av, sec Rosedale av, being Lots 341, 342 & 343, Block 1, Map of Mapes Estate, Bronx;** Anna Guntermann agt F Dornberger Realty Co; action to declare lien; W Carl, atty.

**109TH st, ss, 360 e 3 av, 25x100.11;** Tony Lieferieri agt Caroline Cupola; notice of levy; J E Schlesinger, atty.

**5TH av, ws, 29 n 43d, 29x125;** Standard Utility Co agt Harwell Realty Co; action to foreclose mechanics lien; Burnstine & Geist, attys.

**187TH s, 519-21 E;** Abr Cohen agt Sadie Goldman; notice of levy; A B Nelson, atty.

**25TH st, 127-31 W;** Harbison-Walker Refractories Co agt Jno E Olson Constn Co; notice of levy; Phillips & Avery, attys.



# THE GEORGE A. JUST CO.

239 VERNON AVENUE  
LONG ISLAND CITY NEW YORK

# IRON WORK FOR BUILDINGS

109TH st, 234 E; People of the State of N Y agt Max Bemow; notice of levy; C S Whitman, atty.

Hudson st, 503-7; Lorenz F J Weiher agt Greenwich Investing Co; notice of levy; atty not given.  
DEC. 6.

11TH av, nec 30th, 31.6x128.4; Hiram R Steele et al agt N Y White Cross Milk Co; notice of attachment; O F Hibbard, atty.

Sheriff st, 54; Isidor Federman agt Harris Beckelman et al; action to declare lien; S N Tuckman, atty.

Pleasant av, ws, 361.7 s 216th, 20.1x100; Goodwin Brown agt Jas DeCarlo et al; action to reform & foreclose mortgage; Austin & McLanahan, attys.

Morris av, ws, 347.4 s Fordham rd, 24.11 x85.1; Jno J Powers agt Wm M Fleming; notice of levy; J M Winkler, atty.  
DEC. 7.

Belmont av, ws, 280.11 n 181st, 49.5x79.4; Gabriel Elias et al agt Cerra Realty & Construction Co; notice of levy; Shin & Jellenek, attys.

Mohegan av, nec 178th, 31.2x145.3x36.5 x143.4; Jno A McCarthy & Bro agt Security Holding Co et al; action to foreclose mechanics lien; Alexander & Ash, attys.

132D st, 508-18 W; Harry Sugarman et al agt Adolph Stelling et al; notice of attachment; J Sapinsky, atty.

3D av, ws, 56.6 n 181st, 75x102.11; Lawyers Title Ins & Trust Co et al agt Patk Monahan et al; amended; action to debar claim, &c; P S Dean, atty.

Mangin st, 101; Wm P Dixon agt Israel Lewis et al; partition; Jabish & Holmes, attys.  
DEC. 8.

12TH st, ss, 270.6 e Av A, 25x103.3; People of the State of NY agt Max Stark; notice of levy; atty not given.

2D av, 787-91; L W Sweet & Co agt Mary C Mulvaney; notice of levy; atty not given.

Columbia st, es, 24.10 n Stanton, 21.8x75.4; People of the State of NY agt Jos H Mittelman; notice of levy; atty not given.

Columbia st, es, 24.10 n Stanton, 21.8x75.4; same agt same; notice of levy; atty not given.

5TH av, sec 155th, 24x74.11x irreg; also 155TH ST, ss, 325 e 8 av, 100x99.11; also 155TH ST, ss, 425 e 8 av, 75x99.11; also 154TH ST, ns, 125 e 8 av, 225x99.11; also 154TH ST, ns, 350 e 8 av, —; Mary S Waldron agt Edw S Waldron et al; admeasurement of dower; T A McKennell, atty.

Jackson av, es, 302.3 s 147th, 25x100; Dora C Sonnenburg agt Amelia Hoffmire et al; partition; M J Sullivan, atty.

## JUDGMENTS.

In these lists of Judgments the names alphabetically arranged and which are first on each line are those of the judgment debtor. The letter (D) means judgment for deficiency. (\*) means not summoned. (†) signifies that the first name is fictitious, real name being unknown. Judgments entered during the week and satisfied before day of publication do not appear in this column, but in list of Satisfied Judgments.

The Judgments filed against corporations, etc., will be found at the end of the list.

Dec.	
2	Aufrecht, Gustave A—B Sagehomme 125.96
4	Airico, Raffaele—City of N Y 264.41
5	Abramovitz, Lazar—M Kleinman 62.26
5	Adler, Sigismund L—Peoples Bank of Pinckard, Alabama 141.03
5	Same—Newton Loan & Banking Co at Newton, Alabama 138.40
5	Alpini, Pasquale—City of N Y 111.91
5	Ackerman, Max—M Kurzrok 525.31
6	Ackerson, Rae H—Bohler Bros 63.17
6	Adams, Garrison B—A Brauer 2,448.03
6	Altman, Bernard—S W Bandler 169.91
7	Archer, Paris—W R Johnson 49.40
7	Adam, Etta—J S Ehrich et al 94.00
7	Alexander, Wm H—W Gibb et al 49.60
8	Adams, Albt J—Century Holding Co 948.59
8	Same—same 190.48
8	Anchester, Henry—E G Buck 5,095.82
8	Adams, Lee P & Helen M—S Goldberger et al 133.50
8	Ashbrooke, Jno T & Wm Frommater—same 400.00
2	Bell, Chas—L S Rau 67.41
2	Brown, Isaac—L E Landon 247.19
2	Becker, Henry, Myra Becker & Gertrude Schupp—F V Mayforth 330.01
2	Burr, Lynn A—W A Mayou 39.65
2	Bennett, Jno R—M Ottinger et al 291.23
4	Boehm, Chas J W—G Holmstetter 113.92
4	Brown, Isaac—Geo Fiencke Wall Paper & Paint Co 216.02
4	the same—the same 114.02
4	Baxter, Alphonsus T—Equitable Trust Co of N Y 127.62
4	Bondorofsky, Barnett—J Flax 192.40
4	Black, Louis & Jno—Levin, Kronenberg & Co 536.73

4	Bergman, Henry—P Larchan et al 6,975.88
4	Block, Wm—Daxe Varnish Co 27.40
4	Bradshaw, Jas—A Joachim 113.81
4	Bechtold, Adolph—E L Crawford et al 230.20
4	Burti, Francesco gdn—Federal Cigar Co 23.08
4	Behrer, Geo G—M Vogel 74.91
4	Barbolla, Michl—T Sinisi 70.41
4	Brown, David A—J Del Solar 163.06
5	Burnstein, Joe—Manhattan Skirt Co 80.91
5	Barash, Osias or Oscar—Klein & Silverman 204.15
5	Behringer, Henry—J Connor 108.07
5	Browd, Hattie S—H Cohen 329.41
5	Bolton, Michl J & Wm B Whitten—H C Ferguson 34.91
5	Blank, Stella R—F A Bruner 146.64
5	the same—Robt Lewis Co 179.53
5	Brown, Jno E—A K Menocal 323.90
5	Beaver, Chas M—Sylvanus Smith & Co 78.31
5	Bauman, Jacob—N Y Tel Co 63.27
5	Blakeman, Jesse H—M Lowenstein et al 140.20
5	Barker, Thos—J J Kline 424.37
5	Babbitt, Clark M—E D Butler 270.98
5	Baruch, Adolph—A S Alpaugh & Co 60.71
5	Beese, Otto F—Peter Schneider's Sons & Co 80.27
5	Bauman, Chas—Bechtel Bros 534.41
5	Brawnar, Baruch—Interborough Rapid Transit Co 73.88
6	Byrne, Cornelius E—R B Brower 1,340.45
6	Braunstein, Harris—S Gelfand 32.41
6	Bloom, Nathan & Henry J Pollak—Heubert Silk Co 41.09
6	Blass, Philip—House of Krieg 9.41
6	Benson, Jas J—J Kushakow 100.65
6	Blumenthal, Chas—G Kurzman 61.65
6	Briganti, Michl—J Luckstone 189.70
6	Borst, Wm P—C O Clover 72.33
6	Bierschenk, Jacob & Louis A—E B Goodfried 35.27
6	Birnbaum, Jacob—C H Louis 39.41
7	Beerman, Isaac—I N Beerman 152.31
7	Begul, Kaplan—Anglo-American Auto Tire Co 164.15
7	Birnbaum, Saml—German Exchange Bank 734.12
7	the same—the same 474.23
7	Bernstein, Morris, Nathan Horowitz, Louis Platt* & Joe Schwartz—H Alpern 105.65
7	Baumont, Hurst—M C D Borden 107.63
7	Batistea, Gabriel—F H Dresel 126.76
7	Beggs, Jno E—Baker, Smith Co 284.03
8	Brown, Susan E S—Geo F Hinrichs & Co, Inc 177.86
8	Bosky, Louis—City of N Y 264.41
8	Brokenshaw, Wm E—Nathan Sumergrade, Inc 69.97
8	Butler, Thos J—S H Raphael 545.31
8	Same—A Smith 125.16
8	Same—S H Raphael 227.03
8	Bloch, Wm—J Kahn et al 20.62
8	Baker, Hyman D—Jno Wanamaker, N Y 87.35
8	Bernberg, Maxwell H—W I Kollisch et al 36.90
8	Briemer, Minnie, extrx—Hudson Cos 808.77
8	Benson, Peter—E A Durand 342.83
8	Black, David—C R Priest 92.81
8	Black, David—M L Hill 222.40
2	Caron, Edmund J—D Freda 61.02
2	Caruso, Pasquale—O Stumpp 113.50
2	Cirolla, Andrea—Hannis Distilling Co 388.56
4	Corson, Isaac—City of N Y 64.41
4	Carter, Wm C—N Y Edison Co 46.62
4	Cipolla, Carmine—Twenty-third Ward Bank 26.34
4	Caskey, Jason C—C M Bellak 137.52
4	Convisser, Abr L—Underwood Typewriter Co 38.96
4	Creighton, Alex—Kellar Rowe Roof Pad Co 252.02
4	Cohen, Isaac M—A Lipper et al 1,374.30
4	Corcoran, Mary—Washington Heights Bottling Co 98.19
4	Corrodi, Jno W & Emily—Piel Bros 1,289.73
4	Clark, Chas E L—A J Shashon 114.14
4	Cohn, Nathan—Union Stove Works 113.68
5	Connelly, Anna C—Manhattan Hair Works 159.84
5	Chanavas, Arthur R—N Y Tel Co 15.75
5	Conversano, Arthur R—N Y Tel Co 42.57
5	Chipman, Fredk J—Same 21.98
5	Chace, Chas G—Manhattan Rolling Mill 114.33
5	Cavallulline, Rosario—Swift & Co 26.26
5	Connolly, Mary A—R B Cowing 100.00
5	Calucci, Madelena—W W Smith 86.81
5	Cheston, Walter S—T H Calhoun 593.78
5	Coleman, Geo Y—Rapid Addressing Machine Co 35.30
6	Colby, Chas R—A B Mosher 28.86
6	Conrade, Jno W—J E Bates & Co 101.21
6	Coen, Abr—A Sotsky 763.89
6	Cats, Robt M—C Dietz 295.80
6	Conlin, Walter—Imperial Curtain Co 96.15
6	Champoli, H E—P Regan 8,080.73
6	Coley, Edw A—W R H Martin 604.65
6	Connolly, Louis C—M O Shayne 165.46
6	Carr, C Franklin—National Casket Co 287.17
6	Cameron, Alex, Jr—Nottingham Apartments 428.15
6	Cohen, Benj—A Greenspan 242.65
6	Collins, Jno J—Luchessi & Co 46.20

7	Cozzens, Leonard—Fifth Ave Bldg Co 37.98
7	Coleman, Jno M—F H Traphagen 252.00
8	Cohen, Saml—J L Wilson et al 167.31
8	Cohen, Abe—Extension Development Co 78.12
8	Same—M Wolfinger et al 103.37
8	Casper, Harry—M J Hoffheimer 35.16
8	Colazzo, Jos & Angela—C R Faroulo 339.82
8	Connell, Jno F—Ames Iron Works 285.85
8	Caccavjo, Jos—Equitable Trust Co of N Y 359.72
8	Cohen, Bertha—W Boroschek 109.60
8	Cirolli, Andrea—L Weiss 203.38
8	Cooper, Jane A, admtrx—Bronx Gas Elec Co 75.13
2	Dotson, Napoleon B—E S Wilson 9,264.62
2	Duany, Andrew—Hannis Distilling Co 101.67
2	Draper, Geo O—Mexican Metals Co 40,187.45
4	Diamond, Annie A—City of N Y 264.41
4	De Valencia, Milton L—Wyckoff, Church & Partridge 279.66
4	Diamond, Harry & Saml Baron—P S Helpen 54.59
5	Davidson, Saml—United Electric Light & Power Co 21.99
5	Dolan, Paul—City of N Y 136.85
5	Davis, Walter C—C D Spencer 759.94
5	Drekter, Hyman—M Rivesman 117.58
5	Dolan, Jos S—I S Haynes 28.65
5	Donnelly, Michl—L Samuels 45.81
5	Di Nuovo, Jas & Antonio—Swift & Co 186.82
6	Daintry, Laura, admtrx—A G Evans et al 87.05
6	Di Corso, Antonio—E Tantillo 32.61
6	Dryer, Geo—L Leimdorfer et al 112.91
6	Danis or Davis, Louis—P Lenkowsky 26.35
6	De Carlo, Jas—Hannis Distilling Co 234.13
6	Deering, Jas C—I Weaver 117.00
6	De Vaux, Harry A—B Lavendale 176.40
6	De Vito, Michl—Jno Burke Importing Co 163.81
6	Degnan, Richd D* & Thos E—Niagara Silk Mills 282.22
7	Di Giorgie, Rosa M—F Villone 198.91
7	Doyle, Alex—Hamilton Fish Corporation 107.83
7	Davis, Walter C & Edw G S—Anchor Refining Co 207.05
7	Dessauer, Morris & Walter Webb—I De Revere 509.52
7	Doyle, Jas J—P H Scribner 30.05
7	Downs, Barnaby B—H Baum et al 37.00
8	Draper, Geo O—J N H Slee 2,567.63
8	Di Benedetto, Angelo—C Vetrano et al 335.72
8	Davis, Lewis or Louis K—J S Nicholas 16.41
8	Dunlap, Wm A—J F Boes 224.37
2	Eppler, Solomon—E G Lyons & Raas Co 100.85
4	Edwards, Alfred L—L E Clemens 37.86
5	Egner, Wm O—G A Hampton 532.27
5	Eldridge, Frank M—C Roakeach 114.15
5	Edwards, Nora C—T Martin & Bro Mfg Co 18.15
5	Edis, Jacob—S Schachter 114.03
5	Erskine, Emmy—T P Lancaster 73.41
5	Eiden, Helen—German Exchange Bank 522.62
5	Enders, Hugo—F Fischer 81.65
7	Ehrenfeld, Emanuel—L Abramowitz 29.65
7	Evans, Jno D—J V Card 60.19
7	Eskin, Danl J—M Silver et al 46.82
8	Elfers, Jno T C—D C Whiting 12.41
8	Engelhardt, Chas W & Andw F—W R Ostrander & Co 77.69
2	Fortier, Clarence B—C Harris 165.11
4	Friday, Edw—H Marchhausen 17.87
4	Ford, Geo Jr—N Y Edison Co 40.32
4	Favre, Gaston—Fair Haven Marble & Marbleized Slate Co 209.21
4	Fineman, Benj—N Cantalupy 167.26
4	Fish, Jos—Chesebro Whitman Co 23.26
5	Freedman, Henry—Klein & Silverman 307.86
5	Frawley, Geo T—Whitehouse Co 45.42
5	Friedman, Amelia & Edw—M Rubenstein 537.26
5	Finigan, Patk B—United States Mineral Wool Co 68.95
5	Frank, David—L W Sweet & Co 159.96
5	Fairclough, Edw—Chas A Cowen & Co 68.36
5	Flaherty, Patk—H W Miller, Inc 93.66
5	Friedman, Theresa or Gottschalk—N Y Tel Co 33.90
5	Ferri, Luigi—G Ferri 62.00
5	Feusterheim, Solomon & Leah F—I Nometz 120.15
5	Frooks, Louis—T McCarthy et al 200.00
5	Same—Same 27.41
5	Feibel, Jno & Jno Lehrer, Alex H Lange* & Morris Hirtenstein—D Sommer 66.92
5	Funk, Gustav—R Du Jardin 108.12
6	Faller, Theo L—B Feeney et al 44.65
6	Fazie, Jas—Storm, Fisher & Co 94.03
6	Flaxman, Max—R Goldstein et al 36.91
6	Falk, Grace L—Jacob Winkler & Son 41.21
6	Feinberg, Morris—H B Davis et al 37.41
6	Felson, Jacob—Knorr & Paul 23.85
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7 Fellner, Morris—L Goldstein...238.78	5 Heinze, Ruth N—E Werner et al....4,278.17	4 Lynch, Richd W—H R Shares...107.27
7 Feinbloom, Simon—A Ratkowsky.....190.51	6 Herrman, Saml—Curtis-Blaisdell Co.....43.11	4 Levenson, Saul—Edw McConnell & Co.....41.77
7 Friedman, Saml—Flood & Conklin Co.....46.61	6 Horatio, Jno—C G Cornell, Jr....60.97	4 Lichtenstein, Henry & Louis Fooks—People, &c.....300.00
7 Fenichel, Herman—S Bonat...216.71	6 Hollowell, Louis S & Herbert S Cole—W H Wheeler.....382.26	4 Lichtenstein, Otto & Louis Fooks—the same.....300.00
7 Friedlander, Alex & Philip Kassoff—M Kohl et al.....103.50	6 Hirsch, Chas S—Connecticut Cab Co.....42.16	4 Lynch, Wm—J Schnurmacher...148.19
8 Frankel, Justus & Jno Harrison*—J R Casselberry.....29.71	6 Hardy, Harry S—Pacific Northwest Timber Co.....costs, 42.65	5 Levy, Ida—N Y Tel Co.....30.89
8 Fox, Sigmund—I Oppenheimer...365.02	6 Heffter, Antonio J—G Cohn et al.331.26	5 Lehner, Godfrey E & Wm J Hogan*—Same.....31.04
8 Fernandez, Jos, by gdn—Central Pk North & East River R R Co.....costs, 111.38	6 Hynes, Edw F—Nat'l Casket Co.269.48	5 Leary, Michl J—City of N Y.....costs, 131.22
8 Fairs, Geo—W Fisher.....169.70	6 Hoag, Lena K or Adeline K—N Y Tel Co.....96.03	5 Loomis, Guy C—L Levey.....156.81
8 Farra, Edwin S—B Patterson...39.41	6 Hefner, Wm & Arthur Kershaw—Dongan Investing Co.....552.29	6 Loeb, Wm S—Connecticut Cab Co.33.21
8 Fuellert, Oscar C—A Fuellert...205.72	6 Hillstein, Jno—American Sign Co.49.65	6 Laporta, Antonio O—B Frank & Sons.....284.81
2 Gurley, Henry L—Acker, Merrall & Condit Co.....131.76	7 Hart, Mary H—H B Claffin Co...152.86	6 Logan, Helen M—N Y Edison Co...65.32
2 Gagliardo, Benedetto—M A Gravieri.....140.11	7 Horowitz, Jacob O—P Pastone & Co.....38.73	6 Lottimer, Myrtilia F—H Schlumbohm.....94.67
2 Gruich, Waldo R—J Dicker.....63.75	7 Holfgott, Max & Saml—I Gilman.174.87	6 Levitan, Benj W—Alteration Co...80.62
2 Gerstein, Isaac—F Gens.....1,214.66	7 Harvey, Clarence—Equitable Trust Co of N Y.....406.10	6 Lamberger, Oscar O—I M Cohn...321.91
2 Greenfield, Wm J—M Schwartz...159.65	7 Hilands, Rufus V—Oppenheim, Collins & Co.....142.10	6 Lesser, Jos S* & Morris—N Y Edison Co.....56.72
2 Glegomer, Louis—W Raskin...243.65	7 Huter, Chas, admr—M Springer et al.....27.75	7 Linza, Salvatore—M Silver et al...66.10
4 Grossman, David S—N Y Edison Co.....16.61	7 Higgins, Francis—Morgantown Furniture Co.....67.49	7 Levine, Jos & Saml Kaufman*—T R Denzer.....53.11
4 Garfield, Nathan—City of N Y...264.41	7 Herron, Jas M—Beaver Building Co.....391.22	7 Lecoc, Trofinn—N Y Dock Co.....costs, 12.53
4 Glackner, Jno—Same.....264.41	7 Hickok, Wm P—A L Day.....202.88	7 Le Brun, Geo P—A Florian.....19.40
4 Glover, Wm T—H B Kirk & Co...96.00	8 Haase, Lulu—Kerin & Dunn...65.52	7 Luck, Jno & Ferdinand—Monticello Distilling Co.....357.18
4 Gross, Jas A—Title Guarantee & Trust Co.....costs, 103.60	8 Hack, Jacob—S Blecher.....161.56	7 Lombard, Jos & Jos Ettlinger—People, &c.....100.00
4 Guttman, Adolph—N Y Edison Co...11.44	8 Helfgott, Max & Benj*—Carters Ink Co.....24.71	8 Lynch, Jno T—Steinhardt Bros & Co.....340.39
4 Green, Mina—Julius Kessler & Co.....130.28	8 Holland, Frank—Heiss Co.....25.66	8 Lichtenstein, Julius—Hudson Trust Co.....524.00
4 Goldstein, Herman—J M Sugar et al.....36.90	8 Homsy, Habib & Jos—K Deeb...1,226.29	8 Lawrence, Geo H, Jno Knowitz & Arthur W Sias, exrs—L Wendel, Jr, et al.....costs, 43.55
4 Goldberg, Myles & David H Blair—People, &c.....300.00	8 Hamilton, Annie—G W Plunkitt.....costs, 108.20	8 Lion, Julius—J Hahn et al.....231.63
5 Genovese, Salvatore—E Keller.1,506.15	8 Same—Central Trust Co.....costs, 105.75	8 Lauria, Vincenzo—T Barracano...226.36
5 Same—Same.....1,511.32	8 Hoffman, Sarah—M J Meyer et al.26.66	8 Licht, Herman S—Bauer & Black.65.96
5 Greenberger, Morris—M Herskovitz.....285.91	8 Harlan, Moses L—J D Bergen Co.406.44	2 Musgrove, Benj—M E Penn...20.10
5 Gilhooly, Andw—Jno Newmann Co.63.44	8 Helfand, Jos—Integrity Realty Co.74.72	2 Mariani, Luigi & Giovanni Celano—P Pastene & Co.....90.31
5 Genser, Jos—P Genser.....387.40	8 Harrison, Myron M—Russell Uniform Co.....30.17	2 Morey, Danl H—American Hebrew Pub Co.....157.47
5 Garone, Martin, Saml Greenfield* & Saml Roshovsky*—H Frank Jr...97.17	8 Hohman, Philip & Peter—Brainerd Shaler & Hall Quarry Co.....228.64	4 Morton, Robena C—Elias Gussaroff Realty & Constn Co.....93.66
5 Gross, Saml—N Y Tel Co.....21.10	5 Israel, Alfred D—E Leland et al.188.90	4 Monahan, Peter—City of N Y...262.00
5 Gelbtuch, Harry—Same.....32.30	6 Irving, Louise E—L S Ross et al...costs, 140.65	4 McBride, Alex—N Y Tel Co.....26.34
5 Gelbstein, Benj—Same.....21.39	7 Israel, Saml A—A J Singer et al...costs, 129.02	4 Mercereau, Lannig P—Equitable Trust Co of N Y.....459.77
5 Geilich, Abr L—Same.....44.70	5 Jenks, Harry—National Alumni...37.51	4 Morsel, Louis & Mayer Eohm—J Junglieb.....68.09
5 Goldhammer, Paul B—Robt Graves Co.....106.51	5 Jungwirth, Isidor—G Schor...132.08	4 Moskowitz, Lee—P S Halpern...79.65
5 Groob, Isaac—N Y Tube & Spool Cotton Co.....295.81	5 James, Isidor—N Y Tel Co.....17.63	4 McKay, Deane—H J Lange.....122.91
5 Grossman, Isaac—German Exchange Bank.....3,027.32	6 Jones, Philip L—L G Ericson...69.79	4 McNerney, Edw J—A Baetz et al.74.45
5 Guari, Umberto—Swift & Co.....25.01	6 Johnson, Chester S—P Kreig...101.40	4 Mathews, Robt D—G Checketts...24.65
5 Goodman, Max—L Manasse.....27.53	6 Johnson, Edmund—N Y Edison Co...31.52	4 Mortenson, Soren P—F & H Schaefer Bwg Co.....468.84
5 Greenberg, Morris—A H Joline.....costs, 78.50	6 James, Morgan T—H Busch.....72.76	4 Mann, Alfred C—W V Schmidt...54.26
6 Gallo, Frank—R D'Amico et al.999.68	7 Jaeger, Chas R—J H Fleisser...41.29	4 Meyer, Edw—I X L Art Co.....31.18
6 Graber, Benj—H Schotroff.....319.23	7 Jones, Hester—Cook & Wilkinson Co.....304.91	5 Manwaring, Giles E—A E Mietka.195.73
6 Same—Same.....601.83	7 Johnstone, Alex C—A H Atewary...136.71	5 Morea, Lorenzo—Rochelle Roofing Co.....85.11
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6 Gray, Geo F—W B Park.....79.11	2 Kiedrowski, Jno—H Tieber...95.40	5 McMenamy, Thos & Mary—M C Boyd.....124.45
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6 Garrison, Jos Y—A Duane...costs, 17.00	4 Kotzen, Louis—Congress Varnish Wks.....119.94	5 McGuire, Jas—R Taylor...costs, 109.22
6 Gotthelf, Lee—O Wolff.....100.11	4 Kenny, Jno B—Kayton Taxicab & Garage Co.....193.65	6 Melancon, Jules—F Newman et al...130.86
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7 Greenberger, Bernard—A Ratkowsky.....190.51	5 Kennedy, H Milton—J McIlravy...196.33	6 Munyer, Salim—J Yamin...1,628.28
7 Goehns, Carl A—B Heinrich et al.844.13	5 Kupperstein, Adolph—Marmac Constn Co.....costs, 108.52	6 McAdo, Walter C & Edgar L Marshall*—Machlin Bros.....216.90
7 Gorman, Wm—Jno H Scully Blue Stone Co.....costs, 69.32	5 King, Jonas & Wm Salkin—R Waldo.....64.72	6 Mildorf, Sigmund—W R Ellison et al...142.84
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7 Gurlitt, Hans & Anna—Lord Electric Co.....costs, 13.63	6 Kimmel, Abram—B D Rose...17.50	6 Meisels, Jos—Cairo Thread Works...373.84
8 Goldrick, Jas—A H Joline et al...costs, 111.38	7 Kendall, Henry—S Tarbes...30.72	6 Miller, Geo W—L Kliphan...costs, 138.18
8 Guillaume, Jos E—T L Taylor...1,758.74	7 Kitchin, Arthur L—J W Long et al...141.41	6 Miller, Rosa—Same...costs, 138.18
8 Gneing, Paul C—H Wagner & Adler Co.....83.66	7 Kohlreiter, Nathan—M Kirschenbluth.....42.99	6 Montgomery, Wm & Florence Moore—B A Myers.....346.51
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4 Hoffbauer, Chas—Acton Garage...27.84	7 Koshishian, Paul—P Ouzonian...176.07	6 Muscat, Geo H—A Mardich...318.16
4 Hochhaus, Saml—H Cohen...427.68	8 Kalil, Said A—M Brown...784.14	6 Mosevitz, Saml—State Bank...378.28
4 Holdbridge, Mabel O & Herbt T Jennings—P Tillinghast...3,163.96	8 Kyle, Geo W—H A Hopkins...43.41	7 Milano, Silvestro—S Di Lorenzo...33.43
4 Hickey, Mrs Birdie—G F Picken et al...155.14	8 Koref, Ignatz—D S Unger...406.63	7 Miloti, Vincent by gdn—Interborough Rapid Transit Co.....costs, 114.88
4 Hoffstein, Chas, The Commercial Press & Bernard Wallenstein—S Scharf.....13.65	8 Kean, Saml—E Hayes...442.95	7 Maurer, Rosa—P H Krausch...319.52
5 Hayes, Edmond—A H Reeves et al...574.98	8 Kremer, Lionel—G Rosenfeld...64.89	7 McDougal, Jas J—H Held...244.69
5 Hess, Emily—N Y Tel Co...35.96	8 Kinney, Wm F—Jno Wanamaker, N Y.....232.44	7 Miller, Albt or The Great Howard—J Meyers.....costs, 23.32
5 Hogg, Jas A—Same...30.01	8 Kleist, Wm T & Wm Frommater—Graham Bros Co...121.84	7 Mopen, Dora—Interborough Rapid Transit Co.....costs, 107.88
5 Hoschke, Wm H—W R Wilder et al...66.71	2 Long, Jno—A W Becker...36.91	8 Mulligan, Edw J—C Meyer...43.07
5 Holzer, Dora—J Schwartz...32.81	2 Lane, Mary—Clover Farms Co...117.65	8 Murphy, Frank H & Frank Stafford—Harry Rosenbaum Iron Works.69.92
5 Hoyt, Harrison E—Audubon National Bank of N Y...409.24	2 Levny, Wolf & Abr A—Century Bank of City of N Y...2,187.86	8 Moore, Harrison B, Jr—A Raymond & Co.....46.86
5 Hyde, Geo C & Robt B Hulst*—Butler Bros.....89.19	2 Levy, Abr—G Cohen...125.46	8 Miller, Elmer J & Harrison E Hoyt—Audubon Natl Bank of NY...8,392.62
5 Horwitz, Barnet—United Metal Covered Door & Sash Co...costs, 108.52	4 Liebovitz, Nathan—S Keaven...50.40	8 Mullen, Michl—F Mork...135.72
5 Hooper, Jas K & Murdo MacDonald—N Y Tel Co...24.45	4 Lurie, Bernard—N Y Edison Co...22.19	8 Meagher, Stephen—M Rosenfield et al...168.12
5 Honore, Felix—A H Joline...costs, 81.00	4 Liebowitz, Max O—Van Zandt Jacobs & Co.....36.82	8 Morris, Saml—I Feldman et al...59.65
	4 Levy, Wm & Jno F Langsam—N Y Tel Co...28.13	8 McKee, Chas—E D Murphy et al...50.13
	4 Lurie, Julius—City of N Y...274.41	8 Morse, Jamin S—Realty Assets Co...566.73



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Table listing names and addresses of various individuals and companies, such as Martinson, Henry & Wm Nibur, Rose, Chas-Irving Hat Co., and many others, with associated numerical values.

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Table of names and amounts, including Grampion Realty Co, National Power & Economy Co, Sonora Chime Co, Paragon Flower & Feather Co, Duane Paper Box Co, Long Island R R Co, Omaha Water Co, Onward Construction Co, Edwin C Heathcote & Co, Thos S Moran Co, McKee, Bendall & Perrine, International Frichtle Co, Progress Auto Storage & Supply Co, Duane Paper Box Co, Inc, American Art Mfg Co, Glen Island Casino Co, Kovner Paper Box Co, Ladies New York Tailors, Classon Construction Co, Second Manhattan Office Building Co, Thos F White Co, Hampton Iron & Steel Co, Clark Contracting & Constn Co, Appollo Mineral Water Co, Cheney Realy Corp, Louis Davot, Inc, Bohemian Slavonian Realty Association, Roberts Chemical Co, Saratoga Park Co, Vance Mfg Co, Brooklyn Heights R R Co, Silon Constn Co, Perry Solicitors Co, Star Blue Print Co, Zust Motor Co, Codea Realty Co, Justus Frankel Co, Knickerbocker Pen Co, Specialty Paper Box Co, Cobern Constn Co, German Union Fire Ins Co, Pons Athletic Supply Co, Powers Co, Brooklyn Heights R R Co, Basolio Ink & Color Co, Electrical Audit & Rebate Co, Co-operative Construction Co, York Chemical Co, W & J Sloane, J S Cully & Co, Hudson Companies, Zipkes Consn Co, Spangenberg & MacLean Co, Shopping Friend, Sundstrom & Stratton Co, Phillipson Decorating Co, Saunderson Co, Thomas Flyer Renting Agency, Reliant Realty & Constn Co, Real Constn Co, Wm T Hookey, Inc, Touring News Co, Newburgh Auction Mart & Jobbing Co.

Table of names and amounts, including Co-Oper Knitting Mills, Seigman or Siegerman, Marchesini Bros & Co, Pamlico Riner Lumber Co, Independent Skirt Co, Zipkes Constn Co, Belmont Terrace Realty Co, J H Murphy Co, City of N Y, Mountain Constn Co, Chicago & Oak Park Elev R R Co, G H Church, George Cotton Mills, Farish Stafford Co, Woolverton, Wm H, as pres.

SATISFIED JUDGMENTS.

DEC. 2, 4, 5, 6, 7 & 8.

Table of names and amounts, including Apgar, Jno T, Barney, Geo D, Broidy, Mayer, Childs, Glessner, Cook, Wm, Same, Conovich, Child, W C, Duryea, Degenkolb, Dattwyler, Davidow, Degenkolb, Ellinger, Ettliger, Friedlman, Fournier, Frohling, Fitzpatrick, Finkle, S Henri, Farley, Wm, Graus, Gallert, Gartelman, Gugenheim, Same, Same, Same, Schwardtfeiger, Hanan, Addison, Hurtig & Seamon, Same, Hunter, Hogan, Hagez, Jones, Juilliard, Juilliard, Karp, Kingsley, Leibovitz, Leiss, Masters, McCarthy, Maurer, Meares, Maurer, Orange, Oussani, Probasco, Pitegoff, Parke, Rycroft, Ralli, Romayne, Rosenbloom, Rollo, Robbins, Sheehan.



**German and American**  
Sales Offices  
45 B'way, N. Y. City  
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HAMBURG GERMANY  
ALSEN ON HUDSON RIVER, N. Y.

# ALSEN

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of Portland Cement is too favorably known in EVERY COUNTRY where cement is used to need further description.

Siegelstein, Pierce A—D T Wilson; 1902 420.84  
Solomon, Morris & Saml Wallack—People, &c; 1911 100.00  
Stillman, Allyn—J M Stephens; 1902 3,413.37  
Stack, Cornelius—J N Finkelstein; 1911 644.57  
Schamacker, Rose—Robt G Thomas & Son; 1911 93.54  
Tortora, Louis—C Policastro; 1911 297.65  
Ullmann, Saml—E R Haase; 1911 6,723.28  
Van Wagoner, Alvil O—F C W Hunnewell et al; 1909 107.05  
Van Horne, Jno G—L C Mygatt; 1902 104.50  
Woodcock, Danl—A H Leonard; 1910 23.28  
Winne, Robt L—W M Pack; 1911 65.51  
Whitridge, Fredk W—J J Dimpel; 1911 2,000.00  
Same—M B O'Dea; 1911 630.42  
Same—R H Dimpel; 1911 5,000.00  
Same—M A Mernar; 1911 1,133.87  
Same—C T Mernar; 1911 400.00  
Zeiser, Dagobert—Rabe & Bro; 1911 335.61

## CORPORATIONS.

Hanover Contracting Co—Massachusetts Bonding & Ins Co; 1911 1,632.25  
Jas Reilly's Sons Co—P Neylan; 1909 2,647.14  
Same—Same; 1911 108.94  
City of N Y—N Y C & H R R Co; 1910 1,174.90  
City of N Y et al—Same; 1911 179.50  
Jno Glass Jr Constn Co—Chas M Gray Marble & Slate Co; 1911 87.42  
Herrmann Furniture & Plumbers Cabinet Works—A W Hauff; 1911 102.55  
Same—Same; 1911 1,023.75  
Joline, Adrian H & Douglas Robinson, rec'rs—R Morris; 1911 20,960.14  
Same—Same; 1911 100.85  
Same—J Burke; 1911 60.00  
Same—J Slavin; 1911 124.40  
Fredk Hollender & Co—L Lauer; 1911 5,149.48  
Northern Assurance Co, London—H Gorsch; 1911 95.90  
Northern Assurance Co of London—H Gorsch; 1911 1,468.62  
Cosmopolitan Fire Ins Co of N Y—C M Bushnell et al; 1911 713.38  
N Y Transportation Co—A Maroney; 1910 2,189.30  
Same—Same; 1911 74.68  
Onward Construction Co & Wm E D Stokes—M Schnaier; 1910 100.00  
Hotel Willison—P Frank; 1911 125.47  
Same—G Breitenbach; 1911 125.92  
Same—Olin J Stephens, Inc; 1911 45.92  
Same—N Y Tel Co; 1911 32.41  
American Oil Cloth Co—A Eisner; 1911 899.20  
City of N Y—F C Harman; 1911 3,383.13  
Italian Union Realty & Security Co—V Leta; 1910 89.41  
Same—Same; 1910 515.41  
Bonagur, Ernest & D'Angelo Bonagur Constn Co—Dilizia & Co; 1911 151.97  
T J Nolan & Co—M Rabinowitz; 1911 128.22

<sup>1</sup>Vacated by order of Court. <sup>2</sup>Satisfied of appeal. <sup>3</sup>Released. <sup>4</sup>Reversed. <sup>5</sup>Satisfied by execution. <sup>6</sup>Annulled and void.

## MECHANICS' LIENS.

DEC. 2.

Vandewater st, 17-27; also ROSE ST, 45-51; Chas H Darmstadt agt Thos E Greacen & Allied Printing Trades Club. (16) 569.43  
Intervale av, 1043; Max Morris agt Katie Hartmann. (17) 21.90  
Riverside Drive, nec 149th, 102x173; Grand Co agt A Feldman Constn Co & Reliance Heating Co. (18) 380.73  
5TH av, 516; Standard Utility Co agt Harwell Realty Co. (19) 2,551.68

DEC. 4.

24TH st, 142-146 W; Harbison Walker Refractories Co agt District Realty Co & Peter Guthy (renewal). (17) 1,211.25  
172D st, 457 E; Max Horowitz agt Isaac Albert & B Luntz. (18) 45.35  
223D st, ns, 318 e White Plains av, 100x100; Perillo & Sheil agt Morris Improvement Co & FrancESCO Cerbone. (19) 408.50  
Riverside Drive, 660; Harry Lehder agt Wm Burns. (20) 49.75  
139TH st, 610 W; Harry Lehder agt W 139th Street Realty Co. (21) 272.05  
Webster av, es, 158 n 169th, 80x100; Morris Engelberg agt Bernard Constn Co. (22) 450.00  
98TH st, 6-12 W; Jacob Dousbach agt Zadah H Reakirt & Martin B Babcock. (23) 856.00  
Seton av, 61 & 62; Francesco Zampanello agt H Metzler Co & Harry Metzler. (24) 130.00  
83D st, 126 E; Nathan Borscher agt Minnie Finkelstein. (25) 36.50  
Catherine st, 76; Knickerbocker Metal Ceiling Co agt Minnie Garone & Martin & Fred Garone. (26) 550.00

Vermilyea av, es, 100 s Isham, 150x150; Mason Constn Co agt Allen Constn Co. (27) 7,450.00

Edgecombe av, nwc 165th, 80x140; Gus Luckes, Inc, agt Sun Constn Co. (28) 3,822.13

Riverside Drive, nec 149th, 102x173.1; Union Radiator Co agt A Feldman Constn Co & Reliance Heating Co. (29) 796.99

175TH st, ss, whole front bet Eastburn av & Grand Blvd & Concourse, 15x125xirreg; J Rice & Ero agt Nathan B Levin Co & Manhattan Woodworking Co. (30) 300.00

Park av, 1082; Jno F Cronin agt S Ginsberg & Gordon & Stein Contg Co. (31) 123.21

DEC. 5.

Vermilyea av, es, 100 n Emerson, 150x104; Wm J Fowler agt Allen Constn Co. (32) 8,685.00

Broadway, 704-6; West Broadway Constructing Co agt Adolph Boskowitz & Rudolph Boskowitz. (33) 1,600.00

77TH st, 502-10 E; Troy Metal Lath Co agt Open Stair Tenement Co, Cagliano & Levin & Levin Contg Co. (35) 610.90

Catherine st, 76; Geo Sprickerhoff agt Minnie Garone & Martin Garone. (36) 300.00

Riverside Drive, nec 149th, 102x173.1; David M Oltarsh Iron Works agt A Feldman Constn Co, Realty Iron Works Co & Jos Rosenzweig. (37) 3,893.46

Andrews av, 2202-4; L A Storch & Co agt Jessamine C Bliss & Collins P Bliss (renewal). (38) 116.94

Riverside Drive, nec 149th, 102x173.1; Abr Moskowitz et al agt A Feldman Constn Co. (39) 550.00

Riverside Drive, nec 149th, 102x173.1; Same agt same. (40) 1,300.00

26TH st, 141 W; Louis Prignam agt Crystal Realty Co & Christian Jacobs. (41) 100.00

25TH st, 127-131 W; Fredk W Cohn agt Jno E Olson Constn Co & Jno E Olson. (42) 1,000.00

St Nicholas av, 40; Abr Levin agt Bavarian Realty Co & Julius & Isidore Berkowitz. (43) 494.63

Suffolk st, 178; Annie Wiederman agt C Shendorff & Greenwich Iron Works. (44) 60.00

81ST st, 225 E; R F Werner & Son agt Helen M Barry & G J Barry. (45) 64.39

2D av, 1519; Hyman Garelich et al agt F & M Schaeffer Brewing Co, Patk Lynch, lessee, S Bergoffen & Asbestee Constn Co. (46) 145.28

DEC. 6.

Fulton av, ws, 175 s 171st, 100x100; Jno Cullo & Bro agt Bethel Constn Co. (47) 485.00

23D st, 8 E; Berger Mfg Co agt P S Pad-dell & Lenox Iron Works. (49) 140.00

24TH st, 262-4 W; Jno W Brutton agt S Feinberg Co. (50) 27.25

White Plains av, es, 81 n 243d, 54x110; Willson & Adams Co agt Jacob Brandon, Aginsky Constn Co & E J Koellsted. (51) 189.29

Chrystie st, 183; Jacob Deutsch agt Nellie R Birkholz & Edw D Birkholz. (52) 75.00

118TH st, 21 W; Inwood Iron Works agt Abr Dubois & Benj Shapse. (53) 145.00

Anthony av, nwc 175th, 45x90; J & C Otto agt F E Ten Brook Co (renewal). (54) 435.00

Bailey av, 2522-6; Wm A Valentine agt Tessier Building Co & Central Carolina Constn Co. (55) 266.65

Pleasant av, 351-3; Aaron Kaprowsky et al agt 481 E 167th Street. (56) 335.00

Northern av, es, whole front bet 178th & 179th, 200x100; Jno Auselmi agt Henry Raabe. (57) 140.00

3D av, 4000; Edw Koscherak agt S H Raphael Co & Gordon & Hoar. (58) 10.00

Water st, 342; Jas Fitzgerald agt Martin Garone, Nicholas Guidice & Dominica De George. (59) 74.80

Colonial Pkway, nwc 165th, 80x140; Edw Koscherak agt Lowenfeld & Prager & Sun Constn Co. (60) 126.00

DEC. 7.

Amsterdam av, swc 15th, 100x50; I W & C Horn Co agt L Lentz Realty Co & Benj Nieberg. (65) 600.00

Amsterdam av, swc 175th, 100x50; Oscar W Nevins agt same. (66) 250.00

39TH st, 1 E; New York Slate Works agt Union League Club, W & W F Crockett & R C Fisher Co. (67) 99.00

5TH av, nwc 53d, 105x122.6; Same agt St Thomas Church, Norcross Bros Co & R C Fisher Co. (68) 815.00

Riverside Drive, sec 84th, 112.2x126.8x irreg; August Mugler agt J Monhaimer & Mark Rafalsky. (70) 400.00

Fulton av, ws, 175.4 s 171st, 100x100; Sanitary Fire-proofing & Contg Co agt Bethel Constn Co. (71) 75.00

60TH st, 55 E; Jacob C Siefert agt Jos B Wertheim, Boughton-Knoll Co & S J Roe. (72) 177.34

Broadway, 704 & 706; Gustav M D Klov agt Rudolph Boskowitz & West Broadway Constn Co. (73) 575.34

Lexington av, 2010 & 2012; Jos Cohen agt Harry Hellinger. (74) 75.30

Hoe av, es, 125 s 173d, 75x100; Martha Manassa agt East 167th Street Realty Co. (75) 149.50

94TH st, 33 W; Moses J Perault Jr agt Theresa Steinmann. (76) 62.28

10TH st, 206 E; American Guarantee Roofing Co agt Fredk & Elize Gronholz & Diederick Gronholz, Jr. (77) 70.00

STH st, 299 & 301 E; Same agt same. (78) 106.00

DEC. 8.

39TH st, 1 E; Robt Rossman Co agt Union League Club & R C Fisher Co. (79) 1,818.13

St Nicholas av, 961; Thos Moore agt Lleyelth Realty Co. (80) 89.30

164TH st, 453 W; David Greenwald agt Julius M Cohen. (81) 100.00

102D st, 221 E; Same agt same. (82) 1,661.00

Garden st, 779; Frank Nahodyl agt Furrer Construction Co. (83) 25.00

73D st, 250 W; Nathan Pickett agt Heinrich Stern & David Stone. (84) 1,396.00

Broadway, nec 135th, 99.11x120; Batavia & N Y Woodworking Co agt Zengendal Realty Co & Thos T Hopper (renewal). (85) 2,506.40

55TH st, 123 E; Greater N Y Sash & Door Co agt Stuyvesant Wainwright & Robt J Mahoney. (86) 140.65

149TH st, ns, 160 w Bway, 173.1x99.11x irreg to Riverside Drive; Jenkins Bros agt A Feldman Constn Co. (87) 348.16

Broadway, swc 153d, 100x125; Thos F McCaul agt Morris Levin & wife & Morris —. (88) 887.18

39TH st, 1 E; Robt Rossman Co agt Union League Club, W F Crockett & R C Fisher Co. (89) 1,818.13

## BUILDING LOAN CONTRACTS.

DEC. 2.

No Building Loan Contracts filed this day.

DEC. 4.

82D st, 122-8 E; City Real Estate Co loans Frontenac Realty Co to erect a 9-sty apartment; 10 payments. 200,000

Doon or Ely av, ws, 425 s Jefferson or Edenwald av, 25x96xirreg; Eliz K Dooling loans Jno J Flahive to erect a 2-sty dwg; 3 payments. 1,500

Lot 19, map of Flanagan Estate, Throggs Neck, Bronx; Same loans Arthur H & Linda S Decker to erect a 2-sty dwg; 3 payments. 3,000

DEC. 5.

No Building Loan Contracts filed this day.

DEC. 6.

Ellison av, ws, 250 n Marrin, 50x100; Matthew Wolf loans Paul & Mary Reiling to erect three 2-sty dwgs; — payments. 7,500

Hoe av, ws, 25 n 172d 50x100; Philip Rhinelanders loans Ray Holding Co to erect a 5-sty apartment; 12 payments. 40,000

Hoe av, ws, 245 n 172d, 75x100; Same loans Solid Realty Co to erect a 5-sty apartment; 12 payments. 60,000

Hoe av, ws, 320 n 172d, 75x100; Same loans same to erect a 5-sty apartment; 12 payments. 60,000

Hoe av, ws, 395 n 172d, 75x100; Same loans same to erect a 5-sty apartment; 12 payments. 60,000

Hoe av, ws, 470 n 172d, 75x100; Same loans same to erect a 5-sty apartment; 12 payments. 60,000

Hoe av, ws, 75 n 172d, 50x100; Same loans Ray Holding Co to erect a 5-sty apartment; 12 payments. 40,000

Aqueduct av, es, 760.3 n 172d, 56.6x136.11 x irreg; also AQUEDUCT AV, es, 705.4 s Plympton av, 54.10x136.11x irreg; Mayer S Auerbach & Leopold Weil loan Towanda Constn Co to erect a 5-sty apartment; 12 payments. 10,000

Lorrilard pl, es, 271.7 n 3 av, 50x100; Philip Rhinelanders loans Pierce Constn Co to erect a —sty bldg; — payments. 38,000

157TH st, ns, 450 w Ams av, 125x99.11; City Real Estate Co loans Irving Judis Building Co to erect a 6-sty apartment; 9 payments. 85,500

DEC. 7.

104TH st, 246-252 W; Title Guarantee & Trust Co loans Bloomingdale Constn Co to erect an 8-sty apartment; 12 payments. 200,000



# ATLAS PORTLAND CEMENT

*Is the Standard American Brand*

## 30 Broad Street (Send for Pamphlet) New York

**St Nicholas av.** nwc 164th, 133.5x171.5; Chas Laue loans Audubon Constn Co to erect a 2-sty theatre, stores & lofts; 5 payments. 85,000

DEC. 8.

**Sullivan st. 150-2;** Bronx Investment Co loans Citizens Investing Co to erect a —sty bldg; — payments. 20,000

**So Boulevard.** es, 180 s Westchester av, 84x150; City Mortgage Co loans Mercury Realty Co to erect two 5-sty apartments; 12 payments. 70,000

**So Boulevard.** es, 100 s Westchester av, 37.6x100; Same loans same to erect two 1-sty stores; 3 payments. 26,000

**Loring pl.** ws, 130 s Fordham rd, 37.6x100; Same loans Nosthom Realty Co to erect a 4-sty apartment; 11 payments. 18,000

**Crotona av.** es, 100 n 183d, 50x100; Same loans Onawin Constn Co to erect a 5-sty apartment; 12 payments. 30,000

### SATISFIED MECHANICS LIENS.

DEC. 2.

**120TH st, 308 E;** Michl Christopher agt Robt I Brown et al; Nov14'11. 145.00

**120TH st, 308 E;** Angelo Bottiglieri agt same; Oct10'11. 604.50

**Madison av, 228;** Jno H Scheier agt Witherbee Real Estate & Improvement Co et al; Oct17'10. 703.98

DEC. 4.

**Northern av.** ws, 219 n Bronxdale rd; Olaf Valley agt Robt Moore et al; Nov 29'11. 87.60

DEC. 5.

**156TH st, 601 W;** Barnet Kimler et al agt Fleischmann Bros Co et al; Nov 22'11. 110.50

DEC. 6.

**Sheridan av.** swc 164th; A Jagoda agt Patk Hurley et al; Nov1'11. 793.00

**6TH av, 259 & 261;** F Eckenroth & Son agt Emma W Schachtel et al; Nov13'11. 848.44

**3D av.** nwc 170th; Duncan Thompson agt Wendoover Bronx Co; Oct5'11. 135.00

**Broadway, 455-461;** Edgar C Luneschloss agt Thos Suffern Estate et al; Dec1'11. 65.00

**Clinton st, 64;** Manhattan Glass Co agt A Levy et al; Sept19'11. 47.25

**Bowery, 2;** Edgar C Luneschloss agt same; Dec1'11. 9.00

**Clinton st, 64;** Joe Fagen agt same; Sept28'11. 70.00

**Broadway.** ws, whole front bet 73d & 74th; Milton Schnaier agt Onward Construction Co; Nov7'03. 6,328.57

**121ST st, 431 W;** Rudolph Federman agt Emily Landou et al; Aug9'11. 62.15

### CURRENT BUILDING OPERATIONS.

(Continued from page 880.)

**116TH ST.** Nos. 70-72 West, partitions, windows, toilets, to 6-sty brick store and tenement; cost, \$3,500; owners, S. E. & M. v. Bernheimer, 2566 Broadway; architect, J. Hoffmann, 315 West 121st st. Plan No. 3118.

**118TH ST.** No. 430 West, partitions, doors, to 7-sty brick tenement; cost, \$50; owner, Samuel Borchardt, 412 East 104th st; architects, Rouse & Goldstone, 38 West 32d st. Plan No. 3115.

**135TH ST.** Nos. 124-126 West, alter piers, columns, to 6-sty brick tenement and store; cost, \$500; owner, Shaff & Silberman, 83 Canal st; architect, David Bleier, 99 Mangin st. Plan No. 3134.

**AV A.** No. 194, 12th st, No. 501 East, store fronts, iron columns, to 4-sty brick tenement and store; cost, \$800; owner, Mrs. Annie Karp, 1590 Lexington av; architects, Harrison & Sackheim, 230 Grand st. Plan No. 3115.

**BROADWAY.** s w cor 51st st, partitions, windows, to 1-sty brick garage; cost, \$500; owner, John A. Windel, 175 Broadway; architect, Chas. F. Laas, 193 Lexington av. Plan No. 3113.

**BROADWAY.** Nos. 611-621, Mercer st, Nos. 178-188, brick wall, to 8-sty brick office; cost, \$8,000; owner, Met. Street Railway Co, 621 Broadway; architect, C. E. Corby, 621 Broadway. Plan No. 3124.

**BROADWAY.** Nos. 546-548, Crosby st, Nos. 80-82, partitions, windows, to 5-sty brick store and loft; cost, \$3,000; owner, Estate J. J. Astor, 23 West 26th st; architect, L. C. Maurer, 1493 Broadway. Plan No. 3141.

**COLUMBUS AV.** Nos. 695-701, 94th st, Nos. 82-84 West, toilets, windows, to 5-sty brick tenement; cost, \$600; owners, Vogel & Lemlem, 3d av and 127th st; architects, Harrison & Sackheim, 230 Grand st. Plan No. 3142.

**EAST BROADWAY.** No. 202, steel beams to 4-sty brick tenement; cost, \$500; owner, Sufran Realty Co., 202 East Broadway; architect, Harry Zlot, 230 Grand st. Plan No. 2130.

**MADISON AV.** No. 399, partitions to 2-sty brick express-handling buiing; cost, \$500; owner, N. Y. C. & H. R. R. Co., Grand Central Terminal; architect, Richard G. Lawton, 335 Madison av. Plan No. 3109.

**RIVERSIDE DRIVE.** No. 24, cut elevator enclosure to 4-sty brick dwelling; cost, \$1,500; owner, G. C. McKesson, 24 Riverside Drive; architect, Harry N. Paradise, 231 West 18th st. Plan No. 3137.

**WEST END AV.** s e cor 90th st, toilets, stairway, windows, to 12-sty brick apartment house; cost, \$10,000; owner 89th & 90th Street Co., 251 West 89th st; architects, Geo. & Ed. Blum, 505 5th av. Plan No. 3116.

**WEST BROADWAY.** No. 475, partitions, windows, to 5-sty brick tenement; cost, \$200; owner, Fred M. Gross, 655 West 177th st; architect, N. Serracino, 1170 Broadway. Plan No. 3106.

**2D AV.** No. 2132, partitions, store fronts, to 4-sty brick tenement; cost, \$1,400; owner, Viti de Lucia, 76 8th av; architect, Henry Davidson, 400 West 23d st. Plan No. 3128. Sam Errico & Co., 245 East 112th st, have contract.

**2D AV.** Nos. 1663-1667, cut windows, to 4-sty brick stores and tenement; cost, \$350; owner, Rhinelander Real Estate Co., 6 5th av; architect, Chas. Stegmayer, 168 East 91st st. Plan No. 3135.

**5TH AV.** No. 500, sign to 8-sty brick store and offices; cost, \$2,000; owner, Walter J. Solomon, 17 West 42d st; architect, Eugene Schoen, 25 West 42d st. Plan No. 3111.

**6TH AV.** No. 400, windows, partitions, to 4-sty brick store and office; cost, \$3,500; owner, A. A. Forrester, 293 Broadway; architect, Theodore C. Visser, 425 5th av. Plan No. 3108.

**7TH AV.** s w cor 122d st, partitions, windows, toilets, to 8-sty brick apartment house; cost, \$2,500; owner, Estate R. C. Browning, West Orange, N. J.; architects, Hill & Stout, 1123 Broadway. Plan No. 3107.

**8TH AV.** s e cor 119th st, partitions, girders, columns, to 8-sty brick store and tenement; cost, \$1,000; owner, Peter Doelger, 407 East 55th st; architect, Chas. Stegmayer, 168 East 91st st. Plan No. 3136.

### Bronx.

**HUB TERRACE.** w s, 221.11 n Heath av, new porch to 2-sty frame dwelling; cost, \$250; owner, Thos. H. Johnston, 3007 Hub Terrace; architects, Ahueman & Younkure, 3320 Bailey av. Plan No. 546.

**146TH ST.** s s, 200 w Morris av, 1-sty frame extension, 25.10x14.4, to 2-sty frame dwelling; cost, \$300; owner, Henry J. Wright, on premises; architects, C. Anderson & Co., 380 East 149th st. Plan No. 545.

**149TH ST.** s e cor Bergen av, new toilets, etc., to 5-sty brick stores, offices and lofts; cost, \$500; owner, Chas. D. Steurer, on premises; architect, Geo. Hof, Jr., 1436 Webster av. Plan No. 547.

**169TH ST.** No. 444, 1-sty brick extension, 19.10 x15.6, to 2-sty frame store and dwelling; cost, \$850; owner, Mary F. Mulcahy, on premises; architect, Chas. Schaefer, Jr., 401 Tremont av. Plan No. 553.

**ALBANY POST ROAD.** w s, 200 s 253d st, add 1/2-sty frame dwelling; cost, \$500; owner, Michael Poladino, 42 East 116th st; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 550.

**ALBANY POST RD.** w s, 370 s 243d st, change from peak to flat roof; cost, \$200; owner, Michael Palladino, 417 East 116th st; architect, Henry Nordheim, 1087 Tremont av. Plan No. 554.

**BOSTON RD.** s w cor 165th st, new booth to 1-sty brick nicollette; cost, \$250; owner, Chas. Kling, 149th st and 3d av; architect, William Kurtzer, 192 Bowery. Plan No. 555.

**BRONX BOULEVARD.** e s, 196 s 226th st, move 2-sty frame dwelling; cost, \$500; owner, North Bronx Realty Co., 682 Gun Hill rd; architect, F. J. McGarry, Barker av and Post st. Plan No. 544.

**DYER AV.** w s, 552.5 n Nelson av, 1-sty frame extensions, 12x15, to 2 1/2-sty frame dwelling; cost, \$300; owner, Jos. J. Kayton on premises; architect, John J. Zulch, 211th st and White Plains av. Plan No. 549.

**LONGWOOD AV.** n s, from Kelly to Beck st, 3-sty brick extension, 29x138 1/2, to 3-sty brick school; cost, \$200,000; owner, City of New York; architect, C. B. J. Snyder, 500 Park av. Plan No. 543.

**WATSON AV.** s s, 155 e Pugsley av, 2-sty frame extension, 22.4x26.6, to 2-sty frame dwelling; cost, \$500; owner, J. Beaver, on premises; architect, B. Ebeling, 1136 Walker av. Plan No. 548.

**WASHINGTON AV.** No. 1615, new columns, new beams, etc., to 4-sty brick tenement; cost, \$2,500; owners, Goldberg & Greenberg, 1030 Lexington av; architect, Jacob Fisher, 25 Av A. Plan No. 551.

**WENDOVER AV.** s w cor Park av, new fireproof partitions to 2-sty brick stores; cost, \$350; owner, August F. Schwarzler, 1918 Southern Boulevard; architect, Chas. Schaefer, Jr., 401 Tremont av. Plan No. 552.

### Richmond.

**CANAL ST.** near Wright st, Stapleton, alter Hook and Ladder Co. No. 102; cost, \$300; owner, City of New York; builder, Fire Department, 157-159 East 67th st, N. Y. C. Plan No. 516.

**YORK TERRACE.** n w cor 3d st, alter frame dwelling; cost, \$1,500; owner, James Crabtree, New Brighton; architect, James Whitford, St. George; builder, Jacob Cohen. Plan No. 517.

**MERRELL AV.** s s, about 150 e Hughes av, Bloomfield add to frame store; cost, \$100; owner, Bertram Braisted, 166 Charles av, Port Richmond; builder, Jos. Balmer, Port Richmond, R. F. D. No. 1. Plan No. 518.

**TOMPKINS AV.** w s, 125 n Arietta st, Tompkinsville, alter brick stable; cost, \$600; owner, Wm. Elvester; architect, Chas. B. Heweker; builder, Raphael Langere. Plan No. 515.

### Government Work.

**FORT LAFAYETTE.** N. Y.—Proposals will be received at the bureau of yards and docks, Navy Department, Washington, D. C., until December 23, for a steel-concrete floor, iron balcony, stairs, railings, etc., at the United States naval magazine, Fort Lafayette, N. Y. C. HOLLYDAY, Chief of Bureau.

**MARYVILLE, MO.**—Sealed proposals will be received until Jan. 3, 1912, for the construction, complete (including plumbing, gas piping, heating apparatus, electric conduits and wiring, and lighting fixtures), of the United States Post Office at Maryville, Missouri. The building is 1 sty and basement and has a ground area of approximately 4,900 sq ft; fireproof first floor; stone facing, and tin roof. Drawings and specifications may be obtained from the custodian of site at Maryville, Missouri, or at this office, at the discretion of the supervising architect, James Knox Taylor.

**LAPORTE, IND.**—Sealed proposals will be received until January 4 for the construction, complete (including plumbing, gas piping, heating apparatus, electric conduits and wiring, and lighting fixtures), of a 1-sty and basement building of approximately 5,100 sq. ft. ground area, brick faced, with stone and terra cotta trim, for the United States post office at Laporte, Ind., in accordance with the drawings and specifications, copies of which may be obtained from the custodian of site at Laporte, Ind., or at the office of the Supervising Architect, James Knox Taylor, Washington, D. C.





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6TH av., 259-61; Miller & Co agt Sophia Dressler et al; Nov13'11. 497.50

Marion av., swc 198th; Kertscher & Co agt Latham Realty Co; Jan13'11. 2,562.50

132D st., 119 W; Wm Regon agt Thos A Grasmuck et al; March20'11. 14.00

132D st., 119 W; Harry Grohman agt Theodore A Grassmahr et al; June7'11. 14.50

DEC. 7.

3D av., swc 183d; Savoy Glass Co agt Pocano Realty Co; Dec6'11. 195.00

3D av., swc 183d; Harbison-Walker Refractories Co agt same; Dec5'11. 246.00

Vestry st., 17; Duffy & Collin agt Mrs Anna Anger et al; Feb1'11. 276.50

Av D., 33 & 35; Elgie Iron Works agt Saml Warshauer Estate et al; Nov10'11. 40.00

Olinville av., ws, 225 n 213th, Standard Plumbing Supply Co agt Basilio Battennelli et al; July24'11. 136.18

Marion av., swc 198th; Sigmund Adler, Inc, agt Latham Realty Co et al; Dec21'10. 206.00

DEC. 8.

Broadway, nwc 153d; Thos F McCaul et al agt Morris Levin et al; Dec7'11. 887.18

Park av., 4356-4364; Gerard Bldg Co agt Franklin Constn Co et al; Nov10'11. 350.00

Undercliff av., ws, 379.3 n Washington Bridge; Sanitary Fire Proofing & Contg Co agt Hope Constn Co et al; Nov2'11. 35.00

Undercliff av., ws, 227.11 n Washington Bridge; Henry Bieg agt same; Nov13'11. 77.34

Washington st., 726; Jno Walsh agt Ellen Clark et al; Dec1'11. 400.99

25TH st., ss, 229 e 7 av; A Mungo & Co agt Gubson-Steingart Constn Co et al; Dec9'10. 2,526.43

Morningside Dr., swc 121st; Philip Leserman Jr agt Stevenson Constn Co et al; Sept6'11. 44.77

55TH st., 147 & 149 W; Federal Terra Cotta Co agt Geo Backer Constn Co et al; Dec7'11. 500.00

<sup>1</sup>Discharged by deposit.

<sup>2</sup>Discharged by bond.

<sup>3</sup>Discharged by order of Court.

## ATTACHMENTS.

DEC. 1 &amp; 2.

No attachments filed these days.

DEC. 4.

Porterfield, Robt; David Bernstein; \$4,935.90; I Steinhauus.  
John Douglas Co; Jno W McAuliffe; \$2,184; Wallace, Butler & Brown.

DEC. 5.

Mack Paving & Constn Co; People's Surety Co of N Y; \$6,126.28; J I Cuff.

DEC. 6.

No attachments filed this day.

## CHattel MORTGAGES.

AFFECTING REAL ESTATE.

DEC 1, 2, 4, 5 and 6.

Brook Constn Co. So Boulevard, e s, 200 n Barreto. A B See Electric Elevator Co. Elevator. (R) 1,519

Ettar Realty Co. 481 E 174th. Basner Gas Fixture Co. Gas & Electric Fixtures. 200

Froma Realty Co. 602 Robbins av. Atlantic Gas & Electric Fixture Co. Fixtures (R) 64

Katonah Realty Co. So Boulevard & 178th. Atlantic Gas & Electric Fixture Co. Fixtures. (R) 325

Katonah Constn Co (1 Bldg) on Crotona Parkway & 178th, w s. Hudson Mantel & Mirror Co of Boulevard. Consols. 2,000

Lavelle, J H. S w cor So Boulevard & E 176th st. Atlantic Gas & Electric Fixture Co. Fixtures. (R) 100

Marryville Realty Co. W s Daly av 12 s 178th. Eureka Chandelier Co. Chandeliers. 85

182d Street Realty Co. N s Tiffany st, 118 & 162 n E 165th st. Challenge Refrigerator Co. Refrigerators. 430

Pelham Impt Co. Overing st & Frisby av, Bronx. Tomback & McPhee. Building Fixtures. 4,200

Rotterdam Holding Co. So Boulevard, e s, 212.6 n Barretto st. Colonial Mantel & R Co. Refrigerators. 390

Teichman Engineering & Constn Co. N w cor 152d st & McCoombs pl. Mantels. 535

Wolson Constn So. Seneca av near Hunts Point rd. Eureka Chandelier Co. Gas & Electric Fixtures. 350

ELLSWORTH, ME.—Sealed proposals will be received until January 8 for the extension, etc. (including plumbing, gas piping, heating apparatus, electric conduits and wiring systems, and interior lighting fixtures), of the United States post office and custom house at Ellsworth, Me. The extension is to be 1-sty and basement, with a ground area of 1,900 sq. ft., of non-fireproof construction, faced with granite to the first floor level and with brick above. Drawings and specifications may be obtained from the custodian of the building at Ellsworth, Me., or at the office of the supervising architect, James Knox Taylor, Washington, D. C.

MANSFIELD, OHIO.—Sealed proposals will be received until January 12, 1912, for the construction (including plumbing, gas piping, heating apparatus, electric conduits and wiring and interior lighting fixtures), of the United States post office at Mansfield, Ohio. The building is to be 2-stys and basement, with a ground area of approximately 7,000 sq. ft., with stone facing to the first floor, brick facing above, and a tile roof; the first floor only to be fireproof. Drawings and specifications may be had from the custodian of site at Mansfield, Ohio, or at the office of the Supervising Architect, James Knox Taylor, Washington, D. C.

MATTOON, ILL.—Sealed proposals will be received until January 9 for the construction (including plumbing, gas piping, heating apparatus, heating apparatus, electric conduits and wiring, and lighting fixtures) of the United States post office at Mattoon, Ill. The building is approximately 6,000 sq. ft. of ground area; 1-sty, basement and mezzanine. Building is fireproof construction, except roof, and the exterior is faced with granite and stone. The roof is of tile and tin. Drawings and specifications may be had from the custodian of site at Mattoon, Ill., or at the office of the Supervising Architect, James Knox Taylor, Washington, D. C.

GAFFNEY, S. C.—Sealed proposals will be received until January 10 for the construction (including plumbing, gas piping, heating apparatus, electric conduits and wiring, and interior lighting fixtures), of the United States post office at Gaffney, S. C. The building is

1-sty and basement, and has a ground area of approximately 4,200 sq. ft.; fireproof construction throughout; stone facing and tin roof. Drawings and specifications may be obtained from the custodian of site at Gaffney, S. C., or at the office of the Supervising Architect, James Knox Taylor, Washington, D. C.

BISMARCK, N. D.—Sealed proposals will be received until January 13, 1912, for the construction, complete (including plumbing, gas piping, heating apparatus, electric conduits and wiring, and interior lighting fixtures), of the U. S. Post Office and Court House at Bismarck, North Dakota. The building is 3-stys, with ground area of approximately 6,400 sq ft; fireproof construction throughout, except the roof; stone facing, copper cornice and gutters, tile and tin roof. Drawings and specifications may be obtained from the Custodian of site at Bismarck, North Dakota, or at the office of the Supervising Architect, James Knox Taylor, Washington, D. C.

JUNEAU, ALASKA.—Sealed proposals will be received until March 20, 1912, for the construction of the Executive Mansion, Library and Museum, at Juneau, Alaska. The building is 2-stys, attic and basement, approximately 60 x 57 ft., of non-fireproof construction throughout. The exterior walls are faced with brick with cement plaster. Drawings and specifications may be obtained from the Custodian of the site at Juneau, Alaska, or at the office of the Supervising Architect, James Knox Taylor, Washington, D. C.

KEY WEST, FLA.—The following bids were received by the bureau of yards and docks, Navy Department, Washington, D. C., Dec. 2, for making repairs to two conveyors of coal shed A, at the U. S. naval station, Key West, Fla. Joseph C. Hoshier, 120 Liberty st, N. Y. C., \$15,463; The Brown Hoisting Machinery Co., 4403 St. Clair av, Cleveland, Ohio. \$18,000

SAN JUAN, P. R.—Bids were received by the supervising architect, Treasury Department, Washington, D. C., Dec. 5 for the construction of the U. S. quarantine station at San Juan, P. R.; P. J. Carlin Const. Co., 16 East 23d st, N. Y. C., \$69,975; low bidder. Other bidders were: H. P. Converse, Boston, Mass.,

\$98,820; Algernon Blair, Montgomery, Ala., \$74,490; Purdy & Henderson, New York city, \$82,475.

IONA ISLAND, N. Y.—Bids will be opened Dec. 30 at the bureau of yards and docks, Navy Department, for roof trusses, etc., for the naval magazine, Iona Island, N. Y., and Lake Denmark, N. J. The work includes in general the fabrication, crating, marking and shipping of all steel work for 17 roof trusses, together with purlins, bracing rods, bolts, wall plates, etc. The approximate weight of the two shipments are as follows: For Iona Island, 63,500 lbs.; for Lake Denmark, N. J., 13,500 lbs.

## Personal and Trade Notes.

GOLDNER & GOLDBERG, architects, formerly of Westchester and Jackson avs, desire to announce the removal of their offices to the A-re-co Building, 391 East 149th st, at Third av. Telephone, 2676 Melrose.

C. W. STANFORD, Chief Engineer of the Department of Docks and Ferries of the City of New York, E. P. Goodrich, consulting engineer, of New York City, and W. J. Barney, Second Deputy Commissioner of the Department of Docks and Ferries of the City of New York, have been appointed a board of consulting engineers to examine and report on plans for improvement of the port facilities of Portland, Ore. The city of Portland has authorized an issue of bonds to the amount of \$2,500,000 for the initial steps of this improvement.

HUGH PITCHER, who succeeded the late Caleb M. Peelee as president of the Peelee Company, manufacturers of elevator doors and gates, and who, since the latter death, has been quite ill, has so far recovered that he is again at his office.

WRIGHT D. GOSS, President of the Empire Brick and Supply Co., of 103 Park avenue, who was appointed by Mayor Gaynor to serve on the harbor improvement committee to attend the conference called by the National Rivers and Harbors Commission at Washington returned yesterday.

# DODGE REPORTS

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