

## A NEW PHASE OF THE SINGLE-TAX MOVEMENT.

The Support Achieved by the Sullivan-Shortt Bill Is in Marked Contrast With the Neglect Experienced by the Other Measures of the Congestion Commission.

THE Sullivan-Shortt bill is one of twenty-nine bills and ordinances proposed by the Mayor's Commission on Congestion of Population for submission to the Legislature and the Board of Aldermen. This series of proposed legislative measures is contained in the report of the commission, which was printed in the "City Record" for March 7, 1911. The report is an extremely voluminous document. Space is available here only for the barest outline of its findings and recommendations. The report enumerates fourteen main causes of congestion:

1. Poverty, which is defined as inability to maintain a reasonable standard of living.
  2. Concentration of factories and offices.
  3. Consolidation of the five boroughs.
  4. Intensive use of land.
  5. High price of land, due to intensive use.
  6. Lack of control over aliens and citizens.
  7. Long hours of work.
  8. Cost of transit and the transit policy of the city, transit having in the past been regarded as a matter to be governed by commercial and not by social considerations. Cost of transportation for large classes in the community is a distinct waste that could be eliminated by distribution of factories.
  9. Lack of a definite city plan.
  10. The present system of taxation, under which, until very recently, the owner of the land improved with buildings has been penalized, while the man who holds land out of use, so that he may secure the speculative increase of land value, has been helped by the tax policy.
  11. Failure to prepare land for housing purposes.
  12. Methods of public and private charities, but especially private charities.
  13. Failure of the city to adopt a policy to attract people to outlying boroughs.
  14. Immigration and failure to distribute and control immigrants.
- The recommendations of the commission were summarized in this digest, given out by the commission in advance of the publication of its report:

### Measures Recommended.

**Lot Occupancy of Buildings Other Than Tenements.**—Requiring at the back of factories an open yard the width of the lot and of a depth equal to one-tenth the height of the building, but not less than ten feet.

**Height of Tenements.**—Providing that height shall not be greater than the width of the widest street on which the building stands; no tenement shall be more than four stories high, except south of 181st street, Manhattan, except that one story may be added for every fifteen per cent. of the lot area left unoccupied less than the present legal occupancy; requiring fireproof construction for tenements of four stories or fifty feet height; limiting tenements in outlying districts to three stories and other buildings in proportion; modifying the tenement house law in regard to three-family tenements in such a way as to encourage construction of them.

**Room and Apartment Overcrowding.**—Making ninety square feet a minimum tenement room (it is now seventy), with one room in each apartment of at least 150 square feet (now 120); a minimum per apartment of 600 cubic feet of air space for each adult and 300 for each child under twelve, with a fine of twenty-five dollars for each violation (it is now 400 and 200, respectively, per room); requiring the Tenement House and Health Departments to placard each apartment with the number of occupants permitted; requiring a license to take lodgers; creating a bureau of occupancy in the Department of Health to enforce the law against overcrowding.

**Conditions of Labor.**—Appointing a Deputy State Commissioner of Labor for New York City, with more factory inspectors; creating a city industrial com-

mission of three persons appointed by the Mayor from nominations by the Employers' Association, the labor unions, and one by the Mayor himself, to investigate conditions, wages, and disputes; creating a series of employment offices through the State, with a number in New York City, or a municipal employment bureau, with at least one office in each borough; creating a national department of labor to give wide publicity over the country to the opportunities for work, and to conditions, wages, and permanency of employment in all sections.

**Distribution of Factories.**—Raising the cubic air space for each employee from 250 cubic feet, as at present, to 500 for each day and 600 for each night worker; improving the waterfronts of each borough for use as factories and warehouses; building freight lines to connect all boroughs; reducing charges for trucks on municipal ferries.

**Parks, Playgrounds, Schools, Recreation Centers.**—Acquiring land in advance of public needs, and in outlying boroughs dividing the cost among the property benefited, the borough and the city; limiting schools outside Manhattan to 1,500 pupils, and rooms to forty seats; purchasing with each school yard area adequate to the needs of the children of the neighborhood; increasing instruction in physiology and hygiene, and teaching children the results of room overcrowding; increasing school gardens, parks, playgrounds, and recreation centers.

**Cheap Land and Good Cheap Housing.**—Making the rate of taxation upon all buildings "half the rate of taxation upon all land, and that this reduction be secured by an equal change in each of five consecutive years"; recommending that the city government consider a tax on unearned increment; terminating the existing perpetual franchises of transit lines "as opportunity offers by forfeiture"; extending transit systems to utilize to their full capacity the subways, bridges and elevated lines; running lines into all sections of the city, whether or not they would pay at first, because they will be profitable in "conserving the general welfare and prosperity of the citizens"; extending the city lines to the Queens side of the Queensborough Bridge, and through the Steinway Tunnel into the Borough of Queens; providing in all franchises for transfers; constructing a subway to the Borough of Richmond (Staten Island), and pending that to sell forty tickets for one dollar on the municipal ferries; amending the rapid transit law to give the Public Service Commission and city authorities powers over surface lines equal to those over rapid transit lines; preparing a city plan by the Board of Estimate, including the following items: restricting factories to certain districts, providing transit and freight lines, determining the main lines and secondary lines of streets, as suggested by Chief Engineer Nelson P. Lewis, of the Board of Estimate and Apportionment, providing sewers and substructures for pipes, providing adequate sites for parks, playgrounds, recreation centers and municipal buildings, acquisition of adequate land by the city for all public purposes; reducing streets in outlying districts to thirty feet, with houses set back fifteen to twenty feet from the curb, in the hope of reducing rents; providing excess condemnation of land, so that the city may acquire more than is needed for a specific improvement and resell or rent the surplus.

**Health and Safety.**—Empowering the Tenement House Department to vacate insanitary and dark rooms pending structural changes, and making the Tenement House Commissioner a member of the Board of Health; organizing a staff of medical inspectors to be assigned by the Department of Health to the Tenement House Department to pass upon cases of vacating insanitary tenements or rooms in which there has been contagious disease; requiring that tenement walls be whitewashed every year; prohibiting or

adequately regulating manufacture in tenement houses.

**Charities and Public Outdoor Relief.**—Creating a board of trustees of public outdoor relief to dispense such relief to the dependent members of families of consumptives, and to widows with children, provided they will move into wards with a density not over 300 to the acre, and live under conditions approved by the board; giving the Comptroller supervision over all charitable institutions exempt from taxation; encouraging the removal from congested districts of charitable institutions, except emergency hospitals and similar institutions; acquiring tracts of land for extending the work of the City Farm Colony and for teaching adults agriculture and gardening; urging private charities so to dispense their relief as to encourage distribution of population from congested districts and to encourage recipients to learn trades other than those of congested city life.

**Immigration.**—Legislation abolishing time limit on the government's right to deport aliens for cause; progressive measures looking toward the effective control over aliens by the federal government; encouraging immigrants to become farm laborers, and discouraging their segregation in congested sections; preventing artificial stimulation of immigration; establishing city and State farms; publishing information as to opportunities to learn the English language; providing for immediate deportation of convicted aliens, in order to relieve overcrowding in State penal institutions.

**Delinquency.**—Closing streets in congested districts during certain hours, so that children may use them for playgrounds.

**Public Square and Buildings.**—Providing each borough with at least one large area for public administration buildings and a series of civic centers.

### Personnel of the Commission.

Before committing one's self to legislative changes of so sweeping a character as these, one naturally wishes to know something of the origin and personnel of the commission. The commission was appointed by Mayor Gaynor on May 17, 1910, in pursuance of a resolution passed by the Aldermen. It consisted of ten Aldermen and nine other members, including Jacob A. Canton, chairman, John Adikes, Russell Bleecker, Clement J. Driscoll, Gilbert Elliott, John J. Flynn, Frank J. Goodnow, Allan Robinson and Charles Schaefer, Jr. Its secretary was Benjamin C. Marsh.

With one or two exceptions, the members of the commission were unknown to the community at large—unknown, that is, so far as their qualifications for the work expected of them was concerned. In view of the complicated and important nature of the task imposed upon the commission, the selection of its members was indeed a remarkable one. Its personnel furnished no assurance that its findings would be in harmony with accepted opinions of competent authorities in special lines of research affecting congestion. The layman, therefore, has no means of estimating the competence of the report except through such comments as specialists of recognized standing may have seen fit to make upon it.

Among the special subjects dealt with in the report is, for example, that of charities. Are the recommendations of the commission acceptable to scientific students of this subject? Our best source of information on this point is the "The Survey," edited by Prof. Edward T. Devine. Prof. Devine is in sympathy with the aims of the commission, whose report he discusses editorially in "The Survey" for March 18, 1911. He calls the report an epoch-making document, because it means that a "deliberate and well-considered attack on the evils of congestion has begun"; but he adds:

"Unfortunately the commission has made a great many starts at once, and some of them are false starts. We be-

lieve it to be a false start to suggest the relaxation of the tenement house law in relation to three-family houses. We believe it to be a false start to attempt to create a special class in the community to be known officially as 'the dependent members of a family of a consumptive or consumptives, and another class, to be known as indigent widows with children, to be dealt with in a special way by a special board of trustees. We believe it to be a false start to assume that the distribution of public outdoor relief on any plan, whether it be desirable or undesirable on its own account, will ever in practice have a favorable effect on the evils of congestion. We believe it to be a false start to connect the establishment of industrial boards of arbitration with poverty and congestion of population; and to place the demand for public supervision of charitable societies, which is perfectly legitimate in itself, on the ground that they are encouraging congestion, or on the ground that, like universities, libraries, museums, churches, and other social agencies which are not conducted for private profit, they are exempt from ordinary taxation. We believe it to be a false start to propose that the responsibility for the supervision of private charitable societies should be lodged in the city comptroller, instead of in the State Board of Charities where it is put by the constitution of the state.

Of the fourteen causes of congestion enumerated by the commission the ninth, eighth, eleventh, thirteenth, and second appear to us to reach the crux of the problem. These are, the lack of a definite city plan, the transit policy of the city, the failure to prepare land in advance for housing purposes, the failure to adopt a policy of attracting people to outlying boroughs, and the concentration of factories. A definite program based on the recognition of these and closely related causes, worked out on a logical and consistent plan, will, we believe, go far towards solving the problem to which the city has addressed itself by the appointment of this commission. To try to solve at the same time the problems of poverty, industrial conciliation, employment exchanges, and the federal regulation of immigration, would be to go far afield, and to lessen the prospect for effective action on those factors of the congestion problem which certainly overshadow all others."

In another issue of "The Survey" we

read that the report of the commission "gives official standing to much propaganda" of the New York Congestion Committee, a private body under the direction of Mr. Marsh. The same authority credits Mr. Marsh with having supplied the "driving power" of the Mayor's commission. For an appraisal of Mr. Marsh's qualifications to take the lead in any serious attempt to solve a difficult economic problem, we refer our readers to Prof. Fairchild's review of Mr. Marsh's book on "Taxation of Land Values in American Cities," which appeared in the Record and Guide last week.

#### Great Public Interest.

In view of the language used concerning the report by so friendly a critic as "The Survey," it is hardly surprising that the recommendations of the commission have, with one exception, met with little or no public support. Of the bills introduced by the commission into the last Legislature, the only one which has excited any degree of discussion is the Sullivan-Shortt bill. This measure has been taken up by the single-taxers, of whom there are numbers in all classes of society; and it is being pushed largely without reference to its bearing on congestion. It is a rather curious fact that the discussion elicited by the commission's report should center about a tax measure, although the report itself declares that "the influence of the system of taxation on the problem of congestion is not great enough to justify reliance upon it as even an important means of remedying the evil." The logic by which the commission reconciles this declaration with its action in drawing up the Sullivan-Shortt bill is not apparent. However, logic is not a strong point in the commission's report.

The Sullivan-Shortt bill has been taken up by not a few prominent manufacturers and has been endorsed by such organizations as the Brooklyn Central Labor Union, the Tenants' Union of New York, the Federation of Churches, the Wyckoff Heights Taxpayers' Association, the People's Institute, the Church Association for the Advancement of the Interests of Labor, the Neighborhood Workers' Association, the East Flatbush Taxpayers' Association, the Metropolitan League of Savings and Loan Associations, the New York Congestion Committee and the Twenty-Eighth Ward Tax-

payers' Protective Association of Brooklyn. This particular bill, therefore, has become a public issue. Its enactment is being urged regardless of its relationship to the other measures prepared by the commission. The Record and Guide has seen no need of opening its columns to a critical discussion of the commission's report as a whole. To that document neither the public nor competent students of the economic factors that enter into the problem of congestion have attached any weight. The Sullivan-Shortt bill, however, has obtained the support of a large body of single-taxers, and as it has thereby become a matter of general concern, we have solicited opinions on it from as representative a group of men as we could select.

By way of introduction to the interviews which follow and which are from advocates as well as from opponents of the bill, we may suggest that in drawing conclusions from them certain consideration should be kept in mind. These are: (1) The bill proposes to reduce the tax on all personalty, as well as on buildings; (2) Its intention is to reduce the value of land in order to make rents lower. If it fails to have this result, it will have no effect on congestion. (3) Are we prepared to levy an enforced largess upon one class in the community in order to assure a given "standard of living" to another? (4) If so, is it fair to apply this confiscation of property to landowners only? The bulk of the wealth of today is in the form of personalty. Under the Sullivan-Shortt bill holders of personalty who do not own land will not only be exempt from contributing towards the proposed largess but will actually obtain a share of the gift intended for the poor. (5) The commission concedes that the bill is "not even an important means" of relieving congestion. The purpose of the bill, therefore, must be either to relieve poverty or to attack gratuitously the institution of private ownership in land, an institution which many single-taxers believe to be a "social injustice." (6) If we increase the tax on land and reduce that on buildings, will not owners of land strive to get as tall buildings as possible on their sites, thus increasing instead of relieving congestion? (7) If we take away from suburban home buyers the prospect of interested value for their investments, will they not prefer to rent apartments in the congested centers near their places of employment?

## OPINIONS ON THE SULLIVAN-SHORTT BILL.

### The Measure Is Widely Supported by Single-Taxers, But Its Effect on Congestion Is Problematical—Would Certainly Reduce Land Values.

The Sullivan-Shortt bill is in the form of an amendment to the Greater New York charter. The new text which the bill would put into the charter reads:

"The Board of Aldermen shall, for the year nineteen hundred and twelve, in fixing the rate of taxation on personal property and on real estate of the City of New York, exclusive of special franchises, so apportion the rate that the rate on personal property and on the difference between the value of such real estate, with its improvements, and the value of such real estate wholly unimproved, assessed as provided for in section eight hundred and eighty-nine of this Act, shall be ninety per centum of the rate on the value of such real estate wholly unimproved. Every year subsequent to nineteen hundred and twelve the rate on personal property and on the difference between the value of such real estate with its improvements, and the value of such real estate wholly unimproved, shall be still further reduced ten per centum of the rate on the value of such real estate wholly unimproved, until the rate on personal property and on the difference between the value of such real estate with its improvements, and the value of such real estate wholly unimproved, shall be fifty per centum of the rate on the value of such real estate wholly unimproved; and thereafter the Board of Aldermen shall so apportion the rate of taxation that the rate on personal property and on the difference between the value of such real estate with its improvements and the value of such real estate wholly unimproved, shall be fifty per centum of the rate on the value of such real estate wholly unimproved."

The bill, in effect, classes improvements on land as personal property and makes personal property taxable at one-half the rate applied to land.

#### Important Social Gains Would Follow.

PROF. WALTER E. CLARK, of the College of the City of New York:

"Opponents of the tax change proposed in the Sullivan-Shortt bill allege: (1) That the increased land tax will be confiscatory; (2) that this increased land tax will prevent future rises in land values, and will thus discourage home building in the outlying districts, since home builders count upon increased value of their building plot (a) to offset depreciation in the building erected, (b) to secure, in time, a goodly property for their estate; (3) that prospective home owners will be discouraged from building in outlying districts by reason of the increased tax they must pay on building areas, if they buy.

"Each of these objections merit consideration: (1) The proposed tax change, fully effected, will cause land values to be lower than they would be otherwise. The burden of this decrease will fall upon present land-owners. Perhaps for this reason the proposed change is said to be confiscatory. But is not every tax confiscatory? The confiscatory fact is more obvious in the case of a direct tax than in case of a tax which can be shifted. That it is more obvious makes it no more true. In any case a tax, directly or indirectly, takes wealth from some individuals who are less well off than if they had not been taxed. It seems rather misleading, then, to stigmatize this proposed tax change as confiscatory, implying thereby that it compares unfavorably with other kinds of taxes.

"Is not the second objection based upon a clear error? When the proposed tax change is once made, the increased burden on land will be written off, once and for all, in the form of lowered land values. New buyers of these lands will have exactly the same chance that their

lands will appreciate above the new lower values, which they would have that lands would appreciate if bought now, and if no change in present tax system were made.

"The third objection misleads because it states only a part of the truth. The full truth is that, along with the discouraging increase of tax rates on land, will go two encouraging effects of the proposed tax change: (a) The initial cost of land will be somewhat lowered and (b) the tax on buildings will be considerably decreased. In this latter connection it is worth noting that an estimate carefully made reveals that if the proposed tax change were now fully in effect the tax rate on land would be \$2.12 and that on buildings \$1.06, in place of \$1.73 on each. (Rates in each case on \$100 assessed valuation.) But homes erected in outlying districts cost from two to ten times as much as the cost of the building lots.

"Clearly, then, the home builder in the outlying district will be a considerable gainer by the proposed tax change. He will pay 39 cents more per \$100 assessed valuation on his building plot (bought at a lower price than if the tax change is not made), but he will pay 67 cents less on \$100 valuation on his building—the building representing several times as great an investment as does the land.

"This analysis, which seems to show that the objections to the Sullivan-Shortt bill are not well taken, indicates at the same time that home owning in the outlying districts will be considerably stimulated if the bill becomes a law. Leading inducements to more building in the outlying districts will be: (1) The initial cost of the land will be somewhat lower; (2) after this tax change is made there will be just as great chance of appreciation in land values as before; (3) the decrease in the total tax on the average building,

erected by the new home owner, will be several times as great as the increase on total land tax on the average building area.

"Relief of more congested districts of the city by increased outflow of those who will be stimulated to build their own homes in the outlying districts—increase in the number of the city's independent home owners—induced utilization of city lands now vacant—these are some of the important social gains which will come if the tax change proposed in the Sullivan-Shortt bill becomes law."

#### Taxation and the Home.

DR. WILLIAM B. GUTHRIE, of the Department of Political Science, of the College of the City of New York:

"Taxation has a score of points of contact bearing on human welfare. Taxation should furnish sufficient revenue, should furnish a steady and constant revenue. It should bear equally on all according to their capacity; it should not disturb business, unsettle industry, unduly affect prices or lessen the accumulative spirit. Especially should taxation be so adjusted that the housing of the people should be benefited and not injured. Good housing depends upon several factors. Among them good buildings, sufficient room, sanitary and fire protection, and a more or less spacious external environment. Assuming that you shift taxation from buildings to land, as is proposed in this bill, it would be necessary to examine what effect would follow as to the items indicated above.

"The increase of taxes on buildings owned by a landlord is by the law of incidence shifted to the renter. Assuming a required fixed income from investment, all additional burden must be shifted from the owner to the user. An increase of taxes on buildings, therefore, means that renters of fixed incomes must ultimately move into poorer, cheaper homes. Assume, however, that you shift the increased burden of taxation from the buildings to land, you would probably at least add no additional burden to all present renters. You would probably lessen the income of landed investments. Unquestionably, you would make unused land less profitable and hence diminish the tendency to hold land for speculative purposes. This would no doubt induce the increased construction of buildings on land at present unoccupied.

"The use of such land for home purposes would immediately divide the extra expense between the user and the owner, give a reasonable income to the former and a comfortable home to the latter.

"This shifting of taxation from the building to the land would probably, therefore, give more spacious homes, more liberal grounds at no increased expense to the renter. It also would tend to increase the construction of industrial establishments. If such result followed, extra employment would accrue to labor, making it easy for renters to pay rent through increased wages. Such increased manufacturing facilities through increased product would lower prices and hence increase real wages and add in the absolute to the amount of disposable wealth. It would seem, therefore, that the taxing power through changes that would not be radical might readily be used to effect desirable reforms in the housing of our people."

#### In the Right Direction.

PROF. H. B. WOOLSTON, of the College of the City of New York:

"The type of legislation embodied in the Sullivan-Shortt Bill attempts to return to the community revenue for the values it has created, while placing less burden upon the outcome of more distinctly individual enterprise. There can be no question that the growth of the city increases land values. The withholding of such desirable property from active development for speculative purposes, profits the holder but deprives the public of needed facilities. It is to urge such holders to actively participate in improvement that the bill places the emphasis of local taxation upon land.

"In this policy of increasing the rate on lots New York is but following reforms instituted elsewhere. In Germany, in Vancouver and in the recent readjustment of assessments in Cleveland, Ohio, this principle has been followed. The basis has so far proven sound, and the results appear to be satisfactory.

"The other aspect of the bill, namely, lessening the rate of taxation upon improvements on real estate and upon personal property, is also in the right direction. It is admitted that buildings deteriorate and become obsolete rapidly, and that new ones take their place at

enormous cost. But this improvement is what both business men and tenement dwellers both need and desire. Why not make this process easy, instead of checking it by high rates on valuation?"

"The personal property tax as at present administered is generally considered to be unfair, impossible of just assessment and puts a premium upon falsification. The repetition of the annual process of swearing off items by men of recognized standing in the community has a demoralizing effect upon younger business men. This justification of fraud should cease to have its excuse.

"Whether or not the precise method advocated in the bill, so far as time and rate of reduction is the best possible, is, of course, a matter of opinion. It might perhaps be well to allow a term of years to intervene before changing the basis. The proper adjustment of percentages is also a debatable question. The general tendency of the bill, however, is in the right direction and should have the earnest support of all interested in tax reform."

#### Fixed Tax Rates on Buildings Would Be Better.

A. C. PLEYDELL: "The discussion over this measure has been confused because it is advocated from widely divergent points of view and the opposition has been even more diversified. It is advocated as a method of decreasing the congestion of population and also as a fiscal measure for a readjustment of the existing tax burden. These two ends may or may not coincide under given circumstances, but they have no necessary relation.

"There are more far-reaching causes for the existing congestion of population in New York than the tax burden upon buildings. The peculiar geographical conditions here make the problem different from that in other cities. And these conditions affect the incidence of the real estate tax and the relative values and profits from buildings of different characters. To cut in half the tax rate on all buildings might have quite different results here than in smaller cities, and the effect on congestion of such a change is problematical.

"I have opposed strongly the doctrine of regulation by taxation (although recognizing that in some cases, involving police power, a moderate degree of it may be a necessary evil), and therefore I agree with Prof. Fairchild that 'a proposal to alter the tax machinery for the sake of accomplishing some further ulterior purpose is not justified merely by the worthiness of that purpose.'

"But this does not mean that we should refrain from changing the existing tax system if it retards business and enterprise or unjustly distributes the tax burden. It is a legitimate object in taxation to seek to levy taxes so as to encourage, rather than to discourage, the production of wealth, as unless there is prosperity there will ultimately be little tax.

"Two fiscal results are sought by the half-rate tax bill; one is to increase the relative amount of taxes collected from the value of land, and the other is to decrease the tax burden upon buildings. These two objects are not necessarily related.

"As to the first object: The trend of modern economic thought is unquestionably in favor of securing a larger contribution to public revenues from the rapidly growing values of urban land. Budgets are increasing everywhere, and practical administrators, in their quest for revenue, are looking with longing eyes upon the increasing value of land; while economists find a justification for this demand in the fact that so large a proportion of local expenditures go directly to the benefit of the land owner as distinguished from other interests.

"As to the second object: The increasing tax rates now fall upon buildings, which do not become more valuable but rather deteriorate with time, and this causes loud complaint from many owners of improved properties, whose taxes go up while their income remains stationary or declines.

"However, the community is accustomed to paying a tax upon buildings, and it is perhaps not advisable as the next step in fiscal reform to lower the tax on buildings materially. An assurance against an increase would do much to stimulate the erection of factory plants as well as residences.

"Instead of lowering the rate on buildings to one-half the rate on land, it might be well to consider establishing a fixed rate, say \$1.50 on the \$100. Or there might be a classification of buildings whereby the rate could be adjusted to their respective uses, as, for example, in view of the fact that residence property is not so profitable as business property,

there could be a difference in rate. This would leave the value of land to supply the remaining needs of the budget. Then, if the expenses are increased for public improvements which increase the value of land, there will be no objection to a higher tax rate; whereas now the owners of buildings feel aggrieved when the rate is increased for something that does not add to the selling or renting price of the building. To some extent we now follow this policy in making special assessments for certain improvements.

"Whatever the final results may be, the whole subject deserves full and unprejudiced consideration, especially by real estate owners. For while at first glance it may appear that an increase in the rate upon land will lower its value, the result may be and often is to increase its value, paradoxical as this may seem. When industry is relieved from tax burdens the demand for land often increases more than enough to offset the tax. This has long been the contention of those who favor the abolition of the personal property tax as illustrated by the experience of Philadelphia in exempting manufacturers from the personal property tax.

"In fact, I think the old French economists who held that as all taxes came out of the land anyway, it would be cheaper for the owners to pay the bills directly rather than indirectly, were on the track of a valuable discovery. Certainly land is nowhere as valuable as in the places where industry is comparatively free from taxes that limit the production of wealth.

"All of these suggestions are based upon what I believe to be the correct theory of taxation, namely, that it should fall as nearly as practicable in proportion to the benefits received from the activities of government. I do not agree with the 'ability to pay' theory. That theory affords no check against the taxing of property and wealth and success for the benefit of the privileged, the thriftless, the incompetent. The 'ability to pay' theory has been responsible for any number of socialistic schemes and enterprises, but while for a time it seemed to have general approval, few economists are now defending it without numerous qualifications."

#### Arguments That Don't Hang Together.

FRANK BAILEY, vice-president of the Title Guarantee and Trust Company:

"The Sullivan-Shortt bill purposes to increase the housing capacity of the city by ruining the people who have invested their money in vacant land, and by reducing the value of residences to a very considerable degree. By residences I mean flat, tenement and house property.

"To the residence owner, the advocates of the bill say, 'You will have decreased taxes when your property is improved'; and to the tenant they say, 'You will have decreased rents.' Of course, these two arguments cannot be used together, because they are absolutely contradictory.

"The owner of improved property (if the bill does that which it is claimed it will do) will find that his rent roll will be reduced much more than his taxes will be decreased; and the owner of vacant property will find that his savings are gone for the purposes of decreasing the rent of those who have never saved.

"I can see no reason for altering the tax system of the entire State when it will be destructive of millions of dollars of capital invested as a result of thrift. It certainly will bring us no nearer the goal of more advantageous taxation and will tend further to depress realty, which is now pretty well in the dumps.

"If there is anything more to be taken from the real estate owner by those of reforming tendencies, I would advise them to wait for two or three years until real estate can recover a little, for now there is not much left to take. If real estate were left alone for two or three years, perhaps it would recover, so that much could be taken; but at the present time three-quarters of the flats and tenements in the City of New York are not paying interest on the cost of the building and land, and it does not seem to be wise further to tax them.

"If it is necessary to subsidize the tenant, it would seem to me just to take the subsidy from other savings of the people as well as from those savings which have been invested in real estate."

#### The Result Would Be a Panic.

EDGAR J. LEVEY, president of the Title Insurance Company of New York: "It is not necessary to pursue this subject into all the intricacies of economic reasoning which argument makes possible. For practical purposes, it would be enough if a majority of real estate owners and mortgagees believed, as they certainly do, that this bill would be disastrous to real estate interests; the result would

only be panic, even though their belief were fallacious. Outside of the single tax coterie, I have not found a single economist who believed in this measure. As you probably know, Prof. Seligman, Prof. John Bates Clark, Prof. Ely and Prof. Fairchild are opposed to it."

#### Should Be Opposed By Owners.

LOUIS V. BRIGHT, vice-president of the Lawyers Title Insurance and Trust Company:

"The passage of the Sullivan-Shortt bill would, in my opinion, tend to lower the values of unimproved land in the city and by stimulating building would affect adversely all real estate values.

"Its effects on suburban and semi-suburban parts of the greater city would be similar, except that it would be more disastrous. The relief of congestion as it has been contended would not, in my opinion, be accomplished by this act.

"If it has any effect on this subject I think it might intensify it. The ultimate and ulterior purpose of this act is, in my opinion, to increase the burdens on real estate—already very large—by some form of increment tax.

"I think the measure should be opposed by real estate owners."

#### A Dangerous Experiment.

CLARENCE KELSEY, president of the Title Guarantee and Trust Company:

"I should consider it a dangerous experiment and one which the city should not undertake at this time."

#### Grave Danger in the Bill.

ROBERT E. DOWLING, president of the City Investing Company:

"The advocates of the Sullivan-Shortt bill claim that by reducing the tax on buildings and increasing the tax on land land-owners will be forced to build, to enable them to carry the land under increased taxation. This seems to me an unreasonable assumption. Owners do not build houses solely or mainly for the purpose of getting money to pay taxes. They build either for their own use or occupancy or for rent. If buildings are built to be rented, it is because the owners think there will be a demand by tenants who will pay rent that will return interest on the investment.

"The supporters of the bill are right in claiming that if a great over-supply of buildings could be forced by a change of tax rate rents would fall. Undoubtedly they would, but who is going to invest money in new buildings with such a prospect before him? It is not contended that the change of system will lower the amount required to be paid by real estate for maintenance of government; therefore the total money required to be raised by taxation will be as great as before. Of course, the Socialist and Single-Taxer desire to abolish private ownership of land and are supporting the Sullivan-Shortt bill as a step toward the single tax which they believe would abolish private ownership.

"I believe that instead of relieving congestion of population the proposed system would tend to increase it, because the higher the tax on land the less of it people can use. It is the same as sugar or other necessities of life—the greater the tax placed on it, the less the consumption per capita. I believe that should the bill become a law we would have a real estate panic for a year or so, and speculators who had the cash to purchase during the panic at their own prices might make some very nice profits, as the next Legislature would undoubtedly have to repeal the law and return to the present system of taxation. I suppose that the fact that it would lead to a real estate panic is not an argument to convince Single-Taxers and Socialists against the bill. While it would not wholly abolish private ownership of land, it would at least inflict punishment upon land-owners who they believe are not entitled to any benefits from ownership."

#### No Time to Experiment.

LAWRENCE ELLIMAN, of Pease & Elliman:

"It seems to me that the object of the bill, if successful, would be to try and overcome a fundamental law by artificial stimulation or rather coercion, and any such law disregarded must eventually lead to disaster. I refer to the law of supply and demand.

"If the taxes are increased on vacant land to such an extent that it must be improved, irrespective of whether the character of the neighborhood has been established so that the nature of the improvement cannot be wisely determined,

we will find in many cases buildings which will be detrimental to the final use of the section. We will also be likely, if the bill fulfilled its purpose, to have an over-production of the supply which must of necessity reduce the income, as the competition to secure tenants would certainly compel offering of inducements in low rents and, after all, the value of any property must in the end be determined by its income.

"Therefore, with incomes reduced by low rents and vacancies caused by over-production, not only all owners would suffer but the city also would be endangering its borrowing capacity through the depreciation in the values due to these causes. Over-production would also cause many failures and foreclosures, as the owners who are forced to improve vacant holdings because of increase in their taxes would not be strong enough financially to wait until the demand equalled or approached the supply. Many owners of now vacant land would be forced to sacrifice their property because of inability to improve or carry it with its added burden.

"As to the second point, it is impossible to relieve congestion through building in the outlying districts, as even with excellent transportation this has not been accomplished, as can be seen in certain sections of Brooklyn where the supply of vacant apartments has not drawn the tenants of the crowded sections of Manhattan, and what will become of the owners of vacant land in Richmond, Queens and some sections of the Bronx who attempt to build and who have no hope of any transportation in the near future?

"The solution of the congestion difficulty in my opinion is further means of transportation and not by forcing building in neighborhoods lacking such facilities by using the tax machinery to accomplish an artificial result.

"Let us first place the city on a sound financial basis by compelling those in authority to give us a dollar's worth of service for every dollar raised in taxes and make them appreciate that luxuries such as Ocean Parks must not be purchased until the city can afford them.

"Real estate is the basis of the city's credit, and the value of it must be determined by its net income; and the increasingly heavy taxes are a burden which is fast making the investor, builder, and even home owner, wonder what is in store for them in the future, and question the wisdom of holding real estate. It is certainly no time in which to try experiments."

#### Great Danger from the Bill.

EDWARD B. BOYNTON, president of the American Real Estate Company:

"In stating a few general convictions on the Sullivan-Shortt bill, I approach the subject solely from the standpoint of what I believe would be its general effect upon real estate ownership, and not at all from the viewpoint of immediate personal interest, inasmuch as the interests I represent would not be materially affected by such legislation, except as the real estate market, as a whole, would be.

"I am, however, firmly convinced that the passage of such a bill would be the entering wedge of Socialism into the real estate field, and so far as I can learn, the underlying purpose of the chief advocates is frankly Socialism, and they have in view but one end, namely, the single tax and the ultimate abolition of private ownership of real property.

"I cannot believe that the time has yet come in our economic history for any attempt to be made to socialize land ownership. From neither the theoretical nor practical viewpoint do I believe that such an effort can be justified. Theoretically, I cannot understand why the private ownership of land is not as rightful as the private ownership of any other necessity of life. I can see no more justification for the confiscation of land values than for the confiscation of food, clothes or fuel values. It is, of course, true that population creates value in land, but so does population create value in every other form of property, and I can see no justice in any contemplated legislation which would confiscate one form of property and penalize one class of property-holders for the benefit of others.

"Practically, I believe the supporters of this measure are equally in error. Their confessed purpose is to relieve congestion in population, yet I can only reason that a plan of taxation which would halve the tax on improved property and double it upon unimproved property would actually have the effect of increasing congestion by compelling the owners of high-priced land to over-improve their property by buildings of extra height in the already congested districts of Manhattan. It

would, moreover, stimulate the construction of multi-family houses upon land which might otherwise be available at a lower price for single occupancy, and would thus tend in both business and residential districts to aggravate and not to allay the evil cited.

"The contention that such legislation would force the improvement of unimproved land, and thus, by creating more housings, lower rentals, seems to me to be equally erroneous. This matter of building improvement obeys the law of supply and demand, just as inevitably as any other form of production. No land-owner can afford to erect housings far in advance of population, nor does any great amount of land long remain vacant in a district which population has reached. This question of congestion appears to me to be one of transit, and not of taxation. The construction of adequate transit lines to the vacant lands in the outlying boroughs of the city, by which the working population can be quickly transferred for a five-cent fare, is the only practical measure of relief for congestion, and owners and real estate operators would be quick to see the opportunities offered by such transit lines in providing housings for the people whom they could serve.

"Indeed, I can see no necessity or proper connection between these two questions of relieving congestion and levying taxes. They present distinct problems in the growth and government of the city, and any effort to confuse or relate them seems certain to be harmful.

"I am convinced, on my own part, that the beginning of such a policy would result in a disastrous real estate panic, which would seriously affect not only every land-owner, large and small, but our savings banks and loaning institutions generally. Its inevitable result would be to centralize the ownership of real estate in strong hands, to eliminate the small owner and to make escape from congestion more difficult than ever.

"Instead of forcing construction ahead of demand, to meet carrying charges, the land would necessarily fall into the hands of those who were able to meet the carrying charges, and who would in due course distribute these charges either in increased rentals or higher prices. Summarizing briefly, my conviction concerning the proposed legislation is that its effect would be: First—To increase rather than to decrease congestion. Second—To centralize land ownership. Third—To open the way to confiscation and destruction of land values and ultimate Socialism. Fourth—To threaten a real estate panic and widespread loss and suffering. Fifth—To reduce the borrowing capacity of the city. Sixth—To postpone the only possible solution of the problem, increased rapid transit.

"I do not believe that this problem of congestion can be solved by ignoring the fundamental economic law of demand and supply, nor by ignoring that generally accepted portion of the Decalogue which declares 'Thou shalt not steal.' No form of tax legislation would have the effect of distributing population without adequate transit, and with adequate transit population would automatically distribute itself. I cannot believe that the attempt to solve this problem by any departure from economic law would be any more successful or acceptable to the people than the long-discredited effort to solve our currency question by fixing the value of a dollar through fiat legislation.

"Let us find our relief through the orderly processes of law, along rational business lines, and not through channels of injustice, disorder and theft."

#### Would Not Relieve Congestion.

CARLISLE NORWOOD, counsel to the Realty League: "The theory of the Sullivan-Shortt bill is in this community new and untried. The principle involved is not one which can be clearly understood in its practical application until there has been much more discussion, not only of a general nature, but on its application to concrete cases. The idea is one that appeals strongly to fancy, just as many other isms have appealed in the past, which were believed in for long periods by large numbers of people. It is extremely doubtful whether the purposes of the promoters of the idea, that is, the distribution of population, would be accomplished. As a practical matter, we know now that lessors of real estate to be improved by the lessees provide that the increased assessment which will result in more taxes must be borne by the lessee. If the land is to bear the larger part of the burden of taxation, and the building is to escape, then owners and builders will seek to go to the extreme limit allowed by law in the erection of buildings for habitation, knowing that the building's expense will not,

as heretofore, have to bear the taxes at the same ratio with the land. This would increase congestion.

If it be true that the tenant pays the taxes, or at least a part of them, then, if the land is obliged to bear a greater amount of tax than at present, resulting in an aggregate increase of tax on both land and building, a portion of this will fall upon the tenant, no matter how humble his dwelling, and so his rent will be increased. If, on the other hand, the new theory, upon being put into effect, is to result in the dispersment of not only the congested parts of the city, but also of the parts which are only fairly populated, and whose inhabitants will be tempted elsewhere by cheaper rents, then the result will be, in such a borough as Manhattan, a general depreciation in every class of property used for dwelling purposes. The result will be an imperative obligation on the part of savings banks, life insurance companies and similar institutions and trustees of estates having large mortgage investments representing the moneys of the people of extremely moderate means, to call for payments on account, followed by inability on the part of owners to meet the payments demanded, thus causing general depreciation in real estate, foreclosure and losses of the sums invested.

"It might be a good scheme to pick out for experimentation with this new idea one of the communities which the altruists have established in different parts of the country and enforce it there, just as theatrical managers take their plays to small places and 'try it on the dog' before offering the entertainment to a larger and more critical audience."

#### In Favor of the Bill.

RICHARD M. HURD, president of the Lawyers' Mortgage Company:

"I am in favor of the Sullivan-Shortt bill because I favor the single tax (as defined by Charles Francis Adams), and this is a step in that direction. A fundamental distinction exists between a tax on land, the value of which is created by the community, and a tax on buildings, the value of which is created by labor. All taxation may be called confiscation except in so far as the city in return for taxes renders to land owners street facilities, sanitary protection, transportation, water, fire departments, docks, public buildings, etc., an equivalent which largely quashes the indictment.

"The moral justification in taxing land is that the city only takes back annually a part of what it creates itself, and the practical justification is that land cannot run away or swear off taxes. Land conforms to the classic canons of taxation better than any other form of wealth. The taxation of personal property is medieval and has almost passed away, and buildings are so closely analogous to personal property that they should also be exempt. Fifteen years ago unimproved land was assessed at one-third its value and improved property at two-thirds. Since that time assessments have been gradually increased until they now average close to full value, while the tax rate has been maintained or increased, resulting in a progressive confiscation, largely offset, of course, by increased land values due to the growth of population and wealth. Now it is proposed to reverse the relative situation of owners of vacant and improved land fifteen years ago, by reducing the rate of taxation on improvements to one-half that on the land. This does not give owners of improved property as large a relative benefit as the owners of vacant land had fifteen years ago.

"The Sullivan-Shortt bill cannot fairly be accused of being confiscatory, since it provides that the total amount of the tax levy shall not be increased. The only change is in the distribution of the annual tax burden. It is conceded that the incidence of a tax on land cannot be shifted from the land owner and does not raise rents while a tax on buildings is shifted to the occupier and does raise rents. Hence this bill will tend to lower land values, building values will remain the same and the benefit of the lower tax on improvements will go to the tenant.

"I believe that the effects of the bill are greatly overestimated by both its advocates and opponents. Such a slight change of taxation is only a small factor among many powerful ones, and I should anticipate the results being almost unnoticed. As a relief to congestion it will accomplish little unless accompanied by provisions restricting the height of buildings and the proportion of lot to be built on. Such a limitation will, of course, be strongly opposed by owners of real estate even though it is far less injurious than is generally supposed. This is easily shown by the fact that the law of

diminishing returns applies to skyscrapers, their average rate of income being far less than from lower buildings.

"The principle of protecting the health of the people even at the cost of the land owner's profits has long been in force as to tenement buildings. This principle should be applied to the entire area of the city, dividing it into districts in which only buildings of specified heights and types would be allowed. This would scatter population and distribute land values on a lower basis over a wider area. An increase in the tax rate on vacant lots would diminish their speculative price, but would have small influence in causing the erection of buildings, unless all the other more powerful factors were favorable. If population can be moved on to such new areas, if adequate transportation is furnished, if the buildings can be financed, rented and sold, then they will be erected, but not otherwise, whether taxes are high or low. The fear of overbuilding in the outskirts, due to increased land taxes, need alarm no one.

"The effect of this bill on owners of land would probably be as follows: The owner of an improved property where the value of the land and the value of the building are about equal would be little affected. The owner of valuable land with old improvements would pay an increased tax, which would tend to reduce his land value. Under present conditions in New York, with an annual increase of population of nearly 150,000 people, it is probable that the normal increase in land values would more than offset any drop due to the increased tax rate. A further recourse of such an owner would be to tear down the old buildings and erect productive ones. The owner of vacant land in the suburbs would probably suffer a greater shrinkage than any other class of land owners. Scant sympathy will be wasted by the public on the speculator who buys tracts of vacant land on the outskirts of a growing city and by putting on high prices withholds such land from use when the exigencies of the community require it. If by the proposed change in the system of taxation and restrictions on the height and cubage of buildings, population would spread over a wider area, holders of vacant suburban land would probably find that instead of being rich on paper, but with heavy liabilities and carrying charges, their paper fortunes would have shrunk to more moderate dimensions, but in so doing would have acquired a solidity due to value coming from actual use and occupation of their land.

"So far as mortgage lenders are concerned, any factor which improves housing conditions and hence the health and producing power of the people gives a genuine underlying strength to real estate values. Shifting of land values goes on all the time, regardless of legislation, and every lender has got to keep this in mind. If, as anticipated, the proposed legislation would cause a wider distribution of land values it would probably develop conditions differing neither in kind nor in degree from previous movements due to other causes which have been successfully lived through by lenders."

#### Passage of the Bill a Catastrophe.

WM. H. CHESEBROUGH, president of the Alliance Realty Co.:

"The Sullivan-Shortt bill was first presented to the public as a measure designed to relieve or prevent congestion of population. Many well meaning citizens were attracted to its support on this plea; and in spite of the fact that its falsity has been amply demonstrated, the plea is still persisted in because it still serves to attract recruits.

"It was pointed out early in the discussion that if this bill should affect the distribution of the city's population at all, it could only affect it in the direction of increasing congestion, since it would result in the more intensive use of sites, owing to the premium offered for the construction of lofty and expensive buildings: A still more practical argument, in my opinion, is, however, the fact that owing to the continuing decline in land values which would result, and the consequent derangement and unsettlement of realty conditions, building loans could not be obtained, new building would cease, or at least be greatly checked, and the development of the city would halt until new conditions of really dangerous congestion made new building profitable. Until that time came, however, there would be increased rather than decreased congestion.

"Efforts have been made by the supporters of this bill to lull real estate owners into a state of fancied security by assuring them that their interests would not suffer materially, if at all. At the same time that these soothing words were being used, however, mass meetings were

being held on the East Side, in which support for the bill was solicited on the ground that it would mean lower rents. Dwell on the irreconcilable inconsistency of these two pleas.

"The Mayor's Commission on Additional Sources of City Revenue recently gave two public hearings on this bill at the City Hall. These hearings were useful, because they demonstrated that the real and only vital force behind the bill was that of the Single Tax idea. Single Taxers favored it, and frankly avowed that their only interest in the bill was that it was a step toward the Single Tax. Much to the disgust of those who wished to keep up the hypocritical pretense that the bill would improve the living conditions of the poor, they laughed at the idea that it would reduce congestion, and with equal frankness disavowed the notion that it would tend to lower rents. It was, however, a step toward the confiscation of private property in land, and for that reason they favored it. What they really want is, to ultimately confiscate land values, beginning by passing the Sullivan-Shortt bill and thus establishing the principle, and later on increasing the land tax to its logical and ultimate maximum, confiscation.

"If such a bill as this were advocated in some unimportant western community (as, in fact, similar bills have been) it would not be a matter of surprise, nor would the resulting damage, if any, be such as to warrant extreme alarm. To agitate single tax measures in a city like New York, however, where the savings of the poor as well as of the rich are invested directly or indirectly in real estate, is to attempt to bring about a catastrophe the possible extent of which no man can measure. It is absurd to argue that a real estate panic would not ensue because the bill proposes to bring about its change gradually. The promoters of the bill admit that they do not propose to stop with a fifty per cent. exemption of improvements. Real estate owners and mortgagees are not wholly or mostly idiots. They would inevitably look to the logical end of such legislation, and foreseeing the consequence, the result would be a speedy cry of *sauve qui peut*.

"Few owners of vacant land hold it unimproved because of either laziness, or lack of enterprise, or sheer deviltry. Generally speaking, if they do not use it, it is because they cannot. Land cannot be used for urban purposes until a proper demand arises. Until that time comes, owners carry it and pay taxes on it at valuations frequently excessive. Ultimately the land must find its level on the basis of intrinsic rather than speculative value, which means its value for rental purposes. Many owners of vacant land improve before they can get an adequate return on their investment, simply to reduce carrying charges, and there are few such owners who are unwilling to improve if a reasonable excuse for so doing exists. Owners of land are not as a class unprogressive. They are the people who, with the assistance of the large financial institutions, have developed this great city and made it what it is. Take away from them all chance of profit arising from the enhancement of land values, and what inducement will be left for real estate enterprise? Money can be made in real estate only through the enhancement of land. Buildings inevitably depreciate, and become less valuable with the lapse of time. Remove the incentive, namely, the chance of increased future land value, and who will continue the upbuilding of the city?

"Another argument against the proposed measure is that while in the thoroughly established centers of a great city it would influence the construction of expensive and consequently lofty buildings, thus increasing congestion in such centers, it is equally clear that in the undeveloped and outlying sections its general influence would be to spoil or at least greatly retard the permanent future of such sections by stimulating the building of ramshackle and inferior structures before the land was ripe for the construction of buildings of proper character. If the Sullivan-Shortt bill had been a law during the last thirty years, that is to say before the fine upbuilding of our principal arteries like Fifth avenue, it would have prevented great thoroughfares with fine buildings, because the added burden of increased land taxation imposed by such bill would have forced land owners to permanently degrade the future of such thoroughfares by constructing buildings of inferior character through the necessity of getting some income to meet the increased land taxation. If we concede the truth of the theory that taxing value out of vacant land would force its improvement, the answer is that the improvement so forced would nine times out of ten be of such a character as to degrade the location and make the land ultimately less valuable.

"Taxing value out of vacant land we may all admit would make it less valuable. As the tax grew heavier and heavier, the owner might be forced to accept less and less for his land, until finally he would have to offer it at a price which would bring him a purchaser. Would the motive of such a purchaser be necessarily immediate improvement? Not at all. If conditions did not warrant it, he would simply reason that because of the very cheap (perhaps merely nominal) price at which he had purchased the land, he could afford to hold it out of use, and pay the reduced taxes on the lower valuation until such time as conditions rendered its improvement profitable.

"It is extremely dangerous to attempt social reform indirectly through measures of taxation. The benefits to be derived are generally doubtful of accomplishment; the evils can generally be predicted with certainty. A growing city demands each year the use of a certain amount of vacant land theretofore unoccupied. Except within narrow limits, however, it is not practicable to force the extent of such new utilization. This bill would attempt a forced and unnatural development. Even if success should attend these efforts, the benefits would be far less substantial than the damage even to the class which earns the most meagre wages. While the amelioration of the condition of the "submerged tenth" must always be a subject to demand most care-

ful and sympathetic attention, I believe that they and every other class of wage earner will be injured, not benefited, by the passage of the Sullivan-Shortt bill. Even if for the purpose of argument, we conceded that the "submerged tenth" would be benefited, is it not a little myopic to want to turn our whole system of civilization topsy-turvy, so that in the effort to elevate that one-tenth, we submerge the other nine-tenths?

"I believe that as an immediate effect of this bill, if it becomes a law, confidence will be destroyed and mortgage loans will be very difficult to procure, and in many sections unprocurable. As existing mortgages mature, they will either be called in or radically scaled down. Much of the money heretofore available for mortgage loans on real estate will be diverted into other channels. Later on, foreclosures and general depression will ensue, eventually resulting in panic.

"In my estimation the Sullivan-Shortt bill is radical, revolutionary, and vicious in principle, and should be defeated. The danger of its passage is that its adherents know what it means and what they are working for, whereas the owners of real estate aggregating a fabulous amount in value have, generally speaking, no conception of what the bill really means, or that their property is seriously menaced, and they are consequently pursuing their usual course of doing nothing."

## IS YOUR REAL ESTATE TAX BILL UNFAIR?

How to Go About Getting a Reduction on an Abnormal Assessed Valuation on Real Estate—The Attitude Owners Should Take Toward the Tax Board.

**A**N important address on the "Reduction of Assessed Valuations on Real Estate" was delivered before the Real Estate Class of the West Side Y. M. C. A. this week by Bela Darwin Eisler, an attorney, who has made a specialty of procuring reduced assessments for owners. Many property owners are somewhat uninformed as to the proper procedure for obtaining such reductions, and the speaker furnished valuable information along this line. He said:

"I remember, that when I announced to one of my friends that I expected to make a specialty of proceedings for the reduction of assessed valuations that he responded 'I cannot imagine a more popular pursuit.'

"One of the greatest problems of a popular government is to finance its needs with the least discomfiture to the people. Real estate, by reason of its immobility, is the readiest source of revenue and the most defenceless; the owners of real estate have become so inured to taxation, that as a class, they seem calmly indifferent to their rights and remedies. That an assessed valuation is neither final nor irremediably conclusive does not seem to be within the ken of the mass of property owners.

"For some reason which I have not been able to quite fathom, real estate brokers as a class seem indifferent to the possibility of increasing the net returns to their clients by a decrease of their taxes, possibly influenced by the feeling that a higher assessed valuation may tend towards a higher selling price; for the real estate market seems to differ from others, in that there is not much profit in a bear market; with real estate it is either a bull market or no market at all, and a sluggish market with low valuations means a dearth of brokers' commissions. The corrective influence of selling short is absent; its nearest equivalent is the foreclosure sale, and there is no money in that except possibly as a basis for profit in the next boom.

"I cannot help feeling that the real estate broker who closes his eyes to the possibility of a tax reduction as a source of saving to his client, fails to safeguard his client's best interests, and to that extent ignores the opportunity of impressing the client with his disinterested watchfulness. A high assessed valuation seems a paradoxical bull argument. As a selling argument it may aid the speculative builder in a new district; to the investor it is as much of a deterrent as a high rate of mortgage interest or any other fixed charge. The only other reason that I can conceive of for the broker's indifference to the amount of his client's annual tax charges is, that many brokers are almost as ignorant of the method of tax review as their clients; in fact, I have found that it is the client usually who, on his own initiative, insists on action and not the broker who advises it. The number of property owners whose first knowledge of their annual tax obligations comes upon their receipt of their tax bills each October is astounding. The number of people who know how to apply for a tax

reduction of real estate is small, and those who are familiar with what might be called the technique of tax reduction is smaller still.

### How to Have Your Tax Revised.

"A brief reference to the method of applying for tax revision will, I suppose, be sufficient in this presence. By the amendment of 1911, the dates and periods for taking the various steps have been altered, so that many, who had grown familiar with the older and long-established plan are now confused over the new. Under the new law the deputies go out to assess on April 1 and have until October 1 to complete their assessments, thus giving them six months to do their work (not excluding summer vacations), in place of the previous four months. Then from October 1 to November 15, roughly six weeks, the taxpayer can learn his assessments and prepare his protests, if he have any; his time for this under the old law was three months instead of six weeks. Protests as to real property must now be filed by November 15, as to personally by November 30. Under the old law, both personal and real property applications could be filed up to the same date, namely, March 31. The present separation of the dates has, I am told, misled many an unwary property owner who, having received notice of assessment for personal property tax which bore the inscription that protests could be made until the end of November, assumed that his real property protests could likewise be filed until that day as under the old law, and thus lost his day in court.

"The tax protest having been filed on November 15, it is referred to the deputy who made the original assessment and by him reported on to the Tax Commissioners themselves, who likewise hold hearings on the applications during December and January and enter their decisions on the record by February 1, on which dates the books are again open for inspection, and then show the corrected and final assessed valuations. On March 3 following the tax rate is fixed, during May the first half of the year's taxes is payable, and during the following November the second half is payable, the respective halves becoming liens on May 1 and November 1. If the decisions of the Tax Board are not satisfactory to the applicant, he has until July 1 to sue out a writ of certiorari in the Supreme Court to review the determination of the Tax Board.

"So much for the routine of the work. Now a few hints as to method. Of first importance I should put the attitude of the applicant towards the Tax Department. And by attitude I mean his feeling towards the duties of the assessing officers and towards the problems that confront them. The Board of Taxes and Assessments, as you doubtless know, consists of seven commissioners, including a president, only five of whom can be of the same political party, and not more than one commissioner belonging to the same political party may be a resident of the same borough, except Manhattan. The President of the Board must be a resident of Manhattan.

"The present board, despite the criticisms to which it and more especially its recent work has been subjected, owing to causes beyond its choice and control, is a model of painstaking care, uniform courtesy and high efficiency. From my past experience, I can freely say that I have the greatest faith in its labors, because above all the present board manifests the judicial temperament in that highest of tests—its willingness to reverse and correct its decisions. The fact that I have frequently differed with it, or appealed from its decisions, does not in the slightest detract from what I have said. The right of appeal is one the law gives us, and the use of that legal remedy is no reflection upon the judge. What I have just said applies with equal force to the assessors, or deputies, whose task, in many ways, is more difficult than that of the Tax Commissioners themselves.

"Each deputy has, on an average, some eight thousand parcels of real estate valued on an average at some one hundred and twenty-five millions of dollars, to examine personally and appraise annually during the five or six months prescribed by the law; as in some districts practically all these parcels are improved and in nearly all districts a large majority are built upon, you can see that these appraisals must be increased by from sixty to nearly one hundred per cent., in view of the law which requires a separate appraisal of the land vacant and of the land with the improvements thereon. Let professional real estate appraisers survey this task and marvel at the average accuracy of the results!

"And now I think you will see what I mean by the term 'attitude of the applicant,' not one of carping criticism or ill-concealed insinuations of how much better others could do the work, but a helpful co-operation in which the applicant aids the taxing officer with the facts that are within his knowledge. Approached in that spirit, the task of taxpayer and tax recorder will alike be lightened and adequate justice often be done.

"The applicant should know the habits of the department, the rules it adopts for land values and for building values, and all the innumerable varieties of shape and location of land and construction and use of buildings. To tell the truth, this feature of the work is intricate and seemingly as endless as the construction of buildings and the sale and leasing of property; every genuine sale and lease is some evidence of value, and the important thing is to determine how far it is controlling upon the value of the property you are handling.

"Second only to what I have termed the attitude of the applicant is the preparation of the application for reduction. If your protest is a serious one, it deserves more attention than the filling out of the printed form proffered by the Department. To understand the significance of this I must draw your attention to some of the technical details involved. In passing on your application the Tax Department simply corrects or confirms its own first estimate of the value of your property. The method of appeal from this determination is by certiorari to the Supreme Court; the trial of this certiorari is much like any other equity trial without a jury, but while you are permitted to introduce evidence which was not given on the hearing before the Tax Board, you cannot raise issues which were not raised by your original application, the theory of the law, of course, being that the court is reviewing the correctness of the Tax Board's action upon your protest, and quite evidently the Tax Board cannot be blamed for not ruling on contentions which you did not raise before it. The application is like a complaint in an action, but unlike a complaint it cannot be amended.

### Causes of Complaint.

"The law gives a real estate owner three separate causes of complaint as to an assessed real estate valuation, namely: that it is erroneous, Firstly: By reason of over valuation, or Secondly: By reason of inequality in that the assessment has been made at a higher proportionate valuation than the assessment of other real estate of like character in the same ward or section, or Thirdly: That it has been thus unequally assessed as compared to other real estate on the tax rolls of the city for the same year.

"The printed forms furnished by the Tax Department only raise the issue of over valuation, which means that you must prove that the fair market value of your property is less than the assessed valuation, and even though all the other property in the city or section may be assessed at say 85 per cent. of its market value, while your property is assessed at 100 per cent., you will have no remedy on appeal, simply because your application was not properly drawn up."

## TRANSIT FACTS TOLD.

### Information From the Inside—Blame Put on the Interborough.

The address of Public Service Commissioner Milo R. Maltbie on the subject of rapid transit as it affects Queens, before the Queens Chamber of Commerce, was of high importance to every one having investments in that borough.

In effect, Commissioner Maltbie declared that ever since the completion of the Steinway tunnel, while the Public Service Commission and the city have tried various ways to bring the Interborough Company to terms and open this tunnel, in every instance the Interborough Company has either found fault with the proposition made by the city, refused to abide by its own propositions, or has resorted to subterfuge, until to-day there is not before the Commission a proposition of any sort from the Interborough looking to the opening of this tunnel either by private or public corporation.

He told his hearers that he did not know the reason why Mayor Gaynor had up to the present time declined to legalize the routes embraced in what is known as the 59th street proposition, which provides for an elevated structure across the Queensboro Bridge to Astoria, and out to Woodside and possibly on to Flushing.

He said that Queens was kept back in its development because it did not have through direct route for a five-cent fare. Plans now under way provide for the utilization of the three bridges leading across the river from Brooklyn, and traffic is soon to be put in operation on the Manhattan Bridge whereby passengers will be able to leave lower Manhattan and cross this bridge out into the southern section of Queens for a five-cent fare. Similar arrangements are being made in relation to the Williamsburgh Bridge.

"We stand ready to receive a proposition from the Interborough for the operation of the Steinway tunnel," said the Commissioner.

He said there was a proposition made to sell the tunnel to the city for \$10,000,000, which included all interest and taxes from the time of its construction. But he appeared to favor the plan of spending the \$10,000,000 asked for the Steinway tunnel on the lines projected in connection with the 59th street route. He figured it out in this way: 59th street route, \$2,500,000; across Queensboro Bridge to Astoria, elevated structure, \$2,000,000; by way of bridge to Corona, \$2,500,000, leaving a balance of \$3,000,000 to be expended on other extensions. He said the Commission planned not to run a line from Central Park across the bridge, but to have the lines connect so that one could ride from Astoria to the lower end of Broadway, Manhattan, without change for a five-cent fare.

### Obituary.

William Henry Folsom, for more than thirty years a real estate broker in this city, died suddenly this week of heart disease after an operation in a sanitarium in West 61st street. He resided at 147 East 72d street, and his office was at 927 Broadway. He was president of the Real Estate Board of Brokers 1896-1897. Mr. Folsom was born in this city fifty-four years ago, the son of the late Charles J. and Sarah D. Folsom. He had been a member of the Seventh Regiment for thirty-three years, and had the rank of Second Lieutenant. He was a member of the Army and Navy Club, the St. Nicholas Society and the Sons of the American Revolution. Resolutions of respect were adopted by the Real Estate Board.

### Land Values in the Pennsylvania Section.

Briefs will be submitted next week in the case which R. H. Macy & Co. have brought against the city to reduce the assessment on the land covered by their store at Broadway, 34th and 35th streets. The value of the building is not contested, only the value which the Tax Department has set upon the land, namely, \$4,000,000. R. H. Macy & Co. think \$3,500,000 would be high enough.

The testimony of expert appraisers was greatly at variance. Robert Huntley, for the plaintiffs, considered the land worth \$3,691,960. William E. Davies, for the city, valued it at \$6,901,382, and Edward H. Gilbert, who was also called by the city, estimated its value at \$6,818,036.

The Tax Department officials admitted that the Pennsylvania zone is one of the most difficult to assess, owing to the complexity of circumstances which have not fully matured but upon which values were anticipated. It will be argued for the plaintiffs that prices obtained and paid

several years ago for property which it was believed would be benefited by the Pennsylvania station could not be obtained now.

Appraiser Huntley's estimate of the value of inside Broadway lots between 34th and 35th streets was \$200,000, while Messrs. Davies and Gilbert considered them worth between four and five hundred thousand dollars, the value increasing from 35th street toward 34th street.

In Mr. Davies' opinion inside lots in 35th street graduated in value from \$64,000 at the west end of the block to \$111,000 toward Broadway. Mr. Gilbert estimated the value at from \$75,000 to \$150,000, and Mr. Huntley, for the plaintiffs, at only \$45,000 to \$75,000.

As for the 34th street lots Mr. Davies computed their value at from \$128,000 to \$241,000. Mr. Gilbert's estimate was \$150,000 to \$250,000, and Mr. Huntley's from \$75,000 to \$112,000.

Edmond E. Wise is attorney for R. H. Macy & Co. in this case, and Eugene Fay, Asst. Corporation Counsel, is representing the Tax Department.

### Expert Facts on Office Buildings.

Large finance is probably more represented in office buildings than in any other department of real estate activity. The amounts involved are larger, the deals are more technical, and buyer, seller and broker are generally experts. The opinion of well posted office building men should be interesting to brokers, whether or not they be directly engaged in office building work. Clark Dailey, vice-president of the Alliance Realty Co., who has had years of experience with office buildings, and John M. Thompson, of the office of Bryan L. Kennelly, will address the Real Estate Class of the West Side Y. M. C. A. on Tuesday, December 19, on the subject "How Office Buildings Interest the Investor, Broker and Agent."

### Stapleton Ferry.

Alderman D. F. Cornell, of Stapleton, believes that if boats were to be operated between Stapleton and Manhattan every half hour or forty-five minutes headway, instead of every hour and a half, as at present, that the whole south shore would improve and build up and would add to the assessment rolls more than the expense of running the boats would mean to it. "It goes without saying," says Mr. Cornell, who has long been identified with real estate interests in Richmond, "that Stapleton is the coming city of the county and that the land is so situated on the south shore of Staten Island that it is fitted to be the home for plain people and with a boat running to Stapleton at the fare of five cents all the land that is now lying dormant would advance so fast that in a little while the city would get back more than the cost to build the boats for the Stapleton ferry."

Alderman Cornell has obtained favorable action from the Board of Aldermen to the extent that the Dock Commissioner has been officially requested to make every effort to add to the ferry service to Stapleton.

### Queens Farmers in Opposition.

Queens Borough farmers are organizing to fight the Sullivan-Shortt bill. At a meeting of the Third Ward Farmers and Taxpayers' Association at Bay Side, last Saturday night the legislative committee, consisting of W. Alonzo Van Sicken, T. Gardiner Ellsworth, Brinton Bell and Henry B. Cornell, was instructed to watch carefully the progress of the measure.

In the event of the passage of the bill farm land in the city limits would be taxed so heavily, the farmers say, that they would be forced to dispose of their holdings.

### Board of Brokers' Dinner.

The sixteenth annual dinner of the Real Estate Board of Brokers of the City of New York will be held on Saturday evening, January 13, 1912, at the Waldorf-Astoria. Elisha Sniffin, chairman of the dinner committee, reports an unusually heavy demand for seats, as the dinner promises to be one of the most important in the Board's history. Several prominent public officials are expected to be present and speak.

### Under the Torrens System.

Senator W. A. Clark has this week had the title to his mansion on Fifth avenue at 77th street registered under the new Torrens system. The title is in the W. A. Clark Realty Company, of 20 Exchange place. The Senator has also registered his property on West End avenue, between 63d and 64th streets, a block front, under the Torrens system.

### Big Motordrome for Newark Meadows.

The Metropolitan Motor Speedway Association, a newly formed organization with an authorized capital of \$1,500,000, has acquired through Joseph P. Day a tract of 330 acres on the Newark Meadows adjacent to the Erie Railroad and near the Manhattan Transfer station of the Pennsylvania and Hudson Tunnels lines. An enormous motor-drome, two miles long, with 200 acres of parking space and seating 100,000 people, will be constructed on the site. The track will be egg-shaped, 60 feet in width and built of brick on a roadbed of vitrified tile. The enclosure within the track will contain 175 acres and will be utilized for other purposes, such as athletic meets, aerial contests, etc. The new track will be without curves and on this account it is likely to be the fastest track in the country. Roe & Runyon, 15 Exchange place, Jersey City, are the attorneys, and Harrison & Dunham are the engineers. Work will probably be started about February 1.

### Prominent Broadway Corner Leased.

Negotiations are practically concluded for a lease by the Princess Realty Co., headed by John McMartin, of the store and office building at the southwest corner of Broadway and 29th street. The plot has frontages of 105.9 feet on Broadway and 94 feet on 29th street, with a depth on the south line of 132 feet.

The property which was formerly occupied by the Princess Theatre, was leased by the owner, Lucy Gilsey, to Selig Seligman, in 1907 for a term of twenty-one years with three renewals. The Princess Realty Co. was afterwards formed to take over the site. The old theatre and the adjoining buildings were altered into stores and offices by the lessee at a cost of \$50,000. No details as to the lessee or rental could be obtained, but it is understood that the lease covers the same period as originally given.

### Investor Buys Marble Hill Apartments.

A. N. Gitterman has sold for the Hudson Terrace Realty Company, of which John V. Signell is president, the Marble Hill Apartments, a 6-story elevator building, at the corner of 225th street and Marble Hill avenue. The building occupies a plot of about four lots and was finished less than a year ago, the first tenants moving in during January of this year.

The building contains forty-one apartments and four stores and is about 90 per cent. rented. The total estimated rental is \$19,800, and the property was held at \$190,000. The name of the buyer could not be learned, but it is understood to be a party who formerly owned property in Marble Hill.

### Apartments for 48th Street.

M. F. James, a New York hotel proprietor, has leased from Alfred J. O'Donovan the 4-story dwelling at 10 East 48th street, on lot 25x100.5, adjoining the northwest corner of Madison avenue. The lease is for a long term of years, and the building will be altered for stores and apartments. Snowber & Smith were the brokers.

### PRIVATE REALTY SALES.

#### South of 59th Street.

BEEKMAN ST.—William H. Whiting & Co. sold for Henry Leerburger 60 Beekman st, a 5-sty building on plot 23.2x58.5, at the northeast corner of Gold st. The property, together with 10 and 12 James slip, and 23 and 25 Hamilton terrace, figured in a deal last month for 18 West 27th st, a 12-sty loft building, on a lot 25x100.

BROOME ST.—L. Tanenbaum, Strauss & Co. sold for Jennie Helborn the 5-sty building at 463 Broome st, on lot 25x109.

BEDFORD ST.—The Rudolph Wallach Co. bought from H. P. Ansoorge 23 to 27 Bedford st, three 4-sty tenements, on plot 59.3x75, adjoining the corner of Downing st.

CHRYSIE ST.—Lean Dan sold to Isadore M. Levy, as attorney, the leasehold premises at 136 Chrystie st, a plot 25x100, improved with 5-sty front and rear buildings. The leasehold has about 36 years to run, at an aggregate rental of close to \$36,000.

12TH ST.—Benjamin R. Lummis sold for Charles A. Smith the four 3-sty dwellings at 148 to 154 West 12th st, on plot 81.4x103.3. This is the first change of ownership in sixty years. The buyer is St. Vincent's Hospital. The institution owns Nos. 156 and 158, adjoining, and will improve the combined site with an addition to the hospital building. With the plot just acquired, the hospital owns a plot 297.7x246, and, with the exception of 11 7th av, the entire block front on the east side of the avenue.

30TH ST.—Henry H. and Harriet W. Holly are reported to have sold 20 West 30th st, a 5-sty building, on plot 27x98.9, located about midway between Broadway and 5th av. The sellers acquired the property in 1904.

38TH ST.—The Douglas Robinson, Charles S. Brown Co. sold for Dr. Robert C. Myles 44 and 46 West 38th st, old dwellings, on plot 41x98.9, to William H. Chesebrough and Daniel B. Freedman. The property adjoins the 12-sty building, on a plot 104x98.9, at Nos. 48 to 56, owned by the Nameloc Realty Co. The price is said to have been about \$175,000.

38TH ST.—Negotiations are pending for the sale by Lillian G. Parrott of 65 and 67 West 38th st, two 4-sty dwellings, adjoining the northeast corner of 6th av. The buildings occupy a plot 43.4x98.9 ft. B. Gerson Oppenheim is the attorney for the seller.

40TH ST.—N. A. Berwin & Co. sold for the estates of W. V. Brady and Cornelia Kip, to Edward W. Browning, 110 and 112 West 40th st, 4 and 5-sty buildings, on plot 50x98.9. The buyer recently completed a 22-sty loft building at 141 to 145 West 36th st, and he will build a similar or taller structure on the site just acquired.

40TH ST.—Michael Naftal sold 457 and 459 West 40th st, two 4-sty tenements, on plot 40x98.9.

50TH ST.—The Rudolph Wallach Co. bought from E. Eldred 325 West 50th st, a 3-sty dwelling, on lot 19.2x100.5. The buyer recently purchased 323, adjoining, and now owns a plot with a frontage of 38.4 ft.

LEXINGTON AV.—The estate of Mrs. J. P. Levy, sold 196 Lexington av, southwest corner of 32d st, a 4-sty building, with stores, on lot 23.8x80. The price is understood to have been about \$70,000.

PARK ROW.—William H. Whiting & Co. and Horace S. Ely & Co. sold for William A. Spencer and Wolcott G. Lane, trustees of the estate of Lorillard Spicer, the 6-sty building, on a lot 23x85.1x25x75.3, at 3 Park Row, running through to Theatre alley. The property was last transferred about fifty years ago. The building has long been occupied by Dolan's quick-lunch restaurant, one of the most famous eating-places of its kind downtown.

4TH AV.—Moore & Wyckoff resold for Irons and Todd the southwest corner of 4th av and 30th st, known as 434 to 440 4th av and 46 to 52 East 30th st. The property measures 90x100 ft., and has been purchased by the Swan Brown Co., clients of Winston H. Hagen. This property was acquired by the sellers from the Willard Parker estate last spring. The new owners are having plans prepared for the construction of a 12-sty loft building, which will be ready for occupancy by next December. Moore & Wyckoff have leased the store and basement and several lofts in the proposed building for a term of years to Passavant & Co., silk commission merchants and mercantile bankers, who have been located in the downtown wholesale dry goods center for fifty-nine years.

5TH AV.—Tucker, Speyer & Co. sold for the Brady and Kip estates, to F. V. and J. H. Burton, the 5-sty dwelling at 448 5th av, on plot 33x100. The price is said to have been close to \$700,000, which is not far from a record front-foot price for this part of the avenue. The dwelling was occupied for many years by the late Dr. Isaac Kip. The site adjoins the old Wendel homestead, at the northwest corner of 40th st, and as the latter property has not, nor is likely to be, in the market, either for sale or rent, will enjoy a fairly permanent side light. No plans have been made for any improvement, but it is probable that the building will be leased for business purposes.

### North of 59th Street.

76TH ST.—Pease & Elliman sold for Irving M. Dittenhoeffer, as trustee, 34 East 76th st, a 4-sty dwelling, on lot 19x85.8, to a buyer for occupancy. The title stands in the name of Aaron A. Fishel, who acquired it in 1886.

80TH ST.—The Douglas Robinson, Charles S. Brown Co. sold for Frederick Ohmeis 123 East 80th st, a dwelling, on lot 18.9x100.

148TH ST.—Margaret M. Dittmar sold 407 West 148th st, a 3-sty dwelling on a lot 20x99.11, through Moore, Schutte & Co.

179TH ST.—The City of New York bought a plot, 50x100, in the north side of 179th st, 150 ft. east of St. Nicholas av, from the Hamilton Holding Co., through Thomas A. Wilson. There is a 3-sty frame dwelling standing on the property, which is under lease to July, 1912. A building is to be built on the site by the New York Public Library, trustee of the fund donated by Andrew Carnegie, and will be used for library purposes. This will be the first Carnegie Library north of 125th st on Manhattan Island.

187TH ST.—Duff & Brown Co. sold for Mary W. Smith a lot, 25x100, in the south side of 187th st, 164 ft. east of Broadway, adjoining the plot, 50x150, recently sold through the same brokers to the same buyer.

AMSTERDAM AV.—Joseph Garfinkel bought from Williams & Grodzinsky, 1865 Amsterdam av, a 3-sty tenement on lot 19.6x100, just south of 153d st. The sellers bought the property last week at public auction for \$13,450. The buyer is the present tenant.

LEXINGTON AV.—Maurice Mandelbaum and Daniel B. Freedman bought from the Farmers' Loan & Trust Co., as trustees of the South Church, 1451 Lexington av, a 3-sty dwelling, on lot 18x95. Mooyer & Marston were the brokers. The property adjoins the northeast corner of 94th st, which was recently bought at auction and subsequently resold.

MANHATTAN AV.—M. Grossman sold to the Brown Realty Co. 2 Manhattan av, a 6-sty apartment house, on plot 26x100, at the northeast corner of 100th st. The buyer gave in part payment the plot, 75x209, on the east side of 3d av, between 169th and 170th sts. The Manhattan avenue property has been sold three times during the year.

WEST END AV.—Julius Tishman bought from Bing & Bing the southeast corner of West End av and 101st st, three 5-sty flat houses, on plot 100.11x100. The buyer will erect on the site a

modern apartment house after May 1 next. The property is located one block north of the old Furniss block, which was improved in its entirety with modern apartment structures. The buyer has also acquired the adjoining dwelling at 828 West End av, which will be used to protect the light of the new structure. H. J. Kantowitz was the broker.

1ST AV.—Margaret Stuve sold 1213 and 1215 1st av, two 4-sty tenements, with stores, on plot 38.6x100, between 65th and 66th sts, to John P. Wulf for \$35,560.

7TH AV.—David Hauser bought from John C. Reid, Jr., through the Douglas Robinson, Charles S. Brown Co., 2226 7th av, a vacant lot, 25x75, adjoining the northwest corner of 131st st. The buyer will erect on the site a 3-sty moving-picture house. The property had not been transferred since 1873.

### Bronx.

MINFORD PL.—The Unico Realty Co. sold to a builder for immediate improvement with 2 and 4-sty apartments, a plot 75x100, on the west side of Minford pl, 275 ft. north of 172d st. B. Morris was the broker.

157TH ST.—Kurz & Uren, Inc., sold for John Fellner 377 East 157th st, a 3-sty flat, on lot 25x100.

157TH ST.—Kurz & Uren, Inc., sold for Benjamin Benenson 373 East 157th st, a one-family dwelling, on lot 25x100.

178TH ST.—Platt & Albert sold for Leo Robinson the block front in 178th st, between Prospect and Mapes avs, with frontages of 295 ft. in the street and 47 ft. on each avenue.

180TH ST.—William Peters & Co. sold for the Fulson Realty Co., 490 and 492 East 180th st, two 5-sty flats, each on plot 40x110, between Vyse and Daly avs.

BOSTON RD.—The Home Park Land and Improvement Co., recently incorporated, has contracted to purchase the Prevost farm of 47 acres. This property is located partly in the Borough of Bronx and partly in Pelham Manor, Westchester County, and extends from Boston rd on the west to Pelham Manor on the east, and the Hutchinson River and East Chester Ship Canal on the south, Pelham Manor and Park being the northerly boundary. The company has already surveyed and subdivided the tract into building lots and waterfront parcels, and has laid out a number of streets and avenues.

BRYANT AV.—Williamson & Bryan sold to the City of New York a large plot of lots on Bryant and Vyse avs. One of the largest and most modern public school houses in the city will be erected on the site. The new structure will cover 16 lots in all, 8 of which front on Bryant av and 8 on Vyse av, beginning at a point 175 ft. south of 173d st.

CARPENTER AV.—Kurz & Uren, Inc., sold for C. Werner, 4 lots on the west side of Carpenter av, 150 ft. north of 240th st.

NEWBOLD AV.—Andrew Hally sold for Amelia B. Paff a 2½-sty frame building, on plot 54x190, on the north side of Newbold av, about 205 ft. east of Olmstead av, Unionport.

PROSPECT AV.—E. H. Ludlow & Co. sold for the Popp estate the plot, 66x150, on the east side of Prospect av, 46 ft. north of 181st st, to J. Cullo & Brother, who give in exchange the 4-sty new law tenement at 735 East 147th st, on plot 37.6x80.

SOUTHERN BOULEVARD.—The Braude-Papae Co. sold for Eberhardt & Podgur, builders, two new apartment houses, 859 to 863 Southern Boulevard, on plot 85x100.75 ft., south of Tiffany st. In part payment, the buyers gave a plot of lots located on Bosobel av, facing Washington Bridge Plaza. This completes the sale of a row of four similar buildings erected by the same builders at this point. The aggregate amount involved in this transaction was \$125,000.

STEBBINS AV.—James J. Haggerty sold for a client the 3-sty two-family dwelling at the southwest corner of Stebbins av and 164th st.

VYSE AV.—James J. Haggerty sold for Peter Sinnott 1438 Vyse av, a 5-sty twenty-family flat house, on plot 37.6x100.

WEBSTER AV.—E. A. Turner sold for Jean L. Miller, to a client of Charles H. Frost, 2246 and 2250 Webster av, two apartment houses.

### Recent Buyers.

CATHERINE CUNEO, of Hoboken, N. J., is the buyer of 25 Macedougal st, the sale of which by the Moore estate, through Edgar T. Kingsley, was reported recently.

### Leases.

EINSTEIN, WOLF & CO. leased from Mrs. Louisa Gerry, through the Cruikshank Co., the old part of the famous Hoffman House, at the southwest corner of Broadway and 25th st. The site has a frontage of 55 ft. on Broadway, with a depth of 217 ft., and has an outlet through the block to 24th st. The plot comprises about 21,000 sq. ft. The lease is for a long term of years, and a 12-sty structure will be erected. The lessees are very prominent lace embroidery and handkerchief merchants, for many years located on Broadway, near Grand st. The International Handkerchief Manufacturing Co. will also be located in the new building.

MCCARTHY & FELLOWS leased for J. Howard Wainwright 22 West 46th st for a term of 21 years, at an aggregate rental of about \$110,000. The lessee, Arthur S. Lewis, will remodel the building into a store and loft structure, to be ready for occupancy about May, 1912.

SPEAR & CO. leased for the Phoenix Holding Co. the store and basement in 133 to 141 West 21st st to Lidz Bros.; also 5,000 sq. ft. in the same building to Wm. N. Weinrer & Co.; also for Geo. P. Lies the 6th loft in 43 to 51 West 4th st to the N. Serwer Co.; also for Chesbro, Davidson & Co. the 1st loft in 779 Broadway to

Quinto, Cohen & Leavitt; also for Moses Sahlein 5,000 sq. ft. in 661 Broadway, and to Kanrich Bros. the 3d loft in 190 and 192 Greene st.

ALBERT B. ASHFORTH leased a floor in the Cameron Building, at Madison av and 34th st, to Pratt & Lambert, dealers in varnish, who have been located for many years in the William st district.

L. TANENBAUM, STRAUSS & CO. leased for the Improved Property Holding Co. for a long term of years the store and basement in 84 to 90 5th av to Charles Josephson; also for the Sailors' Snug Harbor to Prince Lauten & Co. and Julius Prince & Co. the store, basement and 2d loft in 24 to 28 University pl; also for George W. Millar & Co. the entire building at 62 and 64 Duane st; also for the 663 and 665 Broadway Co. to Morris Kalischer the 7th floor in 663 and 665 Broadway; also for Scholle Eros, to Weinberg & Greenberg the 4th loft in 712 Broadway; also for John F. Curry to the National Panama Hat Co. the 4th loft in 28 and 30 Waverly pl; also for Golde & Cohen to the Singer Hat Co. the top loft in 69 and 71 Wooster st, and for the Shortland estate to Max Weinhandler & Son the 1st loft in 38 and 40 West 4th st.

BARNETT & CO. leased to A. Alper the store in 18 East 125th st.

JOHN R. COWEN leased to the Curtis Publishing Co. the store in 106 to 110 7th av.

WILLIAM J. ROOME & CO. leased the store in 178 Madison av to the H. W. Hunter-Hoecker Co.

OGDEN & CLARKSON leased the store and basement in 43 East 20th st to Friedlander, Sammet & Co.

A. W. JACKSON leased the store in 26 West 20th st to Bach, Gellar & Barthel for cafe and restaurant purposes.

THE TWENTY-FIFTH CONSTRUCTION CO. leased in 135 to 141 West 29th st the 3d loft to H. Glasser & Co.

ALBERT B. ASHFORTH leased a portion of the 10th floor in the Bonwit-Teller Building to the Hyland Brothers Co.

LEWIS B. PRESTON leased space in the Clarendon Building to Otto Thurnauer, Frank B. Nostrand and J. Altkrug.

THE HENRY M. WEILL CO. leased the 4-sty dwelling at 132 West 22d st for Meyer S. Auerbach to a Mrs. Boroughs.

EDGAR T. KINGSLEY rented store space in 3 and 5 East 28th st to H. P. Somner, James C. Picken Realty Co. and Austin.

PEASE & ELLIMAN leased to Ignatz Engel the entire building, 38 Maiden l, and to D. F. A. Weiss the building at 36 Maiden la.

FREDERICK FOX & CO. leased space in 23 to 29 Washington pl to the Singer-Moss Clothing Co. and H. E. Isaacson & Sons.

SLAWSON & HOBBS leased for the Sherman Square Co. 2043 Broadway to the Smart Shop Co.; also the store and basement in 117 West 125th st.

FREDERICK FOX & CO. leased the 2d loft in 142 to 146 West 24th st to Maisel Brothers, and the 4th loft in 37 and 39 West 28th st to Morris Morowitz.

THE E. H. WENDELL CO. leased for Lyman Rhoades, John Harsen Rhoades and Frederick J. Stimson the 4-sty dwelling at 132 West 70th st to a Mrs. Clothier.

THE J. P. WHITON-STUART CO. leased for Mrs. Robert Waller, Jr., 137 East 35th st to Mrs. William H. Doughty, and 34 West 54th st for Henry F. Shoemaker.

HENRY D. WINANS & MAY rented 801 5th av, furnished, for the winter months to Archibald M. McCrea. The tenant was represented by H. Schuyler Cammann.

THE J. P. WHITON-STUART CO. leased, furnished, for the winter the 4-sty dwelling at 137 East 35th st, northwest corner of Lexington av, to Mrs. William H. Doughty.

THE ADVANCE BUILDING CO. leased to D. Minsky, Inc., the corner store in the building at the northeast corner of Intervale av and 163d st. J. A. Kehoe was the broker.

SHAW & CO. leased the following private dwellings: 122 West 132d st to Edmund F. Sella, 164 West 121st to Margaret Bayldon, and 164 West 122d to Mary E. Kuster.

GEORGE A. BOWMAN leased for Mrs. Charles Thorley to the Peace Piano Co. the business building at 128 West 42d st for a term of 21 years, at an aggregate rental of nearly \$250,000.

EDWARD MARGOLIES leased a site, 150x200, at 3d av, Westchester av and 149th st, to Cohan & Harris. A new theatre will be erected by the Henry Morgenthau Co., with a seating capacity of 3,000 persons.

PEASE & ELLIMAN leased the following: 6 East 63d st for John J. Sinclair to W. W. Shaw, 114 East 37th st for Norman G. Johnson to Robert Potter, 110 East 35th st for C. C. Deming to Mrs. E. H. Booth.

THE CROSS & BROWN CO. leased for the Roscorn Realty Co. space on the 19th floor in 15 to 19 East 26th st and 10 to 14 East 27th st to the State Cabinet Sales Co.; also the parlor floor in 26 West 40th st to Albert Erkins.

WRIGHT BARCLAY leased the store in 130 East 31st st to George Fisher; also the dwelling at 106 East 30th st to Dr. Schwartz; a loft in 437 4th av to Howard Constable, and the house at 107 East 29th st to the Misses H. and M. G. Flagg.

DANIEL BIRDSALL & CO. leased for 5 years, at an aggregate rental of about \$100,000, 214 and 216 Church st to the H. B. Claffin Co.; also the store and basement in 47 and 49 Worth st to a commission house that has moved from further uptown.

SENIOR & STOUT, INC., leased for E. Wright the 3-sty dwelling at 33 Manhattan av to L. Stern; also for Dr. George Gray Ward, Jr., the 4-sty dwelling at 77 West 50th st to Margaret Murphy, and for Mrs. B. Hogan the store in 136 West 49th st.



# A Review of The Real Estate Year 1911 and a Forecast of the Year 1912

**The Evening Post** will, for the seventh time, devote an entire section of its December 30th edition to an annual review and forecast of the Real Estate world, modelled after its famous financial review.

## CONTENTS THIS YEAR

Special articles by qualified experts in every branch of the market, giving their views of the present and future, will make this section valuable and interesting to owners, prospective buyers, brokers, operators and builders, and laymen generally.

Every feature of interest associated with the almost marvellous growth of the city, structurally and in a rapid transit way, will be outlined in detail.

Each borough of the city will be reviewed under separate captions.

This edition, comprising a Real Estate section, two Financial sections, Main section and the regular Saturday Supplement section, will reach every banking institution throughout the United States and Canada, and practically every important real estate interest throughout Greater New York and the larger cities of the east and west.

Copy for advertisements in order to obtain insertion in this section should be in hand by 2 P. M. Friday, December 29th. There will be no increase in the advertising rates for this issue.

Orders for copies of this issue should be placed with newsdealers or this office in advance, as the edition will be limited. Price by mail 5 cents per copy.

20 VESEY STREET

**The Evening Post**

NEW YORK

PRICE 3 CENTS

PRICE 3 CENTS

EUGENE DE F. BELDEN and Max Reese leased the store in 227 West 42d st for five years for the O'Donohue estate, at an aggregate rental of \$15,000, to F. Q. Rast; also the store in 310 Willis av for five years for Mrs. Danhiesen to A. E. Dockren.

L. TANENBAUM, STRAUSS & CO. leased for a long term of years for S. A. Maxwell & Co. and Hawley & Hoops the 6-sty building at 284 to 290 Lafayette st, through to 121 to 127 Crosby st, containing 50,000 sq. ft. of floor space, to George W. Millar & Co.

THE M. MORGENTHAU, JR., CO. leased for the estate of Cyrus Clarke the new 3-sty building at 1626 Broadway, adjoining the southeast corner of 50th st, to Mark Aron, who will use the premises for restaurant purposes in connection with his cafe on the corner.

MARY AHERN leased 450 Lexington av, northeast corner of 45th st, for a term of 25 years to L. Schultz. The lessee will make extensive alteration for a bachelor apartment hotel, cafe and grill room. George G. Smith and Parker & Johnson were the brokers.

E. CRYSTAL & SON leased to the United States Express Co. the 6th, 7th and 8th floors in 74 to 80 Washington st, and in the same building the 1st and 2d floors to the Adams Express Co. Both leases are for a term of years, at a rental of 50 cents a sq. ft.

J. ROMAINE BROWN & CO. leased for a term of 34 years for James Slater the building at 104 West 30th st, adjoining the southwest corner of 6th av, which corner they also leased for the same term a few weeks ago. The plot will be improved with a new building.

CHARLES DUVEEN, who deals under the names of Charles of London, subleased a space 10x60 in the old Baudouine residence, at the southwest corner of 5th av and 56th st, to the Kalo Shop, silversmiths, of Chicago. The annual rental is \$10,000 a year, or about \$16.66 a sq. ft.

PEASE & ELLIMAN leased the entire building at 48 and 50 Nassau st to I. N. Maaskoff; half of the 6th loft in 398 Washington st to the Monarch Manifold Book Co.; also lofts in 38 John st to the Helprin Press, and 67 Cortlandt st, with the Cruikshank Co., to the Dayton Belting Co.

WILLIAMSON & BRYAN leased for the American Real Estate Co. a plot, 100x200, on the east side of Southern Boulevard, 275 ft. south of Westchester av, to Friedenrich Gersten & Bear. The owners will improve with a theatre seating 2,500 people. The lessees are interested in the Prospect Theatre.

THE INTERNATIONAL TYPESETTING MACHINE CO. has taken a lease of an entire floor in one of the Bush Terminal Company buildings in South Brooklyn. The plant of the company will occupy the 6th floor, containing 140,000 sq. ft. in model loft buildings 19 and 20, which are now being erected at 2d av and 39th st.

THE UNITED STATES REALTY AND IMPROVEMENT CO. has closed large leases with the following steamship lines for space in the Whitehall Building, 17 Battery pl: Bowring & Co., agents for the Red Cross line; Barber & Co., agents for the Barber line; and Hirzel Feltman & Co., agents for the Sicilian-American line.

SAMUEL KRUCKMAN and Louis Kulter leased the 2-sty taxpayer at the southeast corner of Broadway and 178th st, on plot 100x75, for a term of years from the Cliff Construction Co. The lessees will alter the premises at a cost of approximately \$30,000, and about January 15, 1912, will open a restaurant, to be known as the Avon Gardens.

THE REALTY HOLDING CO. leased the 6 upper lofts in the building now under construction at 34 to 38 West 27th st to Holstein, Young & Co., Rubinstein & Co., Lutz & Horwitz and Dallet & Weyl. The leases were negotiated through Frederick Fox & Co., with the exception of the one to Rubinstein & Co., which was negotiated through Denzer Brothers.

DANIEL BIRDSALL & CO. leased to F. E. Turner & Sons space on the 11th floor in the Croisic Building, 5th av and 26th st; also to Vogelsang & Zimmerman, of Baden, Germany, space on the 19th floor in the Germania Building, at the corner of 17th st and 4th av; also to the Kron Scale Co. offices in 198 Broadway, and to A. W. Wright & Co. the 4th loft in 19 East 17th st.

WORTHINGTON WHITEHOUSE leased for Paul D. Cravath his large house at Locust Valley, L. I., to William R. Willcox, chairman of the Public Service Commission. Mr. Cravath has occupied this house for the last 3 years, and is now building a new house there for occupancy. The same broker leased to Mrs. Helen Morton, daughter of Levi P. Morton, a large estate at Roslyn for the winter.

MYER & BONDY leased the 10th loft in 584 and 586 Broadway to J. Schwartz & Co.; also the 5th loft in 26 and 28 Bleecker st to Feil Brothers; also the 3d loft in 135 to 141 West 29th st to Herman Glasser; also the 3d loft in 113 to 119 West 70th st to L. Heiliger; also the 3d loft in 91 Crosby st to Robert Colin; also the 2d loft in 31 Bond st to H. Seiler, and the 3d loft in 133 Mercer st to Jacques Eisemann.

BENJAMIN ENGLANDER leased for Louis Stern to H. Berger & Co. the 6th and 7th lofts in 3 and 5 West 18th st; the 10th loft in 150 to 154 West 22d st to Eisenberg & Heimowitz; the 9th loft in 151 to 155 West 25th st to the American Shirtwaist Co.; the 4th loft in 5 and 7 University pl to Hammer & Schwartz; the 8th loft in 8 East 12th st to Gross Bros., and the 9th loft in 133 to 141 West 21st st to M. Shidlovsky & Co.

STEPHEN H. TYNG, JR., & CO. leased to the Rockwell Elvide Lee Co. the 3d floor in 45 and 47 East 20th st; to the Moravian Woolen Co. space in 117 East 24th st; with Frederick Fox

& Co. to Joseph Rosenberg & Co. the 15th and 17th floors in 141 and 143 West 36th st; with the Cruikshank Co. to Patching & Co. the top loft in 20 and 24 East 20th st, and with Horace S. Ely & Co. to the John Pullman Co. the store, basement and 1st loft in 29 to 33 East 19th st.

THE H. W. JOHNS-MANVILLE CO. leased the 4-sty dwelling, on lot 24x96.7, at 294 Madison av. The lease just made runs for a term of 21 years, with privileges of renewals. The company is completing its new 12-sty building on the adjoining plot, at the southwest corner of Madison av and 41st st. It is understood that the house just leased has been acquired to protect the light of the larger structure. The Douglas Robinson, Charles S. Brown Co. was the broker in the lease.

DENZER BROTHERS leased the 1st and 4th lofts in 42 and 44 Wooster st, connecting with 1st loft in 45 Greene st, to Louis Amberg & Son; also with M. & L. Hess, to E. L. Blimline & Co. space in 115 to 119 4th av; also to the same concern the top loft in 80 and 82 4th av; also to Louis Hochstein a loft in 123 to 141 West 21st st; also to Kirschner & Shapera's Embroidery Works the 1st and 2d lofts in 68 East 11th st; also to Hornick & Weiss the 5th loft in 123 Prince st, and to William Schlüssel the 3d loft in 39 West 21st st.

PEASE & ELLIMAN leased the following private dwellings: 222 Madison av for the estate of Gilbert E. Jone to Rudolph Kissell; 18 West 53d st for the estate of R. M. Gilbert to J. Searle Barclay; 54 East 77th st for Mrs. J. S. Burnet to G. M. Gaylord; 57 East 91st st for Mrs. Franklin Bartlett to W. E. Rogers. The Jones house is directly opposite the residence of J. Pierrepont Morgan, and it was recently placed in the market for sale for business purposes. It adjoins the Arthur Heinze house, at 220, which is offered for business.

WILLIAM WOLFF'S SONS leased the following private dwellings: 116 East 76th st for Mrs. Mathilda Wolff to Mrs. Mary J. McCormick; 118 East 76th st for the Zabriske estate to Miss J. Donohue; 153 East 82d st for the Operating Realty Co. to Miss S. Durand; 1072 Lexington av for the estate of E. S. Lyle to August Wild; 212 East 53d st for Mrs. Katie Limmer to Miss H. Sullivan; 175 East 79th st for Milton Dryfoos to M. Eiseman; 108 East 81st st for Mrs. J. Ryan to Mrs. D. Rosenbaum, and 1156 Lexington av for Thomas Watson & Son to Samuel Bacarach.

E. A. TURNER leased the building at 138 East 27th st for the A. H. Davenport Co. to Dr. R. Schleusner, who is altering the building for a church. The structure was formerly the home of the Knights of Columbus. Also 117 East 26th st for Mrs. Alice J. Brantingham to Miss Nellie Marane; also 35 East 28th st for Mr. Moore to Anna Smith; also 41 East 29th st for Mrs. Daniels to Madame Long, dressmaker; also space in 40 East 29th st to Dr. Travell; also 105 East 29th st for W. L. Levy to Anna

Nevens; also 203 West 25th st for Joseph Chapman to J. Cimmonelli, and for R. E. Sauce 324 West 25th st.

FREDERICK FOX & CO. report that they have leased about three-quarters of the loft space in the new 22-story building at 141 to 155 West 35th st. Some of the tenants are the Sprague Institute, the Equitable Sales Co., the Hencken Co., Inc.; John W. Paris & Son, Inc.; the Mutual Profit Realty Co., the Outing Publishing Co., the Automatic Picture Machine Co., the World Home Supply Co., the German Artistic Weaving Co., Senwartz Bros., Joseph Rosenberg & Co., who have leased 2 floors, and the Auto Foto Co., which has leased 2 floors and the roof for advertising purposes.

THE CHARLES F. NOYES CO. leased offices in the Hilliard Building to A. O. Kaplan; also the ground floor office in 16 Liberty st to William H. Cole; offices in the Frankel Building to Robert D. Campbell, Robert Spere and Bernard and David Skolkin; offices in 107 and 109 William st to the Abbott Coin Counter Co.; offices in the Smith-Gray Building to the Multicolor Press Co., and offices in 37 and 39 Liberty st to the Social Industrial Homes Corporation; also a floor in 59 Ann st to Thomas J. Hewitt; space in 113 to 117 Spring st to Cohen Brothers, and 8 Gold st for Morris Goldstein to Sloane & Moller for temporary use.

LEONARD J. MUHLFELDER leased for the New York-Pennsylvania Real Estate Associates 10,000 ft. in 19 to 23 West 18th st, running through to 22-28 West 19th st, to Lobel & Taussick. Also the following: for the East Thirtieth Construction Co., 7,500 ft. in 129 West 29th st to Reich & Co.; in conjunction with Frederick Southack and Alwyn Ball, Jr., for A. D. Juilliard & Co. 7,500 ft. in 32 to 36 West 18th st to the Crescent Cloak Co.; for the estate of Robert Hoe 5,000 ft. in 683 and 685 Broadway to Moss Bros.; for Robert Coigate & Co. 5,000 ft. in 133 and 135 Greene st to Solomon Fried; for Clara Nagler and Lena Dolan the parlor store in 2 Bond st to the B. Kass Co.

### Real Estate Notes.

ALBERT B. ASHFORTH has been appointed agent for the Haviland Building, a 12-story loft structure, at 11 East 36th st, running through to 10 East 37th st. Haviland & Co., the china house, will occupy a portion of the building.

THE ERNESTUS GULICK CO. has been appointed agent of the new Art Color Building, at 200 to 219 West 38th st, near Broadway.

EVERETT M. SEIXAS & CO. have been appointed agents of the Rextmere apartment house, at 328 and 330 West 85th st, by the Wertheim Realty Co.

A. A. DECKER, formerly with Edgar A. Manning, 489 5th av, has opened an office at 10 Wall st, where he will conduct a general brokerage business, handling country as well as city properties.

DOUGLAS L. ELLIMAN, Robert E. Barry, Robert T. McGusty and Edward D. Palmer, of Manhattan, and W. O. Polhemus, of Nyack, have been elected members of the Real Estate Board of Brokers.

MOORE, SCHUTTE & CO. will open new offices at 1685 Amsterdam av, where they will continue to conduct a general brokerage business.

THE MINSKER REALTY CO. has transferred to Max D. Steurer a one-half interest in the industrial building, 125.10x150, at the southeast corner of Broome and Lewis sts.

THE REAL ESTATE AUCTIONEERS' ASSN. at a meeting held at 14 Vesey st, on Tuesday, elected the following officers: James J. Wells, president; D. Felix Ingraham, vice president and secretary, and William F. Redmond, treasurer. The Executive Committee consists of Bryan L. Kennelly, Joseph P. Day, S. De Walltears, Hugh D. Smyth and Samuel Goldsticker.

THE TITLE GUARANTEE & TRUST CO. loaned to the Winnie Co. \$120,000 on the store property on Westchester av, between Tiffany and Kelly sts. The mortgage is for 3 years at 5%.

THE M. MORGENTHAU, JR., CO. reports that it has recently placed loans to the amount of \$40,000 on private dwellings in Manhattan, and an aggregate of \$157,500 in first mortgages on property in the Bronx.

THE FIRM OF GEISLER & WEISSBEIN, real estate brokers and agents, will be dissolved at the close of the year, and Mr. Weissbein will continue the business at 922 Amsterdam av, near 105th st.

ARTHUR E. WOOD has been appointed agent for the 5 apartment houses at 234 to 242 West 124th st.

THE UNITED REAL ESTATE OWNERS ASSOCIATIONS at its meeting on December 12, adopted a resolution approving the cut in the budget made recently by the Board of Aldermen.

JEROME NATHAN, associated for 7 years with Elias Kempner, has formed a partnership with D. F. Urquhart, formerly of the firm of Kirkpatrick & Urquhart. The new firm will be known as D. F. Urquhart & Co., and will have two offices at Nos. 1500 and 1250 St. Nicholas av.

M. & L. HESS have been appointed sole agents for the 12-story building at 28 to 32 West 36th st.

### MUNICIPAL FORECAST.

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

MONDAY, DECEMBER 18.

MINERVA PL.—Opening, between Jerome av and the Grand Boulevard and Concourse; 1 p. m.

PARKER ST.—Opening, from Protectory to Wellington av; 3 p. m.

PUGSLEY AV.—Opening, from McGraw av to Clason's Point rd; CORNELL AV, from Clason's Point rd to Pugsley av; ELLIS AV, NEWBOLD AV, from Tremont to Pugsley av; 3.45 p. m.

GUN HILL RD.—Assessment, from Webster to Elliott av; 10.30 a. m.

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

WEST 235TH ST.—Opening, from Spuyten Duyvil Parkway to Riverdale av; WEST 236TH ST, from Cambridge to Riverdale av; CAMBRIDGE AV, from West 234th to West 236th sts; 1.30 p. m.

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

LACOMBE AV.—Assessment, from the bulkhead line of the Bronx River to the bulkhead line of Westchester Creek; COMMONWEALTH AV, from Patterson to Lacombe av; 12.45 a. m.

HAVILAND AV.—Opening, from Virginia to Zerega av, and of BLACKROCK AV, CHATERTON AV, from Virginia av to the bulkhead line of Westchester Creek; and of WATSON AV, from Clason's Point rd to Havemeyer av, and from the unnamed street west of Zerega av to the bulkhead line of Westchester Creek; 3 p. m.

GRAND BOULEVARD.—Opening, extension of and approaches to the southerly end, from East 158th st to East 164th st; 2 p. m.

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

### TUESDAY, DECEMBER 19.

PARKER ST.—Assessment, from Protectory to Wellington av; 3 p. m.

TREMONT AV.—Opening, from the eastern end of the proceeding now pending on that avenue at the Eastern Boulevard to Fort Schuyler rd; 11 a. m.

BEACH AV.—Opening, between Gleason and Bronx River av; 1 p. m.

WHITE PLAINS RD.—Opening, from West Farms rd to the bulkhead line of the East River; 2.15 p. m.

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

SENECA AV.—Opening, from Hunt's Point rd to the Bronx River; 3.45 p. m.

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

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

METCALF AV.—Opening, from Bronx River av, near Bronx River to East 177th st; and BRONX RIVER AV, from Lacombe to Metcalf av; 2.30 p. m.

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

### WEDNESDAY, DECEMBER 20.

WEST 207TH ST.—Widening, between 10th av and Emerson st; 1 p. m.

WEST 231ST ST.—Assessment, from Bailey to Riverdale av; 3 p. m.

McGRAW AV.—Opening, between Beach av and Unionport rd; 1 p. m.

WEST 184TH ST.—Opening, from Broadway to unnamed street (Overlook Terrace), and opening and extending said UNNAMED ST (Overlook Terrace), from West 184th st to Fort Washington av; 10 a. m.

### LOCAL BOARD RESOLUTIONS.

Action was taken at the meetings held Dec. 12 on the following petitions:

#### Local Board of Washington Heights.

145TH ST.—Repair of sidewalk at the north-west corner of Broadway. Estimated cost, \$452; assessed valuation of property affected, \$180,000. Approved.

#### Local Board of Hudson.

47TH ST.—Alteration and improvement to sewer between 10th and 11th avs. No meeting.

#### Local Board of Yorkville.

77TH ST.—Paving between Av A and the new street adjoining John Jay Park. Estimated cost, \$5,565; assessed valuation of property affected, \$400,000. Approved.

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

#### Local Board of Chester.

Action was taken at the meetings held Dec. 12 on the following petitions:

GRAY ST.—Acquiring title to Gray st (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. Pet. No. 492. Adopted.

DEVOE AV.—Laying out on city map Devoe av, from East 174th st north about 600 feet, at a width of seventy feet instead of sixty feet; also to change the grades from East 174th st to East 177th st. Pet. No. 498. Adopted.

TREMONT AV.—Laying out on city map, from present easterly terminus east of Pennyfield av east to Long Island Sound. Pet. No. 501. Adjoined to Saturday morning, Dec. 16.

TREMONT AV.—Acquiring title, from Fort Schuyler rd to the easterly side of Pennyfield av. Pet. No. 502. Adopted.

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. Pet. No. 503. Adopted.

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. Pet. No. 504. Adopted.

THROGG'S NECK BOULEVARD.—Regulating, grading, etc., from Eastern Boulevard to Evans av. Pet. No. 23. Adjoined to Saturday morning, Dec. 16.

THROGG'S NECK BOULEVARD.—Regulating, grading, etc., from Evans av to Dewey av. Pet. No. 24. Adjoined to Saturday morning, Dec. 16.

THROGG'S NECK BOULEVARD.—Regulating, grading, etc., from Dewey av to Shore Drive. Pet. No. 25. Adjoined to Saturday morning, Dec. 16.

OLMSTEAD AV.—Between Protectory av and bulkhead line of Pugsley's Creek. Pet. No. 460. Denied.

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

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. Pet. No. 360. Laid over to Jan. 12.

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 of avenue have not been petitioned for. Pet. No. 361. Adopted.

### Local Board of Van Cortlandt.

FORDHAM RD.—Acquiring title to the lands necessary for the widening, from Harlem River Terrace to Webster av. Fifty per cent. borne by city, 30 per cent. of those in area of assessment, 20 per cent. by abutting property owners. Pet. No. 493. Adopted.

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. Pet. No. 495. Adopted.

RIVERDALE AV.—Regulating and grading, setting curbstones, 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. Pet. No. 496. Adopted.

TIBBETT'S BROOK.—That a pump be erected where it flows under 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 av be so modified as to exclude from them the building of culverts through which Tibbett's Brook may pass. Pet. No. 499. Adopted.

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

FIELDSTON RD.—Acquiring title to lands necessary from Mosholu av to West 262d st. Pet. No. 52. Adopted.

FIELDSTON RD.—Regulating, grading, &c. (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. Pet. No. 263. Adopted.

CEDAR AV.—For 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. Pet. No. 358. Adopted.

179TH ST.—Placing guard rail south side of 179TH ST, bet Cedar and Sedgwick avs. Estimated cost, \$70. Pet. No. 487. Adopted.

NORTH ST.—Discontinuing, title proceedings from Grand av to Aqueduct Av East. Commissioners appointed March 31, 1911. Amount expended to Nov. 22, 1911, eight hundred and seventy-eight dollars and eighty cents (\$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. Pet. No. 488. Denied.

(Continued on page 918.)

## SUBWAYS

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Advocates of automatic sprinklers claim that one-half of the \$214,000,000 fire loss in the United States in 1910 could have been saved if the principal buildings which burned had been protected by this sort of apparatus.

The transactions by which the Hoffman House and the Victoria Hotel, to say nothing of the Gilsey House, are to make way for tall mercantile buildings are no doubt forerunners of a process of reconstruction that will presently restore the diminished activities, if not the glory, of the old Broadway Rialto.

The meter system has been in use in Winnipeg for some time, and at present practically all of the services are metered. There were 23,200 services installed at the end of 1910, using 19,299 meters. The meters are owned, controlled and kept in repair by the city. The cost of water is \$1.50 to \$5.10 per quarter for houses with four to sixteen rooms. This consolidated rate includes all fixtures, and it is provided that no fixture shall be used until it has first been approved by the city. An allowance is made of 20 gallons per room per day. There are special rates of five cents per 1,000 brick for brickworks.

The proceedings of the Congress of Technology, held in Boston last April at the Massachusetts Institute of Technology, have been published in a volume of about 500 pages, entitled "Technology and Industrial Efficiency." Some seventy papers are included. They form together a valuable record of the present state of industrial science. The six sections into which the congress was divided are represented by papers on Scientific Investigation and Control of Industrial Processes, Technological Education in its Relations to Industrial Development, Administration and Management, Recent Industrial Development, Public Health and Sanitation, and Architecture.

A British government bluebook has been issued giving the statistics of compensation and of proceedings under the workmen's compensation act of 1906 and the employers' liability act of 1880 during the year 1910. The returns have been gathered from the seven great groups of industries—mines, quarries, railways, factories, harbors and docks, constructional works, and shipping. These industries in 1910 embraced 134,820 employers and more than 7,000,000 employees who came within the provisions of the workmen's compensation act of 1906. Compensation was paid in these industries in 1910 in 3,510 cases of death and 378,340 cases of disablement. The average payment when death resulted was \$744 and in cases of disablement \$27. The annual charge for compensation averaged \$1.86 for each person employed. The compensation paid aggregated \$13,141,131, as compared with \$11,067,579 in the preceding year. In these figures are included, in addition to accidents, cases of various industrial diseases, now 24 in number, under the workmen's compensation act.

### Manhattan Retail Districts.

However the development of other parts of Manhattan may halt, the retail district of Fifth avenue continues to develop steadily, if slowly. Recently announcement has been made of the offering for sale of another large mansion on Fifth avenue near 54th street, and its conversion into a business building is only a question of time. How many years will elapse before the large Vanderbilt buildings in this vicinity will undergo a similar fate? Rumors have also been heard of the pending removal of two large retail stores now situated on the south side of 23d street to locations north of 34th street and immediately west of Fifth avenue; and there are reports abroad that several similar transactions are under negotiation. These changes suggest a number of interesting questions.

It is remarkable, in the first place, how consistently the migrating retail stores stick to the line of Fifth avenue. Many of them cannot afford to settle on the avenue itself. The difficulty and the expense of procuring a large site anywhere from 34th to 50th street is sufficient to daunt any but the richest and most enterprising business man. But if they cannot locate on the avenue itself they do not take refuge on immediately parallel avenues, such as Madison or Sixth. They buy sites on the side streets near the sacred line. It is probable that in the end they will be forced to occupy Madison avenue between 42d and 59th streets, but the development of that part of Madison avenue is slow while the improvement of the side streets near Fifth avenue is surprisingly quick. And this is all the more remarkable because there are so many of these side streets. In the past the better class of retail trade, whenever it occupied a site on a side street, always selected an unusually broad street, so that its location would possess some distinction. But the side streets now being occupied by comparatively high-grade shops are merely the usual 60-foot cross-town streets which occur every two hundred feet, which have no distinguishing characteristics and which lead to nowhere in particular. That they should be selected for this class of trade constitutes an extraordinary tribute to the pre-eminence of Fifth avenue in the minds of New York business men and the New York public.

In this connection one cannot help wondering what will become of the retail business now being carried on south of 23d street. Of course it is obvious that all the stores which live upon an exclusive class of customers will be obliged eventually to move. Both on Fifth avenue and on Broadway, south of 23d street, conditions are becoming intolerable to retail firms, whose customers travel in carriages or with automobiles. But is it not probable also that the more popular stores now situated on 14th street, Sixth avenue and 23d street will find it necessary to move? None of them has moved of late years, and one has recently increased the size of its 23d street shop, but it is at least an open question whether they can hold their own in their present locations as compared with more conveniently situated department stores farther north. Recent improvements in 23d and 14th streets have been intended for wholesalers rather than retailers. The whole district is being occupied by mercantile buildings and its streets are being cluttered with trucks. Changes in the means of communication have made this area relatively much less accessible than it used to be. No doubt both Sixth avenue and 23d street have been helped by the McAdoo tunnel, but competing regions farther north have been really benefited. Lower Sixth avenue and West 23d street, on the other hand, are being switched off the main line of travel. They will obtain little benefit from any of the subways whose construction is approved by the official plans. They will be even less helped by any contribution which the new Grand Central station and the Pennsylvania station will make to the means of communication of the Metropolitan district. They would have some compensation, in case the Seventh avenue subway is ever authorized, but it would hardly do to count upon that possibility. In any

event, their situation will become less and less central as the city grows in population and business. Its availability in the past was due to temporary conditions, which have not endured and will become in the future still less powerful.

Of course, it will not do to underestimate the powerful reasons which bind these stores to their existing locations. Wherever the sites of the stores are owned by the retail merchant or leased for a very long term of years, the removal would mean the loss of a considerable sum of money, because the site would be less valuable for wholesale than for retail purposes. The difficulty and expense of obtaining a new site in a better location would be enormous. Where would they go? Considerations such as these will undoubtedly make the department stores on lower Sixth avenue and on 23d street stick to their present locations with the utmost tenacity, and in so doing they can count upon the conservatism of the public. Retail trade is largely regulated by habit and custom. Buyers will keep on going to the shops and locations to which they are accustomed—even at some expense of convenience. Any change which takes place will be spread over a long series of years. But admitting that the change will be slow, it does look as if it would eventually take place. Any new stores which are started will be situated farther north and will obtain the advantage of a better location. The weaker and less ably managed shops downtown will be forced to the wall and will simply disappear. The effect of habit and custom on the public will become less powerful, and ultimately the stronger and better managed firms will either be forced out of business or will have to face the experience of removal.

In this connection it is worth while remarking that Manhattan needs badly a new thoroughfare on which retail firms now situated downtown would find it desirable to locate. Moreover, the best suggestion as yet made of the plan and line of such a thoroughfare is undoubtedly that of the architect, Mr. Alfred Rutgers Marshall. His idea of a curved street running roughly from Seventh avenue and 33d street to 40th street and Fifth avenue would provide just the addition to the street system in the retail district which is most needed and would be of most benefit. There can be little doubt that the new street besides relieving the traffic congestion in 34th street, 42d street and on Fifth avenue, would be occupied immediately by a high-class of retail shops. We have already remarked how closely such shops stick to 5th avenue and how, rather than get away from Fifth avenue, they will accept locations on undistinguished side streets. But the proposed new thoroughfare would lead into the grand avenue, and its whole sweep from Fifth to Sixth avenue would offer the better class of stores a distinguished location on a street connecting two most important traffic centers. The part of the new street west of Sixth avenue would be equally available for more shops, depending on a more popular trade. In this way the new thoroughfare would actually create business. It would constitute a positive addition to the general business efficiency of New York, and if necessary it could be used as a very available route whereby the Lexington avenue subway could reach Seventh avenue and serve the neglected West Side instead of the favored East Side. It is very much to be hoped that Borough President McAneny will not drop this idea, but will push it by all available and appropriate means.

### Unfair and Inexpedient.

The recent protest of the Property Owners Association of 42d street against a Seventh avenue subway affords an excellent illustration of the reason why associations of this kind exercise so little influence upon the policy of the municipal government. Almost every recommendation which they make in favor of action by the city and every protest they make against action are dictated by their own local interests. Only too often, they are not even satisfied, when they themselves have obtained what they want. They frequently oppose improvements to which other sections of the city are entitled,

merely because they either gain nothing or may lose a little by the undertaking of such an improvement. Some such motive seems to have determined by the protest, made by the 42d St. Association against the Seventh avenue subway.

Business in 42d street and Long Acre Square has been benefited because the upper West Side subway turned east at 42d street and reached the lower end of Manhattan by means of Fourth avenue and Elm street. If it had not done so, the existing distribution of business might have been very different. A West Side subway which pursued its natural course down Seventh avenue would have tended to distribute much of the theatrical business, in and about Long Acre Square, along the line of Seventh avenue, at least as far south as 34th street. It would have developed 34th street between Broadway and Eighth avenue somewhat at the expense of 42d street. Whenever it is constructed it will tend to have some such effect, and to do for Seventh avenue what the Sixth avenue elevated did for Sixth avenue and the existing subway for Fifth avenue. The operation of two continuous subways, one on the East and one on the West Side would probably result in the running of a shuttle service across 42d street, connecting the East and West Side stations. It is consequently somewhat to the interest of the property-owners in and near 42d street to oppose or delay the building of a Seventh avenue subway, notwithstanding the fact that the lower West Side is manifestly entitled to inclusion within the scope of the new subway system. The claim of this part of Manhattan to some benefit from a system which is to be partly supported from taxation is so obvious that it was to be opposed by indirect arguments. First the gratuitous assumption is made that the Seventh avenue subway is intended solely for the benefit of the Pennsylvania R. R. Co., and then an attack is made upon that company for its policy of not encouraging the passage of New Jersey Suburban traffic through the station.

But everyone knows that the Pennsylvania Station constitutes a very small part of the claim of the lower West Side for the benefit of a subway service. That whole section of the city will be partly deprived of its fair share of general growth in business, unless the Seventh avenue subway is built; and the whole city will be the loser thereby as well as the injured district. The most economic demands the utilization of every inch of available and accessible real estate. If any district which is actually convenient and accessible is side-tracked by being deprived of the same machinery of transportation that other neighboring districts enjoy the result is an unnecessary congestion of business in the favored sections and an unnecessary burden upon business in the shape of increased rents. The under development of the lower West Side may help the lower East Side and the district tributary to 42d street and Long Acre Square; but it will do so at the expense of the business interests of the whole city. That is the plain fact which helps to make the official plan for subway extension both unfair and inexpedient, despite what may be said by Property-Owners Associations with an eye only to their own interests.

### The Week in Real Estate.

The sum total of business transacted in the Manhattan realty market this week was rather disappointing, but several individual deals were reported of more than ordinary size. Middle Fifth avenue and the adjoining side streets again played a prominent part, as they have been doing for the last few weeks. Several sales both of an investment and speculative nature were made in this district and rumors of other large operations were current along the avenue.

The general feeling seems to be that the worst of the depression is over, but the approaching holiday season is likely to slow up business somewhat, until the early part of January. Downtown selling, a more or less prominent feature of the market for several weeks, was very largely absent, while the West Side trading was small in volume and rather commonplace in character.

The purchase of the residence of the late Dr. Isaac Kip at 448 Fifth avenue by the Burton Brothers was one of the two most interesting transactions of the week, and the reported selling figure of nearly \$700,000, comes very close to the top notch front foot price for inside avenue property. The site is probably worth more than any other inside plot in this part of the avenue, as it possessed many of the advantageous features of a corner. The old Wendel homestead, with its large vacant side-yard, adjoins on the south and as it is the Wendel policy never to sell and seldom to improve, side light of a fairly permanent nature is assured to the Kip property.

The next most important happening was the lease of the old Hoffman House annex to a prominent lace and embroidery firm now located in the old wholesale part of Broadway. This lease is particularly interesting in that it draws a sharp contrast between new and old conditions in New York. The hotel has been one of the most famous hostleries in the entire city, but the neighborhood has changed and the more modern houses have furnished a competition which made it unprofitable. The lessees are among the oldest and best known in their particular line, but the change in conditions in their neighborhood has made a move imperative, and their location at this point will but serve to establish more firmly than ever the new wholesale character of the Madison square district.

Two more sales were announced on 38th street, and another "tallest loft building in the world" will soon be found on 40th street as a result of the sale on that street of a plot adjacent to Broadway. Fifth avenue, between 42d and 59th streets, is slowly but surely giving way to the pressure of trade, and one by one the fashionable residences are being abandoned by their owners. This week Levi P. Morton announced that he would no longer occupy his dwelling at No. 681, and any enterprising merchant who wishes to take his place, may do so, for the trifling sum of \$800,000. Mr. Morton has gone to join the wealthy colony already established in the new and expensive apartment house at Fifth avenue and 81st street.

A fair amount of business leasing was reported, but outside of the deal for the Hoffman House, no very large transactions of this nature were in evidence. Another big building on Fourth avenue is likely to soon result from the removal by All Souls' Church of the restriction existing on a part of the property. The entire plot can now be had and negotiations for a sale are understood to be well under way.

A very modest amount of trading was reported from the Bronx, but two fairly good sales were included in the list. A syndicate of developers acquired the old Prevost farm, lying partly in Pelham Manor, and one in the big coal companies on the Harlem River purchased a large site for its own use.

Building news has not been plentiful of late and none but routine plans were filed with the department this week. A committee of prominent builders are urging upon the Mayor the advisability of having a single department to govern all building operations, with uniform rules for every borough, and a bill to provide for such a department is to be introduced in the next legislature.

Varnish was the most inactive department in the building material department this week. It faces a forced advance in price in the dullest month in the year. Linseed oil has gone up a cent a gallon in a week and China nut oil, which is used very largely in the manufacture of varnishes, is now quoted at 13½c., and it may go still higher because of the inability to get supplies into Hankow and because the cost of labor is high. Even though the ships are laden, the hostility of the Chinese pirates makes the risk too great for any producer to take. Linseed oil is stiffening at 71c. spot.

The only other materials that were conspicuous were structural steel, pig iron and wire products. In each one of these departments there is an upward price movement. The American Steel and Wire Company announced an advance of a dollar a ton in its products and has advised jobbers to fill their cellars now, inasmuch as any further advance in the price of steel bars will result in higher wire prices.

The hardware interests are also expecting an advance, nails being quoted to-day at \$1.55 base, whereas they were selling for a \$1.50 and under, last week.

The very heavy requirements for pig iron contracted for last week aggregating 240,000 tons, indicates a general strengthening of the equipment market. The activities of the fire prevention bureau and the trial of the proprietors of the Triangle Shirtwaist Factory has

created a big demand for fire-escapes so that the shops are now taking orders for February and March deliveries. The same is true of sprinklers; and there is a very firm demand for pumps, engines, motors and engines.

Common brick is depending upon freezing weather for a strong market and higher prices. Last year at this time there were twenty-two covered cargoes at dock and navigation was closed. This year there are only eight covered cargoes in the market and navigation was open practically all week. The result is that the buying movement is light because the dealers prefer to gamble with the weather and take a chance on another forced drop of 25c. rather than increase their stacks at the present price of \$6.75.

There is an improved demand for crushed stone which is traceable to an active winter in building operations. Portland cement, lumber, sand or building stone markets, all report a fair movement.

### William Henry Folsom.

Editor of the RECORD AND GUIDE:

In the death of William Henry Folsom the real estate profession of this city has lost one of its best known members. A founder and the first president of the Real Estate Board of Brokers, he gave the best of an eminently loyal nature to making it a successful organization. His interest in the board did not cease when he left the presidency, which he held for several terms, but he always took an active part in its affairs.

His untimely decease will be a great blow to a large number of friends.

DAVID A. CLARKSON.  
New York, Dec. 14.

### Mr. Marsh to Prof. Fairchild.

Editor of the RECORD AND GUIDE:

The review of my book, "The Taxation of Land Values in American Cities," by Prof. Fred R. Fairchild of Yale University demands some reference, since his deductions are those of owners of vacant land, who toil not, neither do they spin, but wish to gain wealth through the labor of others.

I take up his questions seriatim, and believe that the readers who have noticed his objections to my arguments will see the fallacy of most of them.

That the single tax arguments have been better stated by other writers, and already subjected to intelligent criticism, is cheerfully admitted. That the author was ignorant, or misunderstood economic principles may be possible, but my intention was to challenge the justice and advantages of some of the generally accepted economic theories.

The Professor has attributed to me the discovery that the heavier taxation of land values than buildings would relieve and prevent congestion. May I modestly disclaim such discovery? This was the recommendation of the New York Commission on Congestion of Population. The Commission stated on page 18 of its report: "The system of taxation has discouraged the construction of tenements, of factories and all other buildings until the growth of the city's projected improvement has given to land the capitalized congestion value to which reference has been made, and has enabled the owners of land to reap fortunes from values created largely by the increases of population. This policy is putting a premium upon congestion and is in appreciable measure responsible for the holding of land out of use for a much longer period than it would be so withheld if a large share of the increase of land values created by the community were recovered by them for community needs."

Prof. Fairchild is correct in stating that "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 land increment tax alone will not relieve congestion, nor encourage sufficiently the construction of adequate buildings at reasonable rents or prices. The professor might have noted that as far back as 1885, as I stated in my book, the English Royal Commission on Housing recommended taxing "land available for buildings, outside of towns, at 4 per cent. of the selling value." Similarly in 1909, the Minority Report of the English Royal Commission on Local Taxation recommended that the site should bear heavier taxation than the building. The heavier tax on land than on buildings is more fundamentally just and fiscally practical than a land increment tax; and, moreover, heavier taxation of land values actually does tax the future increments of land values permanently and much



# BUILDING SECTION

## BUYING BUILDING MATERIALS ECONOMICALLY.

Careful Estimating Necessary—What Is a Safe Margin to Allow for Waste—Construction Costs as Shown by Individual Items.

**M**OST builders do not know how to buy building materials economically. Contractors handling large operations are able to employ expert estimators whose business it is to keep down waste. But the home builder is ignorant of material values, and so is the speculative builder, because interest charges for extended credit put an artificial level on cash quotations. When architects make the estimates, the inexperienced builder is almost sure to fare better than if he took the figures himself, but the average speculative builder prefers to do the buying.

In estimating the cost of buildings for which plans have not been prepared, it is customary to figure in cents per cubic foot. In city property the cost will run from six cents for a frame dwelling with shingle roof, pine floors and finish, without bathroom or furnace, but otherwise a good house, to 20 cents for a brick dwelling fitted with good plumbing, bath, furnace, hardwood finish and well painted inside and out. A speculative building, in this city with ten-foot ceilings would cost from 15 to 18 cents a cubic foot, or \$1.50 to \$1.80 a square foot. Tenements and cottages to rent usually are figured at from 13 to 16 cents a cubic foot or from \$1.30 to \$1.65 a square foot. The typical New York flat is generally figured at from 31 to 40 cents a cubic foot, hotels range from 35 to 45 cents a cubic foot for first-class structures, from 28 to 48 for second-class structures, and from 24 to 30 for third-class buildings. Churches run from 20 to 35 cents for plain ones and from 30 to 45 cents for ornamental ones.

Construction costs differ. In New York they will be higher than in other cities. Wages for labor are higher here than in any other city in the country. It costs more to haul material, and the demand is steady enough to warrant high prices for materials whether made here or out of town. The average cost of a building in Chicago will run about 13 cents a cubic foot and a similar building in Boston will cost about 15 cents, while a counterpart of either one of these structures will cost over 20 cents to erect in New York. The above figures are for a fire-proof building of about 500,000 cubic feet in volume and with floor areas of approximately 40,000 square feet.

### N. Y. Building Exceeds Canal Cost.

The foregoing fact probably explains why New York City leads the country, if not the world, in the value of its annual building projects. In 1910, \$208,000,000 was expended in building construction in this city, more than half of which was for Manhattan operations. This was twelve and a half times more than was erected in Chicago, although that was the year when there was a great rush there on the parts of owners to get plans filed before the law affecting the heights of buildings became operative. Manhattan's total was more than three and one-half times that for Philadelphia, and no other city in the world reported more than one-quarter of that amount. It dwarfs the outlay expended upon the Panama Canal in an average year by \$175,000,000.

The extent of the demand for building material is more readily appreciated by such figures as the foregoing, and they supply a basis for conjecture on the losses sustained by builders who either cannot or do not figure close to requirements. The number of dollars involved in failures of builders in this city in 1910 gives a clue to the actual losses sustained by building material interests largely through the inability of builders to figure close to actual needs. The total runs to approximately \$19,000,000.

### Where the Wastes Occur.

The greatest waste is in the purchase of common brick and lumber, although large sums are lost through careless handling or storage of perishable materials, such as Portland cement, lime and plaster. Carelessness is governed by management, hence it is not an item to be considered under the head of purchase of building materials. Losses arising from careless figuring are inexcusable because

it is possible to reduce the element of waste in any building operation to a minimum even without the aid of an expert estimator.

Take lumber, for instance, the first thing to do is to apply to the New York Lumber Trade Association for a copy of its rules for lumber classification. If they cannot be procured there address the National Hardwood Lumber Dealers' Association, Chicago; the Mississippi Valley Lumber Manufacturers' Association of Minneapolis, Minn., or the Southern Lumber Manufacturers' Association of St. Louis. These rules will give the various standards of lumber.

It is then necessary only to have the dimensions of your building, to make estimates. Gillette's rules are standard. In estimating the number of joists for each room (we are now speaking especially of speculative dwelling operations in the suburbs) count the actual number and add one joist; for an extra joist is needed for the wall. Joists are nearly always bridged and for this purpose 2x4 material is used. The bridging is the crisscross bracing between the joists to keep them in upright positions.

### Estimating Lumber.

Allow 25 lin. ft. of 2x4 bridging for each "square" (100 square feet of flooring). Where 2x12-in. joists are placed 16 ins. apart it will be found that the 2x4-in. bridging amounts to 9 per cent. of the number of feet, board measure, of joists. On a plain roof count the number of rafters and add one. In estimating the number of studs for walls and partitions allow one stud for every lineal foot of wall or partition where studs are spaced 16 ins. center to center. This seemingly large allowance is made to cover the doubling of studs on corners, doors and windows. To estimate the quantity of shiplap or sheathing calculate the exact surface to be covered, deducting openings, then add 15 per cent. for sheathing and 17 for shiplap on floors, 17 for sheathing and 20 for shiplap on sidewalks and 20 for sheathing and 25 for shiplap on roofs.

Sheeting is laid with 2-in. space on cheap roofs. In such cases deduct accordingly. When sheathing and shiplap are laid diagonally add 5 per cent. to the foregoing figures to allow for waste in sawing both ends.

Lumber comes in even lengths, 16 feet generally being the maximum. It is, therefore, necessary to examine each area to be covered to see if the standard length will cover it or whether there will be waste on each length, and figure accordingly. In figuring the amount of siding required, calculate the exact surface, deducting openings, and add 33 per cent. if 6 in. siding laid four and a half to weather is used. If it is 4 in. siding add 50 per cent. to the surface.

### Figuring Flooring.

Flooring comes in two classes—dressed or square edged flooring, and dressed and matched flooring. The square edge flooring ordinarily has a face width of about  $\frac{1}{2}$  in. less than its nominal width, thus a piece of 6 in. square edge flooring has a face width of  $5\frac{1}{2}$  ins. and a piece of 4 in. flooring has a face width of  $3\frac{1}{2}$  ins. The loss in the case of the flooring with  $5\frac{1}{2}$  in. face is 9 per cent. and in the case of the  $3\frac{1}{2}$  in. face the loss is 14 per cent. But in addition to these mill losses there is usually waste owing to bad ends, etc., so that after estimating the exact area of floor, 11 per cent. should be added for 6 in. flooring and 20 per cent. for 4 in. flooring. Add 17 per cent. for 6 in. flooring where dressed and matched flooring is used, 25 per cent. for the same in 4 in. flooring, 33 per cent. in  $2\frac{1}{4}$  in. dressed and matched, and 40 per cent. in  $1\frac{3}{4}$  in. dressed and matched flooring. Extra allowance must be made if the floor is to be laid under partitions, and if the architect has so spaced the joists so that full lengths cannot be used, there may be a very large waste not included in the above allowances. This, by the way, is one of many instances where the inexperienced builder, figuring close, finds

himself overwhelmed with extras. Estimate flooring less than one inch thick as one inch. Ceiling and wainscoting are estimated exactly as dressed and matched flooring is estimated.

### Buying Common Brick.

In the purchase of common brick there is a great deal of waste. Bats, of half brick, result from careless dumping or loading on trucks, and the building department permits only a small percentage of these to go into a wall, generally depending upon the weight the wall has to sustain. There are three grades of common brick, commonly classified as Hudsons, Raritans and "Jerseys." Connecticut common brick also comes into this market at times.

Common brick is sold at wholesale at so much a thousand, depending upon the season of the year, supply and demand. The term "run-of-kiln" means that the brick so sold is taken from the kiln without being selected as to hardness, color or texture. "Culled" brick is that from which all so-called pale or light hards have been eliminated and they possess a "true metallic ring" when knocked together in the hand, thus showing thorough burning and soundness. The retail or "yard" price is that fixed by the dealer and which is quoted to the consumer. It is the wholesale price, plus carting from barge to his yard, and his profit, which varies according to the rating of the customer, the amount of credit he wishes, the distance the brick has to be hauled from yard to job, and the periods over which deliveries will extend. In winter there is added to this price the charges for covering the barges in the wholesale market and the fees the city exacts from brick men for watching them, whether the owner provides a watchman or not. This usually makes the winter price fifty or seventy-five cents more than the actual wholesale price. A thousand brick is figured at 40 cu. ft. when laid. There also are companies which deal in second-hand brick, but these seldom or never go into fair grade work except mill construction, and are not important as a marketable building material any more than is second-hand steel, trim and lumber.

### Mortar Formulae.

The mortar item is an important one for the builder to consider, and in this he must guard himself against waste. A safe proportion is one barrel of cement to one of sand, makes 4.17 cu. yds. of mortar; 1 to 2, 2.84; 1 to 3, 2.06; 1 to 4, 1.62; 1 to 5, 1.33 and 1 to 6, 1.14. That is: one barrel of sand to one of cement will make 4.17 cubic yards of mortar providing the sand has 38 per cent. voids. A barrel of Portland cement weighs 380 pounds and the weight of the barrel is figured at 20 pounds more. The size of the barrel varies, due to the difference in weight per struck bushel and to the difference in compressing the cement in the barrel. Four cloth bags make one barrel. Each empty bag weighs one and one-half pounds. If cement is bought in bags a charge of ten cents each is made, but a refund of from eight to ten cents is allowed upon a return of the bags. Cement ordered in wooden barrels costs ten cents a barrel more than in bulk.

Lime mortar may be mixed one part lime to three of sand, this proportion consuming about nine-tenths of a barrel of lime per thousand of brick, kiln count, the brick being laid with three-quarter inch joints. A common allowance in estimating the cost of mortar for standard size brick is one barrel of lime and six-tenths of a cubic yard of sand a thousand, kiln count.

About one-half a cubic yard of mortar is usually allowed per cubic yard of brick masonry, or seven-tenths of a cubic yard of mortar for a thousand of brick when the brick are laid with half inch joints. If cement mortar is used, the number of barrels of cement per cubic yard of mortar will seldom be less than 1.6 per thousand of brick, or eight-tenths barrel per cubic yard of brick masonry, for if the mortar is made leaner it will not trowel well and cause more loss in labor than is

## MODERN ARCHITECTURE.

### Lecture By a Dutch Architect—How Skyscrapers Should Appear.

A large audience came to hear the lecture of H. P. Berlage, the Dutch architect, before the Municipal Art Society on Monday evening, expecting some intimate references to American architecture, as most architects from abroad have something to say under that head. But Mr. Berlage's remarks were of very general application, and might just as well have been spoken in Amsterdam or London as in New York.

He thought we were at the beginning of a really modern architecture, and he advised that the character of our titanic buildings should be that of a mass grouping.

The occasion was the second stated meeting of the Municipal Art Society in the galleries of the National Arts Club in East 19th street. Before and after the lecture some of Mr. Berlage's best known and most typical drawings were on exhibition. The annual exhibition of the National Craftsmen's Society is open in the same building.

Mr. Berlage in the course of his lecture said:

"Architecture in our time derives forms from the kind of buildings which now represent the organized intellectual life—the office building and the store (shop). And as regards character, the office building cannot have another appearance than that of a massive pile, with facades that are simply large surfaces with window openings.

"The architect who has the courage to act on this principle, and not otherwise, thereby shows he understands the trend of our time. And it really requires courage to come forward with such a conception, as he surely cannot count on the sympathy of the general public, for the public prefers the facade of an Italian palace with the usual column scheme, or the gabled front of this or that French chateau.

"The public ever knows and values in a work of art simply the nice, the pretty, the handsome, which find responsive chords in their trivial souls. In the severe style there is nothing to satisfy the casual observer, whilst the agreeable style continues the greatest subjectivity. In her the artist occupied himself with the public.

"But for all that does this plain pile, with its simple distribution of windows, lead to the sublime, while the Italian palace, which in its time also certainly approached the loftiest beauty, furnishes in its regeneration the irrefutable proof, not even of decadence, but of complete impotence.

"It is a question of principles, and not one of antiquated traditions, that is decisive here. For it cannot be too often repeated that the matter-of-fact does not alone not exclude the beautiful, but does approach it, whilst the immaterial has in reality led to the ugly. Art does not by any means commence with the ornament, the presence of which is not a question of principle, but one of more or less luxurious treatment. And when Goethe says to Eckermann, 'that not everything that is useful (suitable, appropriate) is also beautiful, but that all that is beautiful is certainly useful,' he expresses the same sentiment, because, after all, the artist has to see to it that the useful becomes beautiful.

"Now, it appears from these observations that the object pursued by the modern architect is really not at all new, but that the same striving after matter-of-fact simplicity has been one of the very characteristics of all great style periods. This proclaims itself most purely at the beginning of an epoch of development, so that as proof from the absurd the consequences may be drawn that we now find ourselves indeed at the commencement of such a style-period.

"Every style has a period of rise, prime, and decline, or, as Hegel expresses it, of striving, attaining and overreaching. It is the succession of the severe, the ideal, and the agreeable styles, so that a style will not at the outset, but certainly at the end, have the sympathies of the public. For the products of all arts are works of the mind, and therefore, not within immediate reach, ready for all like the forms of nature.

"At the commencement of the twentieth century we do really stand at the beginning of a modern architecture. It shows itself certainly, still rather sporadically, and, of course, with different national characteristics, whilst reactionary tendencies are once more noticeable, with a renewed tendency towards the styles of Louis XVI. and the Empire. This has gone even so far that in building sky-

scrapers column-orders have been employed, which in such structures create a highly curious impression. They were used for decorating the nether stories, which can be seen; but also for the upper stories, which are hardly to be seen. But as the numerous intervening stories could not, of course, be decorated by piling up rows upon rows of columns, there arose a singular style conflict.

"Ought not, after all, the character of these titanic buildings to be that of a mass grouping, with omission of everything that can detract from this expression. For here we certainly have the concentration of the modern business life, and, therefore, also its architectural expression, so that these buildings could establish the architectural forms for the whole modern architecture.

"And yet, for the great private palaces examples from ancient Europe are still preferred, whilst it would be in perfect harmony with modern culture if the character of these palaces also were one of matter-of-fact simplicity. This would even mean an artistic expression of a higher order, and give assurance of a new, and in this case nobly rich, form. With this character of mass grouping, which indeed ought to be the character of modern architecture, the philosophy of architecture in general would change, which at the same time proves that we find ourselves at the beginning of a period of entirely new outlooks, for in classical architecture support and burden were expressed in column and architrave—an expression copied by the Renaissance of the nineteenth century.

"This led Schopenhauer to his saying that the only and permanent theme of architecture is that of support and burden, therefore its principle ought to be that there should be no burden without sufficient support, and no support without appropriate burden; that, in a word, the relation between these two should be a proper one. The purest expression of this theme is formed by column and architrave, so that the column order became in a certain sense the keynote of architecture.

"However, in my opinion, not even mediaeval architecture can be judged by this dictum, because in opposition to the classical horizontal line, it arrived at the vertical line, though the development of the vault system, which in a certain sense meant a negation of the material. Now, modern architecture would be able to express the enclosing of space through her mass grouping by way of external appearance, which would, generally speaking, also be the most ideal expression, as, after all, the art of building consists of the art of creating space. It is for this very reason that we speak of 'space art,' an expression which is, as far as I am aware, quite new.

"The external appearance is therefore not the cause, but the result of the harmonious form, given to the different spaces. This shows at the same time that the architecture of the facade is not the principal thing, but that it should be the outcome of the internal arrangement. This seems to be self-evident; but even this principle was completely neglected during the nineteenth century style period. Now, as regards the mass grouping, which should be supreme in modern architecture, it appears that Oriental art in a certain way seems to already respond to this principle, so that those who are afraid of a new direction, may be assured, that, after all, there seems to be nothing new under the sun. From these observations, it is once more evident that the principles are always the same, that it is simply a question whether or not they are being maintained, the external appearance becoming relatively a secondary matter. And now it is evident that the architecture of the nineteenth century has thought fit to abandon these principles altogether, which has called forth so fierce a reaction. For architecture this means that we should work on purely constructive principles and following our own creative power. This alone can assure an ideal development of architecture. This alone will be able to restore to her works what we have missed in them during the nineteenth century—vigor."

### Twenty-Third Street Widening.

Widening operations are now going on in front of the Metropolitan Building in 23d street. The building itself is not to be disturbed, though it has porticos projecting over the line, in consideration of keeping a public passageway open through the interior of the building, between Madison and Fourth avenues, this being the basis of an agreement between the Metropolitan company and the city. In the process of widening the roadway, the position of the downtown entrance to the subway station will be changed.

saved in cement.

Kelly Island, Rockland and other standard grades of lime are sold by the barrel, 220 lbs., net. When shipped in bulk 2½ bushels of 80 lbs. per bushel are usually called a barrel. A barrel holds about 3.6 cubic feet. The average yield of lime paste from the best limes is 2.6 barrels of paste for each barrel of quick lime. This paste is usually mixed with two parts sand by measure. It therefore takes about 1½ barrels of the best quicklime to make one cubic yard of mortar. A poor lime does not make three-fourths as much paste as good lime.

A word may here be said about the purchase of lime in bulk. Good lime is protected against air slaking and for that reason it is sealed and certified with the manufacturer's certificate within. This lime sells for a dollar a barrel. Many builders buy their lime in open carload lots, for about sixty cents a barrel, and think they are getting a bargain. As a matter of fact such lime is air slaked and it will take two of these sixty cent barrels to do the work of one barrel of certified lime. Here is where many builders lose money. It is a leak that would be instantly stopped if the builder would only take the time to investigate. Most individual builders do not know this difference until they find their original estimate way out of proportion to what their actual building cost proves to be.

### Estimating Lathing.

Metal lath is now as generally used as wooden lath, and it is an important item of figuring construction. The standard size of wood lath is ¼ ins. x 1½ ins. x 4 ft. There is a special lath, however, which is made in 32-in. lengths. Laths are sold by the thousand in bundles of 50 or 100 laths each. The price is usually around \$3 per M., and 1,500 are required to cover 100 sq. yds. Allow ten pounds of 3d fine nails for 100 sq. yds. when joists are 16 ins. c. to c. and 1,250 laths is usually counted a day's work for a lather. The total cost of wood lathing should be somewhere around \$8.64 per 100 sq. yds. Metal lath runs in price from 2.65 to 2.84 lbs. a square yard, and the cost varies from 15 cents to 20 cents a square yard. The total cost per 100 sq. yds. for metal lathing should not be much over \$18.50. These figures include the cost of scaffolding and is on a 6,000 sq. yd. basis.

### Plastering Estimates.

Plastering is generally applied in three coats, scratch, brown and white or finish. On brick walls the scratch coat is often omitted. Plaster is made either with lime or gypsum, known also as plaster of Paris. Some plasters are made with lime gauged with Portland cement. Whatever kind of plaster is used, sand and hair are mixed with the plaster. The hair comes in paper bags which are supposed to contain one bushel of hair when beaten up, and supposed to weigh seven pounds. Some cement plasters are sold with the proper amount of hair mixed in. Cement plaster is commonly sold in 100-lb. sacks, four sacks to the barrel. The usual quotation is 25 cents a barrel.

In making lime plaster one part of lime paste is used to 2 or 2½ parts of screened sand. About 1¼ yards of sand are required per 100 yards of three-coat plaster and about 4 barrels of lime or cement plaster and 2 bushels of hair. The cost of 100 sq. yds. of three-coat plaster should come to \$21.20.

Excavating, front brick, stone, stucco and other exterior material varies in cost according to the character of the work, but none of these represent such serious leakages as do the items herein enumerated.

### Still in the Air.

Brooklyn's new Municipal Building has had another setback, and it is now being said that the project will be deferred until another administration comes in, as the Board of Estimate is not likely to approve of the recent contract with McKenzie, Voorhees & Gmelin. The firm of Lord & Hewlett have a claim for \$165,000 for plans which Borough President Coler ordered.

"You can say for me," said Borough President Steers, "that I will not change my attitude. I have maintained all along that Lord & Hewlett are entitled to only \$10,000. I have the opinion of the Corporation Counsel, who holds that under the agreement made by Mr. Coler with Lord & Hewlett, dated October 24, 1908, the firm is entitled to only \$10,000. If I thought the firm was entitled to more I would not place any obstacle in the way."



# LEADING ANTI-"SHOESTRINGERS."

## OFFICERS ELECT.

### Of Consolidated Building Trades Employers' Association.

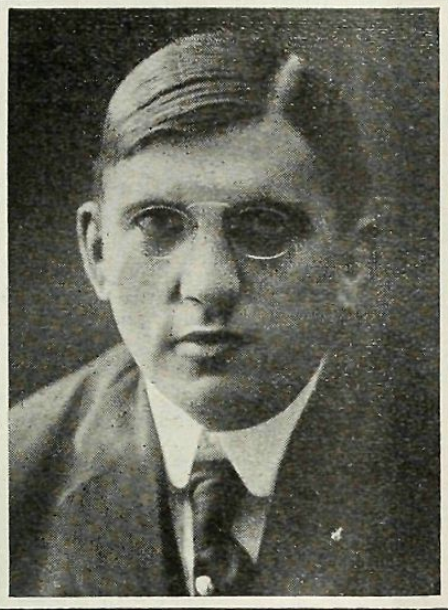
Officers were elected and several appointments were made at the offices of the Consolidated Building Trades Employers' Association recently. A. C. Horn, of the A. C. Horn Co., fireproofing, was re-elected president, and Thomas Smith, of Robertson & Smith, plasterers, and John Wegman, painting, remain vice-president and treasurer, respectively. John Niebuhr was appointed representative.

The new finance committee will consist of Chas. M. Murtha, of Murtha & Schmohl, building material; E. L. Barnard, of Church E. Gates, lumber, and Chas. L. Adams, of Cross, Austin & Ireland Lumber Co.

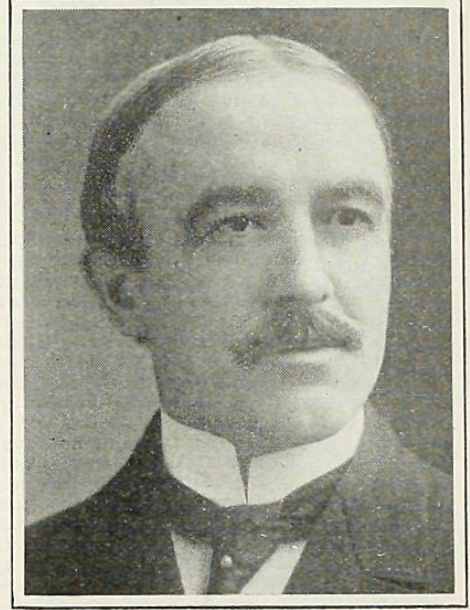
Thomas Mannion, of the Monumental Plaster Co., was elected chairman of the Board of Trustees, which is composed of John H. Symmers, of J. H. Symmers, cut stone; A. E. Klotz, of A. E. Klotz & Co., fireproofing; Thos. Laheny, of Davis Laheny & Co., painters, and Orlando Marine, stone.

This executive committee was appointed: Chairman, Wm. Wales, of Wales & Son, plasterers; Wm. Henry, of Henry Construction Co., excavators; P. Indelli, of Indelli & Conforti Co., stone masons; A. L. Libman, of Libman Construction Co., brick masons; C. M. Murtha, Jr., of Murtha & Schmohl Co., mason material dealers; E. L. Barnard, of Church E. Gates, lumber; C. W. Brown, Jr., of Kertscher & Co., trim; J. Conroy, of Conroy Bros. Co., plasterers; G. Mason, of Standard Waite Fireproofing Co., cement masons; A. E. Klotz, of A. E. Klotz & Co., fireproof arches; G. Mason, of Brooklyn Fireproof Co., fireproof trim; M. Wimpie, of Guarantee Elec. Co., electrical contractors; I. Simons, of Simons & Mayer, iron; Clarence E. Smith, of John R. Smith's Sons, cut stone contractors; I. W. Horn, of I. W. & C. Horn Co., blue-stone granite; J. J. Falihee, of Falihee & McCaul Co., plumbers; Thos. Laheny, of Davis Laheny Co., plasterers; N. Lalor, of N. Lalor, carpenter; Herbert A. Lounsbury, of Fredenberg & Lounsbury, face brick; E. V. Eckerson, of N. J. Terra Cotta Co., terra cotta; H. G. Welling, of Dimick & Fink Co., plumbers' and steam-fitters' supplies; Walter E. Vought, of Acme Metal Ceiling Co., metal ceilings; F. L. Union, of Union Bldg. Material Co., metallic lathers; M. J. Callahan, of M. J. Callahan, steam fitters; Benj. Reisner, of Benj. Reisner, sheet metal; M. Schreiber, of Standard Damproofing; H. M. Pfeffer, of Bronx Roofing Co., roofers; J. Newmark, of Cons. Chandelier Co., gas and electric fixtures; J. Friedman, of Friedman Marble & Slate Co., marble, tile and mosaic; Max Silberstein, of Colonial Mantel & Refrig. Co., mantel and refrig.; M. Eberhardt, of M. Eberhardt & Son, hardware and supplies; M. Kramer, of Kramer Cont. Co., contractors; John Hauser, of John Hauser, architect; H. A. Prindle, of Watson Stillman Co., machinery and building appliance; Morris Marks, of Marks Bros., glass, and Davis Kahr, of Brooklyn Fireproof Sash & Door Co., fireproof trim.

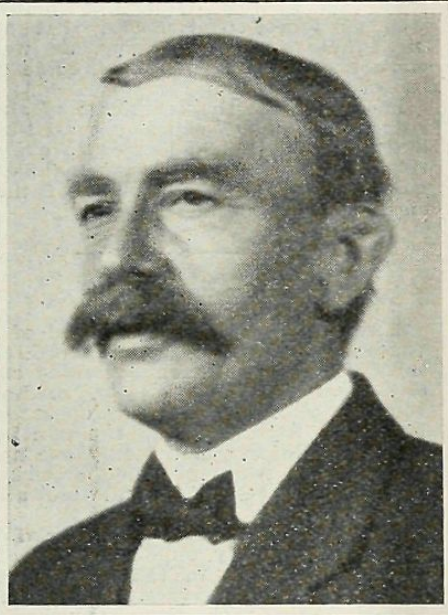
The Consolidated Building Trades Employers' Association was formed with fifteen charter members a year ago to protect honest contractors against irresponsible builders known to the trade as "Shoestringers." It now has a membership of more than 500 leading firms. Its headquarters is at 1943 Madison avenue, where W. H. McAllister, the secretary, has his offices. At the first annual banquet held at the Hotel Astor on November 23, 1911, the members were addressed by Superintendent Miller of the Manhattan Bureau of Buildings and by Commissioner John J. Murphy of the Tenement House Department, both of whom spoke highly of the purposes of the organization. Commissioner Murphy said: "Regarding the criminal speculator the public has to pay for all frauds in higher costs. I say, sustain the man who may fail to meet his obligations through unmerited misfortune as strongly as you repress the criminal speculator who purposes fraud from the inception of his undertaking."



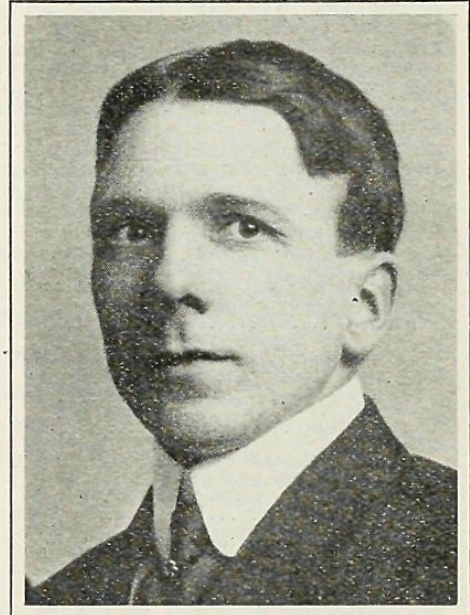
A. C. HORN  
President



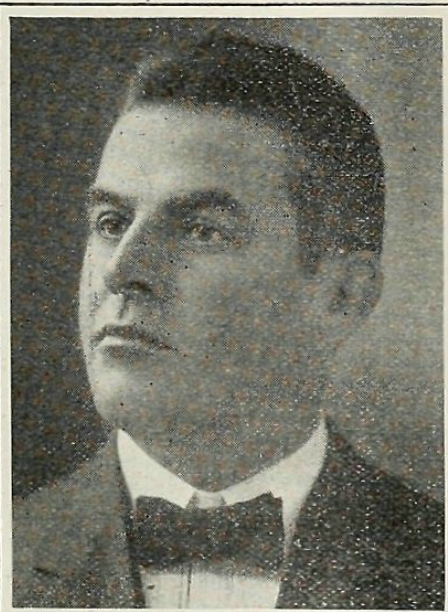
THOMAS MANNION  
Chairman of the Board of Trustees



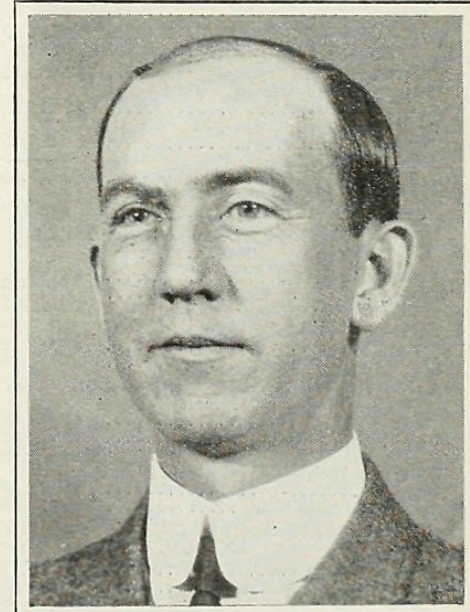
WILLIAM WALES  
Chairman of the Executive Committee



THOMAS SMITH  
Vice-President



JOHN WEGMAN  
Treasurer



JOHN NIEBUHR  
Representative

Officers of the Consolidated Building Trades Employers' Association of New York City

The Secretary is W. H. McAllister.

Headquarters, 1943 Madison Avenue

**SEVENTH AVENUE EXTENSION.**

**An Estimate of Its Total Cost, Including Land and Construction.**

VARIOUS estimates have been made of the probable cost of the southerly extension of Seventh avenue and the widening of Varick street. Four different ways of accomplishing the purpose have been proposed from time to time and the estimated cost of the projects have ranged from \$3,798,000 to \$16,926,000. The pending project provides simply for the extension of the avenue through to Varick street and the widening of that street down to its junction with West Broadway. A report on the present status of the proceeding will be found in the Record and Guide of September 30.

The defeat of the State Constitutional Amendment for excess condemnation is a great disappointment to the friends of this proposed public improvement, because the amendment would have provided a way of lessening the net cost of the work. Under the existing laws the cost can be distributed between (1) a local area of special benefit, (2) one or more city boroughs, and (3) the entire city. The assessments can also be levied in five annual payments. Under the old laws it was proposed to assess one-half the cost upon an area of special benefit and the other half upon the city at large, but it was not deemed possible that the adjacent property could meet its share. Under the new Gerhardt law, enacted this year, the share of the area of special benefit may be as small as 20 or 25 per cent. The city's share might be 50 per cent. (which has already been appropriated) and the balance be divided between the boroughs of Manhattan and the Bronx.

The Record and Guide has been favored with an estimate of the total cost of the improvement by Robert Flaherty, of 27 Broadway, an expert in condemnation proceedings. He uses the figures of other proceedings as the basis of his calculation, which is as follows:

Assessed valuation of 244 parcels	\$5,441,000.00
Estimate of awards therefore based on awards made in former proceedings, double above figures	10,882,000.00
Cost of condemning 244 parcels \$360 each	87,840.00
Two years' interest thereon at 6 per cent.	1,305,840.00
Removing 244 bldgs. at \$250 each, and filling	61,000.00

Total estimated cost..... \$12,336,680.00  
To which may be added for regulating, grading, paving, curbing, sidewalks, etc. 500,000.00  
This item is assessed on the property immediately adjoining the improvement and not generally.

**MANHATTAN BRIDGE APPROACH.**

The awards for 94 parcels were	\$4,395,178.50
42 parcels purchased	2,728,089.00
Two years' interest at 6 per cent	854,792.00
Cost of condemning 94 parcels at \$375 each	35,245.95

Cost not including regulating, etc. \$8,013,305.45  
Assessed valuation of 140 parcels 4,079,300.00

**BLACKWELL'S ISLAND (QUEENSBORO) BRIDGE APPROACH, MANHATTAN.**

Awards for 49 parcels were....	\$2,060,775.00
Cost of commission, \$346 each parcel	18,553.68
Two years' interest at 6 per cent.	247,292.00

Cost not including regulating, etc. \$2,326,620.68  
Assessed valuation of property taken 1,090,500.00

**WIDENING LIVINGSTON STREET, BROOKLYN.**

Awards were	\$1,989,890.27
Two years' interest	119,393.40

Cost not including regulating and costs \$2,109,283.67  
Assessed valuation 1,199,300.00

**A NEW (KENMARE) STREET, BOWERY TO ELM STREET.**

Awards were	\$1,087,693.00
Two years' interest	130,582.00

Cost not including regulating and costs \$1,218,265.00  
Assessed valuation 538,000.00

**MANHATTAN APPROACH TO BROOKLYN BRIDGE.**

Awards were	\$5,407,138.00
Two years' interest	448,856.00

Cost not including regulating and costs \$5,855,994.00  
Assessed valuation 2,871,500.00

Until Seventh avenue is extended it is improbable that it will be used for a subway route, because the Public Service Commission is opposed to adding the cost of the land that would have to be taken for the purpose to the cost of constructing the subway. The Board has virtually decided to wait until Seventh avenue is cut through before building a subway down the West Side.

This is the situation that property interests desirous of a lower West Side subway must meet. Accepting Mr. Flaherty's estimate of the total cost of extending Seventh avenue, the local area of special benefit could not expect an assessment of not much less than \$3,000,000. That special area would be bounded by Dey street on the south and 42d street on the north. (See map in Record and Guide of September 30.) If the Public Service Commission could be persuaded into taking Seventh avenue as it stands for a subway route irrespective of a surface roadway extension and adding the expense thereof to the cost of subway construction, property owners would get their subway and possibly their surface improvement on better terms.

**Wingdale Prison Controversy.**

The new State Prison Commission decided, at a meeting this week, with the consent of the bondsmen of the P. J. Carlin Company, which holds the contract for the construction of the new institution, that work under the contract be suspended for ninety days, without prejudice to the rights either of the State or the company. Whether the whole project will be given up or not is still a question.

The case is simply one where one political administration frustrates the good intentions of its predecessor. The primary purpose was to relieve Sing Sing village and the Hudson River shores of the presence of this prison pen. It was not the intention to erect a palatial health resort in a prominent place for the benefit of convicted felons. The historic Hudson River highlands, consecrated by the blood of the Revolutionary heroes, deserved a better public monument from the State of New York than a gloomy penitentiary would represent. The new prison commission decided on Wingdale because it was inconspicuous and yet an accessible place.

**MORE INSPECTIONS.**

**House Heating Boilers in New York State Must be Insured or Inspected.**

A provision of Chapter 451 of the New York State laws relative to the inspection of steam boilers by the State Fire Marshal is attracting much attention, as it is found to include heating plants as well as power boilers. The provision in question reads:

"The State Fire Marshal shall also cause to be inspected all boilers in buildings and all other places where same are used for the generating of steam, except where a certificate has been filed certifying that such boilers have been inspected by a duly authorized insurance company. A fee of \$5 shall be charged the owner or lessee of each boiler inspected by the inspector of the office of the State Fire Marshal."

There are in the State about 1,700 insurance companies whose certificate State Marshal Thomas J. Ahearn will accept, and the agents of these see to it that the fire marshal does not have to make an examination, if they can help it. To insure a boiler does not cost much in excess of the fee that the fire marshal would exact if he had to make an inspection, therefore the owners of boilers are convinced of the economy in taking out a policy of insurance in the first instance.

Under authority vested in him Fire Marshal Ahearn has made an order that all boilers generating 10 lbs. pressure and over of steam are subject to inspection. It is not generally appreciated, however, that this applies to heating plants as well as power plants, and that apartment houses and dwellings, as well as office buildings and factories, come under the order.

The fact that the certificate of the insurance companies will be accepted by the State fire marshal in lieu of an examination by one of his deputies is admitted to be greatly to the advantage of the insurance companies.

**Barge Canal Terminals.**

A report from the State Board of Canvassers at Albany gives the official returns on the voting on questions especially submitted to the electors at the November elections. The proposition to bond the State for the construction of barge terminals was the only one not rejected. The seven proposed amendments to the State Constitution were all defeated.

State Engineer and Surveyor Bensel, who was formerly chief engineer of the Dock Department in this city, says the actual work of constructing the terminals should begin with three months. The canal commission will have \$19,800,000 at its disposal. A number of terminals will be built at this city and others at Albany, Syracuse, Rochester and Buffalo, consisting of docks, storehouses and freight depots. Land will have to be acquired for the purpose. The State Engineer has had plans in preparation for a long time.

The returns from the State Board of Canvassers show 315,932 votes in favor of the proposition and 311,516 against it.

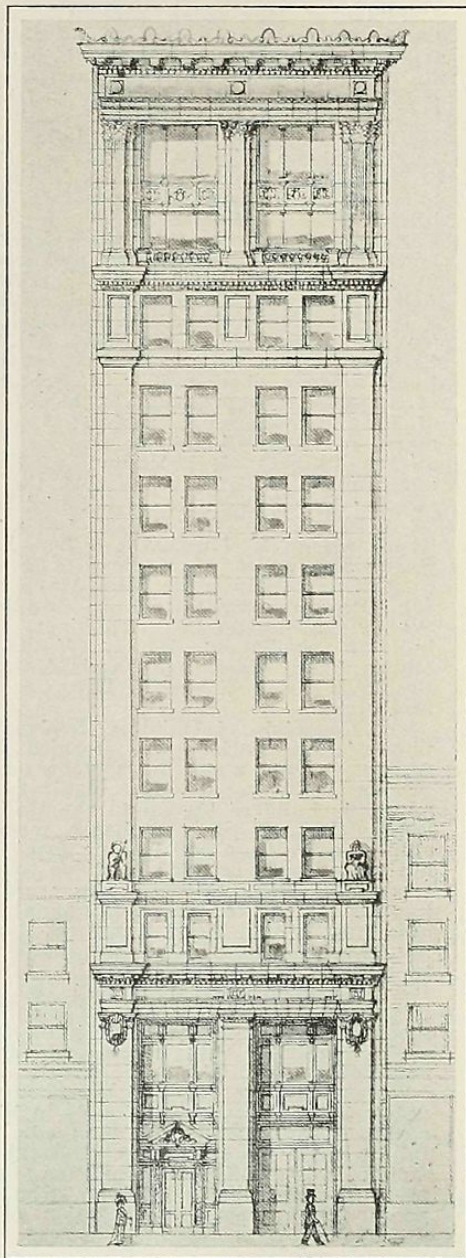
The seven proposed amendments to the constitution which were also submitted to the people were all rejected by majorities ranging from 41,572 to 151,914, the latter on the proposition to increase the salaries of legislators.

Amendment No. 4—In relation to taking private property for public use: For 254,095, against 357,881; rejected by 103,786.

Amendment No. 7—Authorizing the Supreme Court to ascertain compensation when private property is taken for public use: For 274,846, against 322,782; rejected by 47,936.

State Engineer Bensel will be in New York Monday to open a barge canal terminal office. He has appointed Carlton Greene (at present resident engineer at Schenectady, as division engineer in New York, to have charge of the terminal work in this city.

Mr. Bensel proposes to call a conference of representatives of the New York Chamber of Commerce, New York Board of Trade and Transportation, New York Harbor Commission and Calvin Tomkins, Commissioner of Docks, for the first or second week in January, at which plans for the terminal facilities in New York City will be discussed. Terminals are expected to be built at Inwood, West 135th street, N. R.; West 78th street, N. R.; West 51st street to 54th street, N. R.; Gansevoort street, N. R.; Vestry street, N. R.; Grand street, E. R.; East 150th street, E. R.; East 136th street and one other place on the Harlem River; Newtown Creek and Gowanus Bay.



Shampan & Shampan, Architects.  
COMMERCIAL BUILDING FOR THE LOWER EAST SIDE.

To be erected in the east side of Attorney street, 50 feet north of Division street, for A. L. Kass, a banker. The building is planned to house commercial concerns, and includes a modern stable.

## CHANGING CITY LIFE.

### More Homes for the Masses Needed in Manhattan—Old Families Leaving.

Two great tendencies in New York real estate affairs are becoming pronounced. One is illustrated by the determination of Hon. Levi P. Morton to sell his Fifth avenue residence and go into apartments.

The other tendency is exemplified by the fact that as only elevator houses are now being built on Manhattan Island as a general rule, and as the old tenements are gradually being reduced in number, families which cannot afford to meet the rent schedules charged in elevator houses are steadily migrating to the other boroughs or wherever cheaper housing is obtainable.

Men like ex-Vice-President Morton will not, of course, be satisfied with apartment houses as their permanent homes. An apartment cannot take the place of a private dwelling in this respect and can only be considered as a temporary habitation. The real homes of our first families will hereafter be in the country. Mr. Morton has a fine estate named "Ferncliff" at Rhinebeck on the Hudson, and if he follows the new fashion he will spend much more of his time there than he has in the past.

The middle-class man of family seems also to be losing his taste for city life. An estimate by a real estate authority is that fifty thousand families have moved off the island this year. A far larger number of newcomers have, of course, taken their places, but the fact remains that many old New York families have found during the last decade that old ties and associations are being broken up, and that things are not as they used to be. Consequently they, too, are thinking of moving. Old churches lament dwindling congregations, old friends come less frequently to the clubs in the evenings, and after awhile one hears that they have joined the great army of commuters.

During the three months covered by the last quarterly report of the Building Department 176 tenement houses were demolished in Manhattan and only 68 added. The new houses are, however, much larger than the old ones and have added 2,585 apartments to the total supply from which the demolition of the old houses took away but 935 apartments, leaving a net increase of only 1,597 apartments.

Up to October 1st only 153 apartment houses had been planned in this borough since the first of the year, and the indications are that the total number for the year will not be very many in excess of 200. When the total number of old houses demolished is deducted it will be seen that the borough has provided new apartments for only a comparatively small proportion of the possible increase in population.

Last year only 208 apartment houses were planned in Manhattan, against 459 in 1909, 210 in 1908, and 309 in 1907. Nearly all of the houses now being erected are of the elevator type, in which the average rentals are above \$1,000 a year. It is obvious that as the cheaper apartments are decreasing in number each year, families in moderate circumstances are being pressed by degrees out of the central sections. The process may be divided into several stages, but the ultimate consequence is as stated.

Every year it is becoming more difficult for the average man to maintain a household in the old-fashioned way, and more and more life in Manhattan is taking on the character of sojourning, with an extremely large proportion of the population consisting of people of the boarding and rooming class, for whose patronage restaurants and theatres are being multiplied and old private dwellings transformed into boarding-houses at a high rate.

### Liability to Abutting Owners.

The Hudson & Manhattan Railroad Company's charter required it to support the pipes in the streets and to make good to abutting owners any damage to property done through any fault or negligence of said company or of any contractor or sub-contractor. In preparing for the construction of the Hudson Terminal Building the Hudson & Manhattan Railroad Company, acting through the Hudson Companies and in part through the James Pilkington Company and the O'Rourke Engineering & Construction Company, sub-contractors, dug up the bed of Dey street, built a sewer on the east side of Church street, made extensive excavations on the west side of Church street, sunk caissons and built a cofferdam, and in so doing caused steam pipes in a street to leak and the steam to escape, which entered the walls of the plaintiff's cellar and injured its wines.

The Appellate Division has just decided that the excavations were the proximate cause of such injury and that plaintiff could not be required to distinguish between damage caused by negligence and that occurring as a necessary consequence of the work, nor to distinguish between the damage caused by the Hudson & Manhattan Railroad Company and that caused by the independent contractor or the sub-contractors, and that the Hudson & Manhattan Railroad Company and the Hudson Companies were responsible for all the damage.

Proof of the negligence was not essential if the damage was occasioned by the building operations of the defendants, the defendants being obligated to conduct their operations in such a manner as to avoid injury to abutting owners. The jury having answered certain specific questions to the effect that the damage was caused by the building operations of the defendants, the verdict for the entire amount of damage is sustained.

### Asphalt in Great Demand.

It is the practice to include under the term "asphalt" the solid varieties used in asphalt varnish, the mixture of sand or limestone with asphalt called bituminous rock, and the semisolid residue left after distilling off the lighter constituents of asphaltic varieties of petroleum.

In the combined production of these varieties there was an increase in the total output from 228,655 tons, valued at \$2,138,273, in 1909 to 260,080 tons, valued at \$3,080,067, in 1910, but the trade conditions affecting the production of the different classes of asphalt are so dissimilar that one class may be affected very favorably during a given period, while another class may be depressed by the same general trade conditions.

The year 1910 was rather remarkable for the impetus given to the building of better roads. The experimental work carried on by various municipal, State, and national highway bureaus has generally favored the use of semiliquid asphalt as a binder, and this has stimulated the demand for the asphalt obtained as a residue from the Texas, California and other oils.

This product increased from a total of 128,861 short tons in 1909 to 159,424 short tons in 1910, and the value at the place of production increased from \$1,558,463 in 1909 to \$2,207,937 in 1910. This represents an increase in price from \$12 per short ton in 1909 to nearly \$14 in 1910, which shows that the greater production did not serve to demoralize prices but was a legitimate response to an increased consumptive demand. An interesting bulletin on the use of bitumens in road building has recently been published by the Office of Public Roads of the United States Department of Agriculture.

Bituminous rock, which also contributed to the development of better roads, also showed a noteworthy increase in production, while the total contributions of asphalt of the varnish trade showed a decline.

### A Modern Duel.

Albert E. Davis, architect, has accepted the challenge of James A. Donnelly, lawyer, to a debate on the Bronx County bill in the following letter:

"While my profession affords no training for debate as yours does, yet Bronx secession seems to me so unwise and continued union with Manhattan in the great County of New York so desirable that I accept your challenge to debate the subject at a time and place and under conditions to be mutually agreed upon. If you will forward me your views on the latter points, I will formulate mine and we can undoubtedly come to an agreement."

Mr. Donnelly suggested that each side name two representatives to confer as to details. Mr. Davis has selected William Duncan Cameron, of 1901 Bathgate avenue, and Charles L. Ullman, of 3221 White Plains road, as his representatives.

### Strikers Warned By U. S. Judge.

Strikes against non-union trim have occurred in several instances since the U. S. District Court issued a temporary injunction against the carpenters to restrain them from boycotting the products of the Paine Lumber Company and other outside manufacturers. Judge Cox has had some of the defendants before him and has advised them to respect the court's order and counsel the individual members of the unions to do likewise. Charles M. Beattie of counsel for the unions told the Judge that the men had boycotted the material of their own accord. The injunction holds pending a trial of the case.

## ENCROACHMENT LAW.

### Latest Decision By the Court of Appeals—A Broadway Case.

The New York State Court of Appeals has again declared that permanent encroachments over the building-line are unlawful and that no municipal body has authority to sanction them. In consequence of the decision, the Park Commissioners must remove the steps, porticos, cornices and show-windows which project from the front of the building on the south side of Greeley square once belonging to and occupied by the Union Dime Savings Bank.

That the complaint against the encroachment was made by a rival business neighbor who is not a citizen of this country is not considered a defence by the court of last resort, nor is it a complete answer to show that the complainant maintains similar obstructions on his own premises.

The action was entitled "The People ex rel Browning-King Company, appellant, vs. Charles B. Stover and others as Commissioners of Parks, respondent." The Court of Appeals has affirmed the judgment of the Appellate Division of the Supreme Court, First Department, without handing down an opinion. The opinion of the Appellate Division therefore contains the law of the case. The court held as follows:

That show-windows whose glass fronts encroach on the public street from three to four feet, and entrance porticos encroaching over seven feet on the highway are unlawful and are public nuisances which it is the duty of the public authorities to abate.

Where such obstructions exist in New York City no permit from the Park Department or other municipal body can legally authorize their maintenance.

The lessee of an adjoining building complaining of such obstruction may either institute a suit in equity to compel their removal or he may call upon the proper public officers by mandamus to perform their duty and remove the encroachments.

Where he pursues the latter course it is immaterial that the obstructions have been in existence for a long time and that the relator and his predecessor in interest have not complained before, for no prescriptive right to occupy the streets can be gained as against the public, and no adjoining owner can legalize such obstruction by acquiescence.

Nor is it a defence that the relator maintains similar obstructions on his own premises, or that he has shown no damage from respondent's obstructions.

That the relator is a foreign corporation doing business in this State does not prevent it from maintaining the proceeding. A foreign corporation which has obtained a certificate to do business here is entitled to the protection of our laws.

Where it appears that the obstructions have existed for a long time the writ of mandamus should direct the proper authorities to remove them, or in their discretion to take the appropriate measure to compel their removal by the owner or lessee, and if such proceedings are instituted to prosecute them with all reasonable speed.

The building in question is owned by the English-American Realty Company and John David is the lessee. In 1909 they erected under a permit from the Park Department the show-windows now complained of, which replaced other show-windows that were built fifteen years ago. The space they occupy was formerly an open area protected by a railing, which was put there when the building was erected thirty-five years ago.

There are also two massive entrance porticos, one on Broadway and one on the 32d street side, each of which encroach on the street seven feet or more.

At the trial of the action the defendants set up the claim that (1) the complaint was not a citizen of this State, (2) that he was himself a transgressor, (3) that the defendants had acquired by prescription as against the relator the right to maintain stone steps, porticos and show-windows, and (4) that the complainant has been in no wise damaged.

The Supreme Court thought this constituted a good defence, but the Appellate Division overruled this judgment and the Court of Appeals sustains the Appellate Division. The encroachments would soon have had to be removed in any event, as the Board of Estimate has ordered the removal of all projections on Broadway between Madison and Greeley squares. Asst. Corporation Counsel Pearce represented the city in this action.

—The weather has been extremely favorable to outside building operations this December, when the general expectation was for a closed season.

### Plans Indefinite for Asbestos Plant.

Nothing definite has yet been decided regarding plans for the new asbestos plant which the H. W. Johns-Manville Company, of 100 William street, contemplates erecting at FINDERNE, New Jersey, removing its present plant from the foot of Thirty-ninth street, South Brooklyn. The company recently obtained about 200 acres of land at FINDERNE, lying a short distance south of the Jersey Central station. The total amount to be spent on the plant and other necessary improvements, including the erection of about 200 houses for workmen, it is said, will approximate about \$2,000,000. No architect or engineer has yet been retained, and it is learned that no action will be taken until after the company's next board meeting on December 28. P. F. Manville has charge of building matters.

### Browning Building May Go 25 Stories.

Edward W. Browning, 18 West 75th street, who has just completed the twenty-two story loft building at 141 to 145 West 36th street, has just commissioned Buchman & Fox, 11 East 59th street, to design plans for another structure, probably twenty-five stories in height, to be erected at 110 to 112 West 40th street, making it the tallest of their type in the city. There will be cession foundations and the interior equipment will contain some new inventions of convenience unusual in the present day loft structure. Further details with reference to materials and planning have not been quite determined, and no building contracts have been placed.

### Huge Sign Opposite the New Library.

Walter J. Solomon has had plans prepared for an advertising sign thirty-three feet in height and 125 feet in length, to be erected on the top of the Old Bristol building on 5th avenue at the northwest corner of 42d street, immediately opposite the new Public Library. Another large advertising sign, for which plans have just been completed and submitted to the Bureau of Buildings, is to cover the old Studebaker building at Broadway, 7th avenue and 48th street. It will rise to a height of 70 feet, facing the entire frontage of 106 feet. Plans for a third advertising sign on top of the loft building at 5 West 58th street, adjoining the Plaza Hotel, are also before the department examiner for approval.

### Contract for New Cooper Union.

The Cooper Union Trustees awarded to the George A. Fuller Company, on Thursday, the general contract to erect the new seven-story building on the old Tompkins Market site, 3d avenue, 6th and 7th streets, and Hall place, to be devoted to scientific and technical work. The trustees are unable to erect the entire structure at this time, as funds are available for only three stories. The remaining three stories will require an additional sum of \$350,000. Clinton & Russell, 32 Nassau street, are the architects.

### CONTEMPLATED CONSTRUCTIONS.

#### Manhattan.

#### APARTMENTS, FLATS AND TENEMENTS.

PARK AV.—R. E. Moses, 366 5th av, steam and electrical engineer, is taking estimates on heating, lighting and vacuum-cleaning system for the apartment house at the northwest corner of Park av and 76th st, for the Seventy-sixth Street and Park Avenue Co., from plans by George and Edward Blum, 505 5th av, at a cost of \$300,000.

CATHEDRAL PARKWAY.—W. Haefeli, 17 Madison av, has plans ready for bids for the 12-story apartment house, 100x82 ft., to be erected on the south side of Cathedral Parkway, 100 ft. west of Columbus av, at a cost of \$325,000. The old Lyceum Building Co., 65 Broadway, is the owner.

RIVERSIDE DRIVE.—The London Construction Co., 149 Broadway, will soon award all sub-contracts for the 6-story apartment house, 50x72.2 ft., on the east side of Riverside Drive, 193.10 ft. south of 129th st, to cost \$45,000. Gronenberg & Leuchtag, 7 West 22d st, are the architects.

ST. NICHOLAS AV.—Nast & Springsteen, architects, 21 West 45th st, will complete plans in about six weeks for the 6-story apartment with stores, 115x95 ft., to be erected at the southeast corner of St. Nicholas av and 172d st, for the Paterno & Son Construction Co., on premises. The estimated cost is \$150,000. The owners build and will take bids on all subcontracts, including excavating, structural iron, one electric passenger elevator, ornamental iron, interior marble and tile, dumb waiters, sheet metal and ceiling work.

PARK AV.—Plans are still in course of preparation for the 12-story apartment house, 190x186 ft., to be erected by the Montana Realty Co., 135 Broadway, Clifford Potter, president; John M. Stoddard, secretary, and Frederick G. Potter,

treasurer, on the east side of Park av, from 52d to 53d sts. Rouse & Goldstone, 38 West 32d st, are the architects.

86TH ST.—Neville & Bagge, 217 West 125th st, have completed plans for alterations to the 7-story tenement northwest corner of 86th st and Central Park West, for David E. Oppenheimer, 56 East 66th st. Cost, \$4,500.

142D ST.—Schwartz & Gross, 347 5th av, have filed plans at the Tenement House Department for the 6-story apartment, 99x11x115 ft., at the northwest corner of 142d st and Convent av, for the Benclare Construction Co. The cost is estimated at \$200,000.

47TH ST.—H. A. Smith and W. P. Miller, 1181 Broadway, have completed plans for a 6-story tenement, 100x88.5, in the west side of 47th st, 350 ft. west of 10th av, at an estimated cost of \$120,000. The Hartley Open Stair Co., 20 Broad st, is the owner.

109TH ST.—Plans are ready for the 9-story apartment house, 55.8x85.11 ft., which the Paterno Construction Co., 440 Riverside Drive, is to erect at 227 and 229 West 109th st, from plans by Gaetan Ajello, 1 West 34th st. Estimated cost, \$150,000.

#### FACTORIES AND WAREHOUSES.

149TH ST.—A. Santine, 441 East 149th st, owner, is taking bids on the general contract, and work will start some time in February, for the 8-story addition, 92.6x113 ft., to the storage building at the rear of 441 and 445 East 149th st, to cost \$128,000. C. F. Lohse, 563 Eagle av, prepared these plans.

#### HOSPITALS AND ASYLUMS.

42D ST.—R. D. Kimball Co., 12 East 38th st, engineers for the new hospital, 5-stys, 177x199 ft., to be erected at 303 to 325 East 42d st, through to 304 and 322 East 43d st, will receive bids between January 15 and February 1 on heating, lighting and plumbing. Marc Eidlitz & Son, 489 5th av, general contractors.

#### MUNICIPAL WORK.

26TH ST.—All bids received for the lighting equipment for the morgue building, foot of East 26th st, for the Department of Public Charities, have been rejected. The lowest bid received was from the Maintenance Co., 54 Franklin St. Plans will be readvertised.

#### STABLES AND GARAGES.

171ST ST.—The George Jacob Construction Co., 1999 Morris av, owner, will soon start the erection of a 3-story brick stable, 25x90 ft., in the north side of 171st st, 100 ft. west of Amsterdam av, from plans by John Houser, 360 West 125th st. Estimated cost, \$138,000.

#### STORES, OFFICES AND LOFTS.

47TH ST.—Bernstein & Bernstein, 24 East 23d st, have plans ready for bids for alterations to the store and studio building, consisting of a new front addition, at 118 West 47th st, for Christopher D. Sullivan, on premises.


ELDRIDGE ST.—Bernstein & Bernstein, 24 East 23d st, are taking bids for the 7-story loft building, 50x83 ft., to be erected at 50 and 52 Eldridge st for Whitty Bros., 54 Eldridge st.

ATTORNEY ST.—A. L. Kass, 122 Essex st, owner, will erect a 12-story loft and stable building in the east side of Attorney st, 50 ft. north of Division st. The facade is designed in an Italian renaissance style with constitution materials of Milford pink granite for 3-stys and a Norman Kitting brick with polychrome mat glazed terra cotta for the upper 9 stys. Passenger and freight elevators and sprinkler system. Shampam & Shampam, 772 Broadway, Brooklyn, are the architects and will supervise the construction. J. William Mengel, of 366 5th av, is figuring on the general contract.

BROADWAY.—No contracts have been awarded for the 2-story store and office, 90.11x100 ft., to be erected at the northeast corner of Broadway and Cathedral Parkway, for the estate of Robert E. Westcott, 33 Wall st. Townsend, Steidle & Haskell, 1328 Broadway, are the architects. Estimated cost, \$65,000.

29TH ST.—C. P. H. Gilbert, 1123 Broadway, has plans ready for changing the residence, 8 West 29th st, for store and loft purposes, for Andrew J. Connick, on premises. A new front and interior alterations will be made. No contract has been awarded.

46TH ST.—Henry C. Pelton, 8 West 38th st, has been selected architect to prepare plans for remodeling the building at 22 West 46th st, for store and loft purposes. J. Howard Wainwright, 22 West 46th st, is the owner. The contract will be awarded about Jan. 1.



(Nib'co)

How Did He Do It?

### Bronx.

#### APARTMENTS, FLATS AND TENEMENTS.

BATHGATE AV.—The Newport Realty Co., 35 Nassau st, owner, and Gronenberg & Leuchtag, 7 West 22d st, architects, are ready for bids on all sub-contracts for the 5-story flat, 50x181 ft., to be erected on the west side of Bathgate av, 100 ft. south of 173d st. Estimated cost, \$35,000.

LORILLARD PL.—The Pierce Construction Co., 663 Crescent av, is taking bids on sub-contracts for the 5-story flat, 50x88 ft., to be erected on the east side of Lorillard pl, 284 ft. south of 187th st. M. W. Del Gaudio, 401 Tremont av, architect.

ELM PL.—Isabella Warren, 2495 Elm pl, owner, and Robert E. Rogers, 5 and 7 East 42d st, architect, are taking bids on the general contract for the 5-story flat to be erected on the west side of Elm pl, near Fordham rd, the Bronx, at a cost of \$40,000.

#### DWELLINGS.

KINGSBRIDGE TERRACE.—In all probability, the plot on the west side of Kingsbridge Terrace, 140 ft. south of Boston av, 79.82x116 ft. x irregular, will be improved with four 2-story brick houses, for two families each. The Edmunston Construction Company is the owner.

#### FACTORIES AND WAREHOUSES.

WESTCHESTER.—The Legislation Committee of the Taxpayers' Alliance of the Borough of the Bronx have recommendations for the erection of a new hospital in Westchester for the care of patients with contagious diseases. It is understood that the matter will be brought up for discussion in a short time.

#### MISCELLANEOUS.

EXTERIOR ST.—The property recently bought by S. Trimmer & Sons, Inc., Harlem River and 138th st, comprising eleven lots, 275x100 ft., in the east side of Exterior st, 150 ft. north of 138th st, will not be improved at the present time. No building has yet been planned.

#### MUNICIPAL WORK.

PROSPECT AV.—Cockerill & Little submitted the lowest bid, at \$33,333, for the erection of the new engine house for the city on the west side of Prospect av, 25 ft. north of 152d st, from plans by Hoppin & Koen, 244 5th av.

MORRIS AV.—Richard Carvel Co., 401 West 59th st, submitted the lowest bid, at \$15,000, for the erection of a new fire house on the west side of Morris av, 229 ft. south of 169th st, from plans by Hoppin & Koen, 244 5th av.

#### SCHOOLS AND COLLEGES.

BRYANT AV.—C. B. J. Snyder, architect, 500 Park av, will prepare plans for the new public school to be erected on Bryant and Vyse avs, 175 ft. south of 173d st, for the city. The site was purchased by the city this week.

#### STORES, OFFICES AND LOFTS.

TREMONT AV.—Charles S. Clark, 443 East Tremont av, is taking bids for the heating system necessary for the office building, now under way at the southeast corner of Tremont and Arthur avs, the Bronx, for William Bergen, owner. The structural steel work is now being erected.

### Brooklyn.

#### MUNICIPAL WORK.

KNICKERBOCKER AV.—The Mitchell Construction Co., 4 Court sq, submitted the lowest bid for the erection of the new engine house for the city at 528 Knickerbocker av, Brooklyn, from plans by Hoppin & Koen, 214 5th av, N. Y. C.

7TH AV.—The Mitchell Construction Co., 4 Court sq, submitted the lowest bid, at \$29,287, for the erection of the new fire house, 2-stys, 25x75 ft., at 7th av and 50th st, Brooklyn, from plans by Hoppin & Koen, 244 5th av, N. Y. C.

### Queens.

#### DWELLINGS.

BELLE HARBOR, L. I.—Plans are figuring for the 2½-story residence, 34x52 ft., for T. F. Lancer, to be erected on Southampton av, south of Washington av, from plans by W. W. Smith, 82 Wall st, N. Y. C.

SOUTHAMPTON, L. I.—Hiss & Weeks, 1123 Broadway, N. Y. C., have completed plans for the 2½-story residence, 50x100 ft., for Mrs. Alfred Hoyt, 934 5th av, N. Y. C., to be erected here at a cost of \$100,000. It will be some months yet before work is started.

#### HOTELS.

EDGEWATER, L. I.—Bids will shortly close for the 3-story hotel, 120x irregular, to be erected by A. Gussow, 395 4th av, N. Y. C., from plans by Oscar Lowinson, 18 East 42d st, N. Y. C. Estimated cost, \$40,000.

#### STABLES AND GARAGES.

RICHMOND HILL, L. I.—C. W. Vanderbeck, 2706 Jamaica av, Richmond Hill, is revising plans for a stable and residence, 2-stys, 35x90 ft., to be erected here by N. Geible. Estimated cost, \$10,000.

### Richmond.

#### MUNICIPAL WORK.

TOMPKINSVILLE, S. I.—William Flannagan submitted the lowest bid, at \$38,500, for the 3-story fire house, 25x75 ft., which the city is to erect at this place from plans by Hoppin & Koen, 244 5th av, N. Y. C.

**Suffolk.****DWELLINGS.**

PORT JEFFERSON, L. I.—Jacob Meurer, tin manufacturer, is receiving estimates for a new residence which he contemplates erecting at this place in the near future.

**STORES, OFFICES AND LOFTS.**

BAYSHORE, L. I.—Ingle & Hart, Amityville, L. I., have completed plans and will soon be ready for bids for the 3-sty brick business building to be erected here at a cost of \$16,000. J. Robbins, owner.

**Out of Town.****APARTMENTS, FLATS AND TENEMENTS.**

BAYONNE, N. J.—John J. Schmidt has prepared plans for the erection of a 3-sty frame flat, 22x63 ft., at 46 Prospect av, for J. P. Modrowski, of 54 Prospect av, Bayonne. The cost is estimated at \$6,000.

WEST NEW YORK, N. J.—Frank Severino has prepared plans for a 3-sty brick flat, 25x62 ft., to be erected at the southeast corner of Polk and 20th sts, for Frank Garagaro, 213 15th st, West New York. All modern improvements, excepting heat, will be installed. The cost is estimated at \$14,000.

**CHURCHES.**

HUDSON CITY, N. J.—The congregation of Simpson Church, of this place, are raising funds for the erection of a new edifice. Address the pastor for details.

LITTLE VALLEY, N. Y.—The Board of Supervisors has appropriated \$8,000 for completing the Sailors' and Soldiers' County Memorial Building, at this place.

BLACK ROCK, N. Y.—A new Catholic church, school and rectory will be built on Esser and Henrietta avs in the spring. The Rev. Father Henry A. Dolan, Bolivar, N. Y., will take charge of the new parish.

JERSEY CITY, N. J.—Satterlee & Boyd, 1123 Broadway, N. Y. C., have prepared plans for alterations to the Grace Protestant Episcopal Church, at 2d av and Erie st, this city. Preliminary figures have been received, but the contract has not been awarded.

FOREST HILL, N. J.—The congregation of the Forest Hill Presbyterian Church has selected the property at Highland av and Heller Parkway as the site for the new edifice which it contemplates erecting at a cost of approximately \$50,000. The building committee consists of Seymour Tucker, Dr. Emery W. Given, Charles H. Jewett, Charles T. Staines, James Duguid, William Strait and Elias Heller.

**DWELLINGS.**

PERTH AMBOY, N. J.—Koyen & Ostergaard contemplate the erection of two 2-sty frame cottages in the east side of High st, 150 ft. south of Lewis st, to cost about \$4,000 each. Most of the modern improvements will be installed.

SALAMANCA, N. Y.—Former Senator Fancher has put \$100,000 into an investment fund for the erection of two hundred houses, at this place, next spring, to accommodate the workmen for new factories.

BAYONNE, N. J.—The Bayonne Hospital and Dispensary, 30th st, Bayonne, is receiving estimates for the erection of a nurses' home, 3-stys, 38x80 ft., to cost \$20,000. L. C. Holden, 103 Park av, N. Y. C., prepared these plans.

WHITE PLAINS, N. Y.—The residence of T. L. Chabourne, Jr., 30 Pine st, N. Y. C., which was recently burned, is about to be rebuilt. Hunt & Hunt, 28 East 21st st, N. Y. C., have prepared plans for a garage to be erected in connection with the new residence. In all probability, these architects will also design the new house.

**FACTORIES AND WAREHOUSES.**

PATERSON, N. J.—The Board of Trade has appointed a guarantee fund committee, consisting of William Wieda, H. H. Schoonmaker and M. H. Ellenbogen, for the purpose of securing new industries for this city. President Grant Sipp, Peter Van Kirk, William H. Rogers and Secretary Fitzgerald, of the Board of Trade, are negotiating with a New York button manufacturing concern that is looking for new quarters. Mr. Van Kirk is ready to erect a mill for the accommodation of this company.

NEW BRUNSWICK, N. J.—Howard V. Buttler & Co., 75 John st, contemplates the erection of a 2-sty storehouse, 130x75 ft., on Remsen av, near Talmadge st, this place. Work will begin at once.

NEW BRUNSWICK, N. J.—The Joseph Hensler Brewing Co., of Newark, contemplates the erection of a brick, iron and steel bottling plant in Schureman st, to cost about \$35,000. Plans were prepared by Frederick Wunder & Son, 957 Broadway, Brooklyn, N. Y. All work will be done by local contractors. Modern machinery will be installed.

**HALLS AND CLUBS.**

TROY, N. Y.—The members of the Oriental Temple, Nobles of the Mystic Shrine, contemplate the erection of a 2-sty lodge building. A definite site has not yet been decided upon. Edward W. Wood is secretary.

ROCHESTER, N. Y.—The Rochester Labor Temple Association contemplates the erection of a new temple at 85, 87 and 93 North Fitzhugh st, on a plot 67x159 ft. It is indefinite how soon work will be started. Address secretary of the association for particulars.

GLEN RIDGE, N. J.—The Country Club, of Glen Ridge, is receiving estimates for a new club house to be erected at this place.

PORTLAND, ORE.—Milton See & Son, 6 West 22d st, N. Y. C., are preparing sketches for a large auditorium to be erected here in the near future. W. C. Tucker, 165 5th av, N. Y. C., will be the sanitary engineer.

MIDDLETOWN, N. Y.—The Middletown Lodge, No. 1097, B. P. O. Elks, contemplates the erection of a 3-sty addition, 40x35 ft., to their building, at this place. Construction will begin in the spring.

ROCHESTER, N. Y.—The Eighth Ward Republican League, John C. Hoffman, president, contemplates the erection of a new club house in this city. A definite site has not yet been selected. It is probable that work will begin this coming year. Funds will be raised for construction.

BATAVIA, N. Y.—The Young Women's Christian Association has raised \$10,000 for the purpose of erecting a new home and a gymnasium. Work will begin in the spring.

EAST ORANGE, N. J.—Plans are being prepared for a 3-sty brick lodge, 32x90 ft., on the west side of Greenwood av, near North 19th st, for the Ophir Lodge No. 186, F. and A. M., to cost about \$20,000. Work will begin in the spring. John B. Woolston, 91 Hawthorne av, East Orange, is chairman of the building committee.

**HOSPITALS AND ASYLUMS.**

LITTLE VALLEY, N. Y.—Plans are being considered for the erection of a county tuberculosis hospital. A definite site has not yet been selected. Dr. W. W. Jones, of Dayton, is chairman of the special committee on site.

STEBUN COUNTY, N. Y.—A new tuberculosis hospital will soon be erected at this place, three miles west of Cohocton, where about one hundred acres of land have been leased.

**HOTELS.**

BRIARCLIFF, N. Y.—Henry J. Hardenbergh, 1328 Broadway, N. Y. C., is making plans for extensive alterations and additions to the hotel at Briarcliff for W. W. Law, owner. It is indefinite how soon operations will be started.

GENEVA, N. Y.—George Sweeney, of the Hotel Victoria, Broadway and 27th st, N. Y. C., says that the report that he would erect a new hotel at this place is entirely without foundation. He also denies that he will manage the enterprise.

**MISCELLANEOUS.**

JERSEY CITY, N. J.—The Metropolitan Motor Speedway Association, a company now being formed in which Roe & Runyon, attorneys, 15 Exchange pl, Jersey City, are interested, contemplates the establishment of a large motor-drome for automobile meets and athletic games of every description, covering an area of 330 acres of ground on the Jersey City meadows, near the Manhattan Transfer Station of the Pennsylvania Railroad. The scheme will include a grandstand, with a seating capacity of 100,000, five miles of racetrack for automobiles, about 60 feet wide, of reinforced concrete, with a roadbed of vitrified tile. Harrison & Dunham, 15 Exchange pl, Jersey City, will be the engineers. The estimated cost is placed at about \$1,500,000, and it is thought that work will be undertaken about February 1. No contract has been awarded, except for the filling in of the ground.

**MUNICIPAL WORK.**

GUTTENBERG, N. J.—The Town Council contemplates the construction of a 12-inch vitrified pipe sewer or drain, with appurtenances, to commence 25 ft. south of the north end of Adams st to 26th st, and there connect with the 26th st main lateral sewer, in the town of Guttenberg, Hudson County, N. J.

UNIONPORT, N. Y.—Benedetto & Egan, 251 West 24th st, N. Y. C., submitted the lowest bid, at \$66,399, for the erection of the new fire house, 3-stys, 50x74 ft., for the City of New York, at Bailey av and Albany rd, from plans by Hoppin & Koen, 244 5th av, N. Y. C.

JERSEY CITY, N. J.—Plans are being considered by the city for the erection of a 3 or 4-sty police station and waiting room at Montgomery st, Bergen av and Foye pl, on a plot, 65x65x50 ft. No definite action has yet been taken.

**PUBLIC BUILDINGS.**

MAPLEWOOD, N. J.—The Maplewood Home and School Association has been requested to appoint a committee to confer with the library committee of the Maplewood Improvement Association to devise ways and means to bring about the establishment of a public library at this place.

TONAWANDA, N. Y.—Plans have been completed for the new federal building at the corner of Goundry and Oliver sts, at a cost of \$80,000. The contract will be awarded in a short time.

NEW ROCHELLE, N. Y.—Plans have been prepared by Albert Randolph Ross, 16 East 42d st, N. Y. C., for the new New Rochelle public library. Nothing definite will be decided before February with view to construction and materials.

**SCHOOLS AND COLLEGES.**

NEWARK, N. J.—Members of the Newark Board of Education contemplate the erection of a school for incorrigible pupils. No definite plans have yet been settled upon.

BOGOTA, N. J.—The Board of Education contemplates the erection of a new high school. Definite plans have not yet been considered, but it is probable that work will begin in the near future.

MONTCLAIR, N. J.—The Board of Education, at this place, are taking bids until January 15 for the new public school, 3-stys, 120x130 ft., to be erected here, at a cost of about \$100,000. James Gamble Rogers, 11 East 24th st, N. Y. C., is the architect.

CAMDEN, N. Y.—The Board of Education will call for bids, about January, for an addition to the public school here, to cost \$25,000. A. L. Lansing, of Watertown, N. Y., is the architect.

**STORES, OFFICES AND LOFTS.**

BOSTON, MASS.—Henry F. Keyes and Monks & Johnson, architects and engineers, associated, Boston, Mass., are preparing plans and specifications for the Boston Fish Market Corporation for five buildings, to be located on tidewater at South Boston. Two of the structures will be 720x60 ft., 3-stys high, and will be built on the new State pier that will be 1,200 ft. long by 400 ft. wide. The other three buildings will be located on the southern side of Northern av, just across from the pier. Two of these will be 600x60 ft. and 3-stys high. The third, a freezing plant, will be 70 ft. square. These buildings will be of the most modern fireproof construction, and will house practically the entire wholesale fish industry of Boston.

WATERTOWN, N. Y.—Plans are being prepared by Constantine Ganter and John A. Zimmer for a 3-sty store and apartment building, 41x68 ft., at the corner of State and William sts, this city. Work will begin in the spring.

JERSEY CITY, N. J.—The Phoenix Realty Co., 579 Summit av, contemplates the erection of a large business building at the southwest corner of Summit and Newark avs, on a plot 85x125 ft. Definite action has not yet been taken.

KENMORE, N. Y.—Plans have been drawn for a 2-sty brick business building to be erected at the corner of Mang and Delaware avs, this place, at a cost of \$20,000. Those interested, financially, are the members of the Mang family. Ground will be broken in a short time.

NEWARK, N. J.—Marvin Davis & Turton, architects, 303 5th av, N. Y. C., are preparing plans for a 3-sty addition, marble front, to the Firemen's Insurance Company's building in the east side of Broad st, this city, to cost in the neighborhood of \$35,000.

ELMIRA, N. Y.—Messrs. Carl I. Jessen and Daniel J. Kelly, of 120 and 122 Railroad av, contemplate the erection of two business buildings in Market st, near Baldwin st. Both buildings will be the same style, and will form one large business block, measuring 40x65 ft. Definite plans have not yet been decided upon.

CINCINNATI, O.—Cass Gilbert, 11 East 24th st, N. Y. C., has about completed plans for the Union Central Life Insurance Company building, to be erected in this city. G. Aus, 11 E. 24th st, N. Y. C., and Garber & Woodward, of Cincinnati, will be the structural engineers. Bids will soon be called for.

**THEATRES.**

PORTCHESTER, N. Y.—Isaac Wein and a syndicate contemplate the erection of a theatre at 27 South Main st, this place, with a seating capacity of about 2,500. Definite plans have not yet been considered, but the promoters are figuring on the work.

**Contracts Awarded.****APARTMENTS, FLATS AND TENEMENTS.**

SYRACUSE, N. Y.—The William & Wade Co., of Watertown, N. Y., have received the painting and decorative contracts for the 64-family apartment house which the National Construction Co. is erecting in James st, this city. The contract involves between \$10,000 and \$12,000.

5TH AV.—The King's Iron Works, 343 East 99th st, has received the steel and ornamental iron work, and Julius Muller, Mt. Vernon, N. Y., the masonry, for the 6-sty apartment, with stores, 50x100 ft., to be erected by Charles I. Weinstein, 17 West 120th st, at the southwest corner of 5th av and 111th st. No other sub-contracts have been let.

BAYSHORE, L. I.—William Campbell, of Great River, has received the mason work, and W. W. Smith, Bayshore, the carpenter contract, for the new apartment house to be erected by J. E. McGowan, of the Bayshore Hotel, in Main st, this place, from plans by J. L. Burley, 29 Broadway, N. Y. C. The building will be 3-stys, 110x60 ft. Excavating is under way. No other sub-contracts have been awarded.

116TH ST.—Contracts have been awarded for alterations to the three tenements, 133 to 137 West 116th st, to Blotkin & Taub, 221 East 110th st, mason work; Tomback & McPhee, 203 East 110th st, plumbing, for J. Ritter, owner. L. A. Sheinart, 194 Bowery, architect. The Waldorf Construction Co., 203 East 110th st, general contractor.

NEWARK, N. J.—The Goeller Iron Works, Waverly, N. J., has received the steel and iron work for the bachelor apartment house to be erected by the Fourth Ward Realty Co., in this city.

**BANKS.**

EATONTOWN, N. J.—Dingman, Darby & Dingman, of Eatontown, have received the contract to the pressed brick bank building at this place for the Eatontown Institution, from plans by Leon Cubberley, 192 Broadway, Long Branch, N. J. The cost is about \$5,000.

**CHURCHES.**

UPPER MONTCLAIR, N. J.—Bogart & Calough, Paterson, N. J., have received the steel and ornamental iron work necessary for the new edifice for the Upper Montclair Presbyterian congregation, at this place.

**DWELLINGS.**

MT. VERNON, N. Y.—Sillery & Casey, 118 North 5th av, have received the heating contract, and Henry Wilkins the plumbing, for the new residence for Julius Samuels, 296 Summit av, Mt. Vernon, to be erected on Villa rd and Westchester av, at a cost of \$15,000. Samuel Gibson, of this place, is the general contractor, and A. G. C. Fletcher, 103 Park av, N. Y. C., architect.

FAR ROCKAWAY, L. I.—Peter Roach, Far Rockaway, has received the general contract to erect the 2½-sty residence and garage, 35x32 ft., for L. H. Strouse, owner. Joseph L. Steinman, 10 East 33d st, N. Y. C., is the architect. Estimated cost, \$12,000.

FAR ROCKAWAY, L. I.—Max Berchardt, this place, has the general contract to erect a 2½-sty residence, 34x35 ft., for Oliver Whiston, owner. Joseph L. Steinman, 10 East 33d st, N. Y. C., architect. Estimated cost, \$12,000.

NEW BRIGHTON, S. I.—Ernest Kasbarsky, of this place, has received the contract to erect four frame dwellings, 21x27 ft. for Ada E. Eadie, on the north side of Fairview av. to cost about \$3,000 each. John Davis, of Tompkinsville, architect.

NEW BRIGHTON, S. I.—Ernest Kasbarsky, New Brighton, has the contract to erect four 2-sty frame dwellings, 21x27 ft. in the south side of Nassau st, 100 ft. north of Fairview av, to cost about \$3,000 each. John Davis, of Tompkinsville, architect.

WESTERLEIGH, S. I.—Peter Larsen, 50 Decker av, Port Richmond, has the contract to erect a 2½-sty dwelling, 21x48 ft. at the northeast corner of Jewett and New York av, for Mrs. William Atkins, to cost about \$5,000.

#### FACTORIES AND WAREHOUSES.

WATERTOWN, N. Y.—The National Construction Co., of Syracuse, has received the contract to erect the large steel plant on the north side of Black river, across from Sewall's Island, for the Bagley & Sewall Co. Work will not be started until next spring.

#### HOTELS AND CLUBS.

NEWARK, N. J.—The Hedden Iron Construction Co., 22 Clinton st, has received the structural steel and ornamental iron work, John Gerber heating and plumbing, for the club house and auditorium which the Bohemian Benevolent and Literary Association will erect here, at a cost of \$20,000. Charles L. Steinbrenner, Essex Building, Newark, is the architect. Excavating is now going on. M. Hiltger, 28 South 20th st, Newark, has the general contract.

ROCHESTER, N. Y.—John Luther & Sons have the contract for the carpenter work, and A. Friederich's Sons Co. the masonry, for the new building to be erected in Franklin st by the Young Women's Christian Association, from plans by Crandal & Strobel, 401 E. & B. Bldg., at a cost of \$70,000. The structure will be of brick, 35 ft. high, 117x85 ft. Colonel Henry A. Strong is the donor.

#### MUNICIPAL WORK.

PLAINFIELD, N. J.—Charles A. Peterson, 1456 East 2d st, has received the contract for building an extension of the sanitary sewer in Lenox and Cameron av and Laramie rd, this place, at a cost of \$6,454.

NYACK, N. Y.—The Schunnemunk Construction Co. has received the contract to construct the State road from Knapp's Corners to the Nyack corporation line, at a cost of \$24,405. Work will begin in the spring.

MONTOUR FALLS, N. Y.—E. T. Beck & Co., of Warren, Pa., have received the contract to construct a portion of Route 6, State highway, 1.55 miles, in this city, at a cost of \$26,167.99. Other bidders were Murray & Ford, Elmira, \$29,606.75; Kennedy & McGreevy & Co., Elmira, \$28,251.14; Coughlin & Lowman, Elmira, \$27,653.19; and A. F. Chapman & Co., Buffalo, \$35,965.54.

FULTON, N. Y.—The T. A. Gillespie Co., 50 Church st, N. Y. C., has received the contract to complete the barge canal contract at this place at a cost of \$106,738.

ITHACA, N. Y.—Hallock & Angle, of Newburgh, have received the contract from the State Highway Commission to construct the Ithaca-Trumansburg rd in Tompkins county at a cost of \$13,722.

FRUIT VALLEY, N. Y.—The Shaughnessy Construction Co., of Albany, has received the contract for building the State rd from Fruit Valley to South West Oswego, 1.95 miles long, at a cost of \$24,410. Work will start in the spring.

PLAINFIELD, N. J.—Charles A. Peterson, 1456 East 2d st, has received the contract for building an extension of the sanitary sewer in Lenox and Cameron av, and Laramie rd, this place, at a cost of \$6,454.

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#### SCHOOLS AND COLLEGES.

NEW HAVEN, CONN.—Sperry & Treat, of this city, have received the general contract to erect the memorial gateway at Yale University from plans by C. C. Haight, 452 5th av, N. Y. C. Long Meadow stone will be used, and metal gates will be required.

#### STABLES AND GARAGES.

TOMPKINSVILLE, S. I.—Norman & Young, New Brighton, have received the contract to erect a brick extension to the garage building, 53x81 ft., on Bay st, for John D. Killian. Estimated cost, \$6,200.

#### STORES, OFFICES AND LOFTS.

HOUSTON ST.—Harris H. Uris, 525 West 26th st, has received the contract for furnishing 1,100 tons of structural and ornamental iron and steel, for the 8-sty office and theatre building

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now being erected at Houston st and 2d av, for the Minsker Realty Co., 236 Eldridge st, owner and builder, to cost \$400,000. Thomas W. Lamb, 501 5th av, is the architect.

ARVERNE, L. I.—F. Rasmussen, Rockaway Beach, has received the general contract to erect the 2-sty brick store at the southeast corner of Meredith st, and the Boulevard, for Zipser Bros. J. P. Powers Co., Rockaway Beach, are the architects. Estimated cost, \$10,000.

4TH AV.—The Levenson Wrecking Co., 15th st, Hoboken, N. J., has the contract for demolishing the old New Amsterdam hotel at the southeast corner of 4th av and 21st st, to be replaced by a 20-sty loft building, 90x145 ft., by J. H. & C. K. Egel, 454 Broome st. Warren & Wetmore, 3 East 33d st, architects.

NEWARK, N. J.—Payne Brothers, Inc., foot of Emmett st, Newark, have received the steel and iron work for the loft building which the Industrial Building Co. will erect at Academy and Plane sts, 10-stys, 100x105 ft., brick and reinforced concrete. Frederick Phelps, Union Bldg., is the architect and engineer. The B. & W. Concrete Co., York av, Paterson, N. J., are general contractors.

19TH ST.—Monroe M. Golding, 131-133 West 65th st, has received the plumbing work for the 12-sty loft building at 151 and 153 West 19th st for the 151 West 19th Street Co., E. M. Tessler, president, from plans by Walker & Hazzard, 437 5th av. The Central Carolina Construction Co., 37 East 28th st, is the general contractor. The Hinkle Iron Co., 534 West 56th st, has the steel work.

NEWARK, N. J.—The Goeller Iron Works, Waverly, N. J., has received the iron work necessary for the 10-sty loft building, 100x105 ft., to be erected by the Industrial Building Co., in this city, from plans by Frederick A. Phelps, architect and engineers, 920 Union Bldg., Newark, N. J.

18TH ST.—Milliken Bros., Inc., 66 Broadway, have received the steel work and the Atwell Contracting & Construction Co., 1 Madison av, the razing and foundation work for the 12-sty loft building, 100x140 ft., at 216 and 222 West 18th st, for Thomas Monahan, 61 Greenwich av. George M. McCabe, 96 5th av, is the architect.

BROADWAY.—Chas. T. Wills, Inc., 286 5th av, has received the contract to erect the 12-sty loft building at the southwest corner of Broadway and 25th st from plans by John B. Snook's Sons, 73 Nassau st. The Hoffman Estate, 258 Broadway, is the owner.

## PLANS FILED FOR NEW CONSTRUCTION WORK.

### Manhattan.

#### APARTMENTS, FLATS AND TENEMENTS.

RIVERSIDE DRIVE, e s, 193.10 s 129th st, 6-sty brick apartment house, 50x72.2, slag roof; cost, \$45,000; owner, London Const. Co., 149 Broadway; architects, Gronenberg & Leuchtag, 7 West 22d st. Plan No. 735.

CATHEDRAL PARKWAY, s s, 150 w Columbus av, 12-sty brick and stone apartment house, 100x82; cost, \$325,000; owner, Old Lyceum Building Co., 60 Broadway; architect, W. Haefeli, 17 Madison av. Plan No. 733.

143D ST, Nos. 484-86 W., 5-sty brick tenement, 45x87.11; cost, \$40,000; owner, Rine Construction Co., 412 W. 148th st; architects, Schwartz & Gross, 347 5th av. Plan No. 740.

109TH ST, Nos. 227-29 W., 9-sty brick apartment house, 55.8x85.11, slag roof; cost, \$150,000; owner, Paterno Construction Co., 440 Riverside Drive; architect, Gaetan Ajello, 1 W. 34th st. Plan No. 742. Not let.

#### DWELLINGS.

5TH AV, s e cor 87th st, 4-sty brick dwelling, 69x100; cost, \$20,000; owner, Jas. Speyer, 257 Madison av; architect, Horace Trumbauer, 200 5th av. Plan No. 736.

#### FACTORIES AND WAREHOUSES

136TH ST, s s, 100 w Madison av, 1-sty brick storage, 24x31; cost, \$1,100; owner, Pure Oil Co., 2171 Madison av; architect, Frank Hausle, 81 East 125th st. Plan No. 744.

#### HALLS AND CLUBS.

7TH AV, e s, 131st to 132d sts, 1-sty brick store and hall, 200x125; cost, \$15,000; owner, M. Jarmulowsky, 165 East Broadway; architect, Oscar L. Lowinson, 18 East 42d st. Plan No. 738.

#### MISCELLANEOUS.

5TH AV, No. 1084-1086, fence; cost, \$300; owner, Chas. A. Gould, 341 5th av; architect, O. J. Gude Co. Plan No. 745.

#### STABLES AND GARAGES.

171ST ST, n s, 100 w Amsterdam av, 6-sty brick stable, 25x90; cost, \$38,000; owner, Geo. Jacob Const. Co., 1999 Morris av; architect, John Hauser, 360 West 125th st. Plan No. 734.

#### STORES, OFFICES AND LOFTS.

125TH ST, Nos. 309-311 West, 126th st, No. 314 West, 1 and 2-sty brick office, 50x150, tin or plastic slate roof; cost, \$10,000; owner, Walter A. Wells, 81 Manhattan av; architect, Geo. F. Pelham, 507 5th av. Plan No. 739.

25TH ST, Nos. 40-46 West, 12-sty brick loft, 103.6x83.9; cost, \$400,000; owner, Building & Engineering Co., 1133 Broadway; architect, Wm. H. Birkmire, 1133 Broadway. Plan No. 737.

BROADWAY, n e cor Cathedral Parkway, 2-sty brick store and office, 90.11x100; cost, \$65,000; owner, Estate Robt. E. Westcott, 33 Wall st; architects, Townsend, Steidle & Haskell, 1328 Broadway. Plan No. 741. Not let.

ATTORNEY ST, Nos. 6-8, 12-sty stable and loft, 40x50; cost, \$60,000; owner, A. L. Kass, 122 Essex; architects, Shampian & Shampian, 772 Broadway, Brooklyn. Plan No. 746.

#### THEATRES.

116TH ST, No. 132 West 115th st, Nos. 129-135 West, 3-sty brick theatre, 32x100.11 and 125x100.11; cost, \$140,000; owner, Ormond Realty Co., 99 Nassau st; architect, H. B. Herts, 35 West 31st st. Plan No. 743.

### Bronx.

#### APARTMENTS, FLATS AND TENEMENTS.

215TH ST, s s, 225 w Paulding av, two 3-sty brick tenements, tin roof, 25x60; total cost, \$17,000; owner, Rosario Lo Bue, 1299 Laconia av; architect, Geo. P. Crosier, 223d st and White Plains rd. Plan No. 908.

TREMONT AV, s s, 31.6 w Morris av, 5-sty brick tenement, tin roof, 50.1x97.11; cost, \$45,000; owner, August Jacob, 2000 Morris av; architect, John Hauser, 360 West 125th st. Plan No. 901.

BRYANT AV, e s, 150 n 172d st, two 5-sty brick tenements, plastic slate roof, 37.6x88; total cost, \$60,000; owner, Herman Wauer, 1534 Bryant av; architects, Moore & Landsiedel, 3d av and 148th st. Plan No. 904.

LORILLARD PL, e s, 224.42 s 187th st, 5-sty brick tenement, tin roof, 50x88; cost, \$55,000; owner, Pierce Const. Co., Abraham Pierce, 663 Crescent av, president; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 910.

UNION AV, e s, 66.2 s Westchester av, two 5-sty brick tenements, plastic slate roof, 50x98.6; total cost, \$110,000; owner, Benj. Benenson, 407 E. 153d st; architect, Chas. Schaefer, Jr., 407 Tremont av. Plan No. 914.

#### DWELLINGS.

233D ST, s s, 160 e Paulding av, 2-sty and attic frame dwelling, tile roof, 22x45; cost, \$6,000; owner, S. H. Richardson, 233d st and White Plains rd; architect, Carl P. Johnson, 8 East 42d st. Plan No. 905.

233D ST, s s, 300 e Paulding av, 2-sty and attic frame dwelling, tile roof, 22x45; cost, \$6,000; owner, S. H. Richardson, 233d st and White Plains rd; architect, Carl P. Johnson, 8 East 42d st. Plan No. 906.

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HERMANY AV s s, 150 e Olmstead av, two 2½-sty frame dwellings, shingle roof, 20x32; total cost, \$6,000; owner, M. F. McGrail, 2161 Ludlow av; architect, B. Ebeling, 1136 Walker av. Plan No. 909.

EDISON AV, w s, 146.9 n Liberty st, 3-sty frame dwelling, tin roof, 19x34; cost, \$2,500; owner, Agnes Harrington, 223 E. 148th st; architect, J. J. Vreeland, 2019 Jerome av. Plan No. 911.

EDISON AV, w s, 25 s Mildred pl, 3-sty frame dwelling, tin roof, 19x34; owners, Edw. and Alice Jenkins, East 148th st; architect, J. J. Vreeland, 2019 Jerome av. Plan No. 912. Cost, \$2,500.

FACTORIES AND WAREHOUSES.

TIFFANY ST, s s, 50.3 e Whitlock av, 1 and 3-sty brick factory, tin roof, 100x168; cost, \$40,000; owner, Henry Morgenthau Co., 165 Broadway; architects, Buchman & Fox and F. W. Fischer, 11 East 59th st. Plan No. 903.

MISCELLANEOUS.

STATION PL, e s, 100 s 210th st, 1-sty brick boiler house, slag roof, 21x24; cost, \$300; owners and architects, H. H. Vought & Co., 340 Madison av. Plan No. 902.

LINCOLN AV, w s, 25 n 138th st, 1-sty frame shed, 39.2x80.2; cost, \$1,000; owners, American Iron Supply Co., Frank Welden, 359 East 140th st, Pres.; architect, Wm. Schnauffer, 3444 3d av. Plan No. 916.

MELROSE, Freight Yard, north 163d st and 45 West Courtlandt av, new partitions, etc., to 1-sty brick shop; cost, \$100; owners, N. Y. C. & H. R. R. Co., 45th st and Lexington av; architect, J. C. Bailey, Goldens Bridge, N. Y. Plan No. 563.

BRONX BOULEVARD, w s, 236 n Burke av, raise to grade 2-sty frame dwelling; cost, \$500; owner, Catherine Witecker, on premises; architect, Chas. S. McGarry, 3011 Olinville av. Plan No. 564.

STABLES AND GARAGES.

CRONTONA AV, w s, 100 n Tremont av, 1 and 2-sty brick stable and garage, plastic slate roof, 30x55.2; cost, \$7,000; owner, James Butler, Inc., Martin Roach, 390 Washington st, vice-president; architect, Wm. H. Gompert, 2102 Broadway. Plan No. 900.

STORES AND DWELLINGS.

MORRIS AV, n e cor 153d st, 3-sty brick stores and dwelling, slag roof, 25x45.2; cost, \$8,000; owner, Pasquale Jarossi, 672 Morris av; architect, Robert Glenn, 363 East 149th st. Plan No. 907.

STORES, OFFICES AND LOFTS.

TREMONT AV, n s, from Crotona to Belmont av, 1-sty brick stores, plastic slate roof, 156.43x70; cost, \$38,000; owner, James Butler, Inc., Martin Roach, 390 Washington st, vice-president; architect, Wm. H. Gompert, 2102 Broadway. Plan No. 899.

SOUTHERN BOULEVARD, e s, 100 s Westchester av, 1-sty brick stores, tin and gravel roof, 80x63; cost, \$15,000; owners, Mercury Realty Co., Samuel Brenner, 650 Prospect av; architects, Goldner & Goldberg, 391 E. 149th st. Plan No. 913.

SO. BOULEVARD, e s, 186.6 n Freeman st, 1-sty brick lofts and stores, slag roof, 45x100; cost, \$20,000; owners, Daniel Augustus Realty Co., H. Lazarus, 1007 So. Boulevard, Pres.; architects, Goldner & Goldberg, 391 East 149th st. Plan No. 915.

Richmond.  
DWELLINGS.

WEBSTER AV, n s, 113 s Brighton av, 2-sty frame dwelling, 22x36; cost, \$3,000; owner and architect, Hy. F. Contois. Plan No. 751. Owner builds.

STH ST, e s, 100 n Lincoln av, Grant City, 1-sty frame dwelling, 20x40; cost, \$800; owner, Michael Gutting; architect and builder, Lorenz F. G. Weiher. Plan No. 752.

PELTON AV, e s, 324 s Henderson av, West New Brighton, 2½-sty frame dwelling, 21x48; cost, \$4,000; owner, John A. B. Larsen, 460 Herberton av, Port Richmond; private plans. Plan No. 745. Owner builds.

JEWETT AV, n e cor New York av, Westerleigh, 2½-sty frame dwelling, 21x48; cost \$4,870; owner, Mrs. Wm. Atkins, New York av, Westerleigh; architect and builder, Peter Larsen, 50 Decker av, Port Richmond. Plan No. 743.

HAUGHWONT ST, s s, 50 n James st, West New Brighton, 2-sty frame dwelling, 16x38; cost, \$1,800; owner, Edw. Bringay; architects and builders, Wm. C. Steiner & Co. Plan No. 746.

MUNDAY AV, e s, 200 n Egbert av, two 2-sty frame dwellings, 21x30; cost, \$1,800 each; owner, Edgar K. Whitford; private plans. Plan No. 747. Owner builds.

FAIRVIEW AV, n s, cor Prospect st, New Brighton, four 2-sty frame dwellings, 21x27; cost, \$2,800 each; owner, Ada E. Eadie; architect, John Davis, Tompkinsville; builder, Ernest Kasbarsky, New Brighton. Plan No. 748.

NASSAU ST, s s, 100 n Fairview av, New Brighton, four 2-sty frame dwellings, 21x27; cost, \$2,800 each; owner, Ada E. Eadie; architect, John Davis, Tompkinsville; builder, Ernest Kasbarsky, New Brighton. Plan No. 749.

AMBOY AV, n e cor Alvine av, Annadale, 2-sty frame dwelling, 24x31; cost, \$2,200; owner and architect, Peter Depuy; builders, Depuy & Pensen. Plan No. 750.

FACTORIES AND WAREHOUSES.

CASTLETON AV, n s, 350 e Brighton av, Tompkinsville, 2-sty brick workshop, 20x40; cost, \$1,500; owner, John Karlsson, Tompkinsville; architect, Chas. B. Heweker, Tompkinsville. Plan No. 753. Owner builds.

STABLES AND GARAGES.

WATCHAGUE RD and Willow Brook rd, 1-sty frame barn, 15x21; cost, \$50; owner, Wm. Borgstead, Watchague and Willow Brook rds; builder, John Reich, Old Stone rd, Grantville, S. I. Plan No. 744.

PLANS FILED FOR ALTERATION WORK.  
Manhattan.

BROAD ST, No. 119, walls to 4-sty brick storehouse; cost, \$300; owner, J. Ahern, 20 Broad st; architect, P. J. McAuly, 294 Butler st, Brooklyn. Plan No. 3177.

CHURCH ST, n w cor Park pl, partitions to two 5-sty brick lofts; cost, \$1,000; owners, Seth Sprague Terry, Elizabethtown, N. Y., and Chas. E. Nadal, 97 Cedar st; architect, L. E. Jallade, 37 Liberty st. Plan No. 3165.

CLINTON ST, No. 180, alter moving-picture to 3-sty loft; cost, \$500; owner, City of New York; architect, S. Bergoffen, 48 2d av. Plan No. 3149.

CARMINE ST, No. 6, 1-sty brick rear extension, 12x24.4, steel beams to 4-sty brick tenement; cost, \$1,000; owner, Harry Broadman, 1441 Lexington av; architect, O. Reissmann, 30 1st st. Plan No. 3183.

DEY ST, Nos. 35-47, Cortlandt st, Nos. 28-40, Church st, No. 30, 6-sty brick rear extension, 50.1x89.9, partitions, alter elevator, to 22-sty brick office building; cost, \$350,000; owner, Hudson & Manhattan R. R., 30 Church st; architects, Clinton & Russell, 32 Nassau st. Plan No. 3178. Thompson-Starrett Co., 51 Wall st, has contract.

EAST WASHINGTON PL, Nos. 3-5, and Mercer st, No. 282, stairs, skylight, to 6-sty brick loft; cost, \$6,500; owner, Charles Van Bergen, Buffalo, N. Y.; architects, Hill & Stout, 1123 Broadway. Plan No. 3153.

GREENWICH ST, Nos. 567-573, King st, Nos. 115-119, walls, to 5-sty brick factory; cost, \$300; owner, Corporation of Trinity Church, 187 Fulton st; architect, T. F. Rae, 253 West 27th st. Plan No. 3163.

HUDSON ST, No. 616, 1-sty brick rear extension, 15x16, partitions, alter windows, to 4-sty brick tenement; cost, \$2,000; owner, Estate Leonard Bampton, 11 John st; architect, Wm. H. Meyer, 1861 Carter av. Plan No. 3157.

NORFOLK ST, No. 81, rear, partitions to 3-sty brick tenement; cost, \$75; owner, Isaac Marx, 585 Quincy st, Brooklyn; architect, Abraham Marx, 257 Broadway. Plan No. 3161.

RIDGE ST, No. 87, partitions, interior changes, to 3-sty brick loft and moving-picture show; cost, \$8,000; owner, Morris Steinberg, 3624 Broadway; architects, Gronenberg & Leuchtag, 7 West 22d st. Plan No. 3169.

4TH ST, No. 289 East, partitions, toilets, to 1-sty brick synagogue; cost, \$250; owner, Nachlach Zwie, on premises; architect, David Bleier, 99 Mangin st. Plan No. 3154.

4TH ST, No. 257 East, partitions, to 3-sty brick tenement; cost, \$500; owner, Egerton L. Winthrop, 242 East Houston st; architect, Henry Regelmann, 133 7th st. Plan No. 3176.

23D ST, Nos. 27-33 West, 24th st, Nos. 14-18 West, doors, stairways, to three 6-sty brick stores and loft; cost, \$2,500; owner, Estate Richard Arnold, 30 Broad st; architect, S. E. Gage, 340 Madison av. Plan No. 3158.

34TH ST, No. 144 West, partitions, walls, beams, steel columns, to 5-sty brick dwelling; cost, \$2,300; owner, Daniel B. Loring, 3 West 70th st; architect, Paul C. Haan, 110 West 34th st. Plan No. 3152.

35TH ST, No. 343 West, partitions to 4-sty brick tenement; cost, \$1,200; owner, Hotel Bellmen's Beneficial Association, 495 7th av; architects, Tandy & Foster, 1931 Broadway. Plan No. 3179.

36TH ST, Nos. 352-42 W., partitions, stairs to 4-sty brick school; cost, \$2,200; owner, City of New York, City Hall; architect, C. B. J. Snyder, 500 Park av. Plan No. 3180.

36TH ST, No. 511 W., add 1-sty to rear, new horse run, roof to 4-sty brick stable; cost, \$1,800; owner, Ludin Realty Co., 261 W. 34th st; architects, Buchman & Fox, 11 E. 59th st. Plan No. 3181.

40TH ST, No. 116 East, partitions, iron beams, 1-sty rear extension, 10x15; cost, \$450; owner, Walter Maynard, 114 East 40th st; architect, W. S. Miller, 141 East 40th st. Plan No. 3155.

50TH ST, No. 351 West, partitions, windows, to 4-sty brick home; cost, \$2,500; owner, New York Polyclinic Hospital, 214 East 34th st; architect, W. Downing, 1123 Broadway. Plan No. 3170.

56TH ST, Nos. 338-340 West, partitions, windows, to 6-sty brick tenement; cost, \$250; owner, Thomas Healy, Columbus av and 66th st; architect, A. V. Bourke, 220 Broadway. Plan No. 3171.

57TH ST, No. 106 W., show window, walls to 5-sty brick apartment; cost, \$500; owner, W. M. Leslie, 307 W. 89th st; architect, C. H. Lang, 23 W. 42d st. Plan No. 3182.

76TH ST, No. 101 West, windows to 5-sty brick store and tenement; cost, \$50; owner, Gustavus Sidenberg, 25 Broad st; architects, Gross & Kleinberger, Bible House. Plan No. 3173.

106TH ST, No. 341 East, 1st av, No. 2051, piers, cut walls, iron columns, to 5-sty brick tenement; cost, \$100; owners, Frank and Vincent Sarofalo, 416 East 116th st; architect, G. Di Martino, 2070 2d av. Plan No. 3159.

141ST ST, Nos. 208-210 West, partitions to 6-sty brick tenement; cost, \$100; owner, John E. Gerlach, 2460 7th av; architect, J. P. Whiskeman, 39 West 38th st. Plan No. 3151.

AV C, s w cor 11th st, partitions to 5-sty brick tenement; cost, \$90; owner, Edward J. Fay, 129 East 94th st; architect, Benj. Millinger, 1774 2d av. Plan No. 3146.

AMSTERDAM AV, n w cor 60th st, partitions, windows, to 4-sty brick hotel and store; cost, \$400; owner, Michael McGee, on premises; architects, B. W. Berger & Son, Bible House. Plan No. 3166.

AMSTERDAM AV, Nos. 133-135, elevator, walls, partitions, to 5-sty brick stable; cost, \$6,000; owner, John J. Mooney, 826 10th av; architect, James W. Cole, 403 West 51st st. Plan No. 3172.

BROADWAY, Nos. 2021-2036, alter butler's pantry in 7-sty brick apartment house; cost, \$1,000; owner, Alliance Realty Co., 115 Broadway; architects, Rouse & Goldstone, 38 West 32d st. Plan No. 3156.

BROADWAY, No. 1543, toilets, partitions, windows, to 4-sty brick store and loft; cost, \$300; owner, H. A. Sutphen, East Orange, N. J.; architect, J. C. Westervelt, 36 West 34th st. Plan No. 3147.

LEXINGTON AV, No. 103, toilets, partitions, to 4-sty tenement and store; cost, \$100; owner, Max Berkowitz, 56 West 37th st; architect, Lee Samenfeld, 8 East 42d st. Plan No. 3148.

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LEXINGTON AV, Nos. 60-78, 25th st, No. 103 East, 26th st, No. 106 East, interior changes to 3½-sty brick armory; cost, \$400; owner, City of New York; architect, F. L. Robinson, 331 Madison av. Plan No. 3167.

MADISON AV, No. 184, 34th st, No. 30 East, windows, partitions, to 4-sty brick store and dwelling; cost, \$3,000; owner Wm. W. Astor, 23 West 26th st; architects, Eberle & Demmer, 1269 Broadway. Plan No. 3162.

1ST AV, n e cor 54th st, partitions, windows, toilets, to 5-sty brick store and tenement; cost, \$800; owner, Henry Elias Brewing Co., 403 East 54th st; architect, Richard Rohl, 128 Bible House. Plan No. 3150.

2D AV, No. 2035, platform booth to 5-sty brick moving-picture theatre; cost, \$300; owner, S. M. Schwartz, 7th av, n w cor 133d st; architect, Harry Zlot, 230 Grand st. Plan No. 3160.

4TH AV, s e cor 10th st, partitions to 3-sty loft and dwelling; cost, \$50; owner, Morris Weinstein, 1968 Broadway; architects, Sommerfeld & Steckler, 31 Union sq. Plan No. 3164.

5TH AV, No. 500, 42d st, Nos. 1-9 West, partitions, windows, toilets, to 8-sty brick store and office; cost, \$2,000; owner, Walter J. Salomon, 17 West 42d st; architect, Eugene Schoen, 25 West 42d st. Plan No. 3168.

5TH AV, No. 989, cellar, rear extension, 19.6 x 10.11, to 4-sty brick dwelling; cost, \$500; owner, N. F. Brady, 989 5th av; architect, Wm. Weissenberger, Jr., 55 Duane st. Plan No. 3174.

6TH AV, No. 644, stairs, cut windows to 4-sty store and dwelling; cost, \$500; owner, Catherine Kissel, Morristown, N. J.; architects, Geo. Keister, 12 W. 31st st. Plan No. 3184.

7TH AV, s w cor 41st st, windows, partitions, to three 4-sty brick tenement; cost, \$1,500; owner, Estate John Boyd, 408 West 26th st; architects, Satterlee & Boyd, 1123 Broadway. Plan No. 3175.

### Bronx.

135TH ST, Nos. 699 to 703, new steel tank to 5-sty brick factory; cost, \$400; owners, Decker & Sons, on premises; architect, E. C. Maxwell, 143 Liberty st. Plan No. 562.

155TH ST, n w cor Tinton av, new partitions to 4-sty brick store and tenement; cost, \$175; owner, Broad Realty Co., 785 East 156th st; architects, Goldner & Goldberg, 391 East 149th st. Plan No. 559.

157TH ST, n s, 80 e Gerard av, cover side with galvanized iron 1-sty frame shed; cost, \$80; owner, Maguire Bros. Co., 845 Girard av; architect, W. C. Ried, 1023 Summit av. Plan No. 560.

180TH ST, s s, 125 w Hughes av, new toilets to 2-sty frame dwelling; cost, \$500; owner, Pasquale D'Auria, 2113 Belmont av; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 558.

192D ST, s s, 93 e Concourse, 1-sty frame extension, 12x12, to 1-sty frame garage; cost, \$100; owner, Louise K. Kuntz, on premises; architect, Harry T. Howell, 3d av and 149th st. Plan No. 557.

MORRIS AV, w s, 80 n 149th st, new windows, etc., to 2-sty frame dwelling; cost, \$150; owner, B. Colasacco, 296 East 149th st; architect, Robt Glenn, 363 East 149th st. Plan No. 561.

WASHINGTON AV, No. 1306, move 3-sty frame dwelling; cost, \$1,000; owner, E. M. Tilburn, 1373 Washington av; architect, Wm. H. Meyer, 1861 Carter av. Plan No. 556.

### Richmond.

SHORE AV, s w cor private road, Princes Bay, enlarge piazza to lunch room; cost, \$200; owner, S. S. White Dental Mfg. Co., Princes Bay. Plan No. 520. Owner builds.

FRESKILL RD, n s, opposite Prospect av, alter dwelling; cost, \$300; owner, Frank Engert. Plan No. 519. Owner builds.

TOMPKINSVILLE, Bay st, w s, 53 s e Washington st, brick extension to brick garage, 53x 51; cost, \$6,200; owner, John D. Killian; architect, S. R. Brick, Jr.; builders, Norman & Young, New Brighton. Plan No. 521.

ST. PAUL'S AV, w s, No. 150, Tompkinsville, alter frame dwelling; cost, \$750; owner, Wm. J. Crosson; architect, Chas. B. Heweker; builder, John Karlsson. Plan No. 522.

EGBERT AV, No. 172, near Munday av, alter frame dwelling; cost, \$150; owner, M. Benedict; builder, Simon Peel. Plan No. 523.

### Government Work.

ORANGEBURG, S. C.—Sealed proposals will be received until January 19 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 3,750 sq. ft. ground area, brick faced, with stone and terra cotta trimming, for the United States post office at Orangeburg, S. C., in accordance with drawings and specifications, copies of which may be obtained from the custodian of site at Orangeburg, S. C., or at the office of the supervising architect, James Knox Taylor, Washington, D. C.

### Personal and Trade Notes.

CAPT. ISAAC DELAVERGNE, who was known to everybody on the Hudson River engaged in forwarding building material to this market, died at Rondout, on Tuesday, aged 85.

FRANCIS W. FROST, formerly secretary and treasurer of the Engineering News Publishing Co., has been elected to the office of vice-president of Suffern & Co., importers and exporters, 96 Wall st.

GEN. GEORGE MOORE SMITH, who is to be retired on December 31, will review the 69th Regiment, at its armory, this (Saturday) evening. The General has been ill with the grip, but at last reports was improving.

HENRY BOEHM, brother of George A. Boehm, architect, 7 West 42d st, has just returned from a six-year trip abroad, where he studied both in Rome and Paris. He is now associated with his brother under the firm name of G. A. & H. Boehm.

LUDLOW & PEABODY, architects, and Warren H. Manning, landscape architect, all of this city, have been appointed by the State Fair Commission, of the State of Tennessee, as architects for the laying out of a group of fair buildings at Nashville, Tenn.

MAXIMILIAN ZIPKES, architect, formerly of 103 Park av, desires to announce that he has severed all connections with the various buildings enterprises with which he was formerly connected, and will now devote his entire time to the practice of architecture, in the corporation known as Maximilian Zipkes (Inc.), architects, with offices at No. 220 5th av.

WILLIAM ROCKEFELLER has practically agreed on the plans for a new bridge across the Pocantico River, in North Tarrytown, and bids are about to be advertised. It is estimated that the bridge will cost \$15,000, and it is to be the gift of Mr. Rockefeller to the village. The bridge is to be known as the Washington Irving Memorial Bridge. It will be built of faced stone, 92 ft. long and 50 ft. wide.

THE JOHN F. STEVENS CONSTRUCTION CO. has been incorporated to engage in the construction of buildings, wharves, bridges and tunnels. The capital is placed at \$2,000,000. The incorporators are Richard G. Babbage, 449 Park av, Manhattan; Frederick N. Sanders, 638 Crotona Park, Bronx; Faulkner Hull, 228 West 101st st, Manhattan; Louis B. Dailey, 62 Dood st, East Orange, N. J.; Carl A. Leasenfeld, 5th st and Francis pl, Brooklyn; John F. Buck, New Canaan, Conn.; and Byron M. Felloes, 151 Central Park West, Manhattan.

### West End Affairs.

The members of the West End Association have re-elected James Van Dyke Card, president; Judson Lawson, John C. Coleman, A. Walker Otis, vice-presidents; William H. Rockwood, treasurer; George B. Sheppard, secretary.

The association adopted a resolution approving of the proposal to widen the roadway of Central Park West but advising against any change on the western side of the street.

Other matters to which the efficient executive committee of this association is directing its attention are the following: The New York Central's plans in connection with the Riverside Park improvement; conditions at the 86th street entrance to Central Park in connection with the crosstown surface railroad; the elevated railroad improvements and the proposed lower West Side subway.

### Bronx Owners Favor a New County.

On Monday night the Twenty-third Ward Property Owners' Association celebrated the twenty-fifth anniversary of its organization in Protection Hall, in 1886. Ex-Borough President Louis F. Haffen occupied the chair, president of the association, and explained that the gathering had the double purpose of commemorating the anniversary, and of debating the question of Bronx County.

During the evening the chair repeatedly invited for those opposed to the county idea to speak, but no one appeared in opposition to the proposition to establish a new county, which was approved by the meeting on a vote of about four to one. In the order of business the veterans of the association were first called upon and Arthur Arctander, the architect, who was one of the first members, told the story of a quarter of a century.

Justice A. C. Butts opened the discussion of the question in regard to a new county and spoke in favor of it. Senator Stephen J. Stilwell, the next speaker, said that the Bronx was already paying \$400,000 a year toward the cost of county government. This was more than would be the burden of a separate county administration. In 1915, when there will be another reapportionment, the Bronx will be entitled to ten members of Assembly. Was it not clear that with a separate county and ten members of Assembly, the North Side would have a deciding vote in the government of Greater New York?

By forming a separate county, the Bronx would save its share of the new Manhattan County Court House, which would pay the cost of the new county buildings twice over, and give the territory political economy and business independence. The North Side would become the third county in the State in wealth and population.

The Taxpayers' Alliance of the Bronx, which is composed of representatives of all the property owners' associations in the borough, declared for a separate county by a large majority at a meeting held this week, with ex-Senator G. M. S. Shulz presiding and Senator Stilwell the principal speaker.

## DEPARTMENTAL RULINGS.

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

### Moving Picture Booth Construction.

Bulletin 33, 1911.—Any partition that has been tested and approved as a fireproof partition by the Bureau of Buildings will be accepted as the equivalent of the construction called for in Chapter 756 of the Laws of 1911 for enclosing apparatus for projecting moving pictures.

Any other material, such as asbestos board, used as a covering for the angle-iron framework specified in the aforesaid law must be at least ¼ inch thick, and must comply with the following tests and requirements for transverse strength and fire-resisting qualities:

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

The fire test is to be the regulation test for fireproof materials, and is to be conducted as follows: Five samples, 4 inches wide, are to be 12 inches square, are to be placed over a 6-inch gas crucible furnace for thirty minutes, the temperatures being raised from that of the air to 1,700 degrees Fahrenheit within twenty minutes, and maintained at that temperature for the balance of the time. A pyrometer is to be placed immediately under the test pieces to determine and record the temperature. At the end of the heat test, the material is to be subjected to a stream of water with pressure of sixty lbs. per square inch for one minute. Under this test, the material must not burn, wash away, or disintegrate to more than half of its depth.

RUDLOPH P. MILLER,  
Superintendent of Buildings.

Dated, November 10, 1911.

### Fireproof Enclosure for Stairs and Elevators.

Bulletin 34.—Hereafter the enclosure walls for elevators or stairs shall be of brick, at least 8 inches thick, or terra cotta blocks at least 6 inches thick in an angle-iron frame, unless supported independently on fireproof construction at each story, reinforced stone concrete at least 3 inches thick, or reinforced cinder concrete at least 4 inches thick. Where conditions require it, these thicknesses must be increased to meet the circumstances.

RUDLOPH P. MILLER,  
Superintendent of Buildings.

Dated, November 8, 1911.

### Main Exit Doors.

Bulletin 35.—Hereafter exit doors from buildings that are required to swing outward must be so hung that the doors do not project outside of the building line when open. Such doors must not swing directly out on a flight of steps, but must open out on a platform in cases where steps are provided.

RUDLOPH P. MILLER,  
Superintendent of Buildings.

Dated, November 21, 1911.

### Storm-Water Sewers.

Bulletin No. 36.—Wherever separate systems of sewers are provided for house drainage and storm-water drainage, it will be necessary to provide separate systems of drainage in all buildings to be erected or altered within the district affected. Both systems must be described in the application and shown on the plans for all new buildings and alterations. Both systems must comply with the present plumbing and drainage rules. Separate sewer connections at the proper levels must be provided.

RUDLOPH P. MILLER,  
Superintendent of Buildings.

Dated, December 9, 1911.

### City Would Get the Navy Yard.

If the Government abandons the Brooklyn navy yard the land will revert to the city automatically, and nothing will have to be paid for it. An investigation that was made by Abram S. Hewitt, as a member of Congress in 1882, when one of the many attempts to abandon the yard was made, brought out the fact that under the agreement by which the Government acquired the land the property would revert to the city in the case of abandonment.

This contingency upsets the calculations of Secretary Meyer to apply the money secured from the sale of the land to the project of establishing a great naval base at Narragansett Bay.

Every proposal to abandon the Brooklyn Navy Yard since it was established in 1801 has been met with such strong opposition that it has had to be given up, and the indications are strong disapproval will again be sounded against the plan. The Brooklyn yard is appraised at \$15,000,000 by the Tax Department. In case the Government released it to the city, the Dock Department would build three docks 1,000 feet or more in length. Hearings will be held by the Navy and Army Board before any decision is reached.



**BUILDING MATERIAL MARKET.**

**Equipment Leads in General Activity—  
Varnish the Dullest Item.**

**Brick Demand Nearer Normal—Less Competition in  
Wire Products Department and Prices Move Up  
—Linseed Oil is Still Stiffening at 71c. Spot.**

EQUIPMENT requirements featured the building material market this week. Chief among the active features were glass, flashing, hardware pumps, fire-escapes and sprinklers, which are stimulated by the numerous violations issued by municipal authority against owners of structures improperly protected against fire. A big inquiry for escalators from department stores also is reported. Electric light and power equipment, such as motors, dynamos and engines, is somewhat keener.

The active building materials were structural steel, linseed oil, pig iron and wire products. In the case of the last named commodity considerable satisfaction was expressed in the announcement that the American Steel & Wire Company had decided to advance the price of wire products a dollar a ton. The action was interpreted as a further verification of the strengthening trend of the winter building movement.

Varnish is the dullest item in the supply market. Paints and concrete dressings are without feature, although these interests report a satisfactory market, as far as local business is concerned. The bulk of the hardware business is reported to be in the suburbs, especially in East Jersey cities, but the average call is for medium grades such as go into speculative apartment house construction.

Iron manufacturers say there is a heavier movement in fire-escape material since the trial of the proprietors of the Triangle shirtwaist factory began, augmented perhaps by the aggressive methods employed by the Labor and Fire Prevention departments, and the investigation of lofts and factories by Commissioner Fosdick, of the Department of Accounts, to ferret out factory firetraps. The wrought-iron workshops corroborate these reports. Most of them are filled with orders calling for delivery far into the spring. For the same reason sprinklers are in heavy demand.

A large elevator company is making a hard drive in escalators in the hope of influencing the Public Service Commission to order them placed in elevated and subway stations, and the publicity attending upon this effort is producing an unexpected inquiry from department store companies. Elevator companies, on the other hand, report heavy requirements for this kind of building equipment both in the city and throughout the district calling for fall and next winter installation.

**The General Outlook.**

There is now reason to believe that the year's building records in Manhattan and Queens will exceed those of 1910, while Brooklyn will just about reach last year's totals. The Bronx will be the last in the list with the total about 40 per cent. less than that for last year.

If reservations, supplementals and post-dated orders count for anything, the remainder of the winter will be an active one for building materials. There seems to be a general disposition on the part of builders to get their structures started and completed before the next national administration takes hold in March, 1913. The Presidential campaign will not, some say cannot, hurt the building movement in the metropolitan district because practically every winter, spring and summer building operation will be inspired by actual demand or economical consideration, rather than speculative development.

Newark is generally expected to prove the most active center in 1912, next to Manhattan. The opening of the fast line service to that New Jersey metropolis is the basis upon which this estimate is made. A further concentration of retail business is expected in the vicinity of Herald and Times squares, the Bronx is expected to develop in commercial construction, Brooklyn in apartment houses, especially apartment hotels in the Prospect Park section; Queens in speculative residential building, and Richmond in homes on the south shore and factories on the north shore.

If these expectations are fulfilled, there is no reason why the heavy reservations, supplementals and post-date orders should not be confirmed. The fact that such a large volume of tentative orders have been taken by jobbers and manufacturers bespeaks a general belief in the possibility of prices moving up early next year. While, of course, tentative orders are sub-

ject to future price advances, the makers of such orders usually are given more liberal concessions than later purchasers. Hence the significance of the present buying trend.

Architects, contractors and owners contemplating construction work in 1912 will do well to take figures now while concessions are liberal and mills are anxious to fill schedules to summer, because it is practically certain that the time for advantageous prices cannot last much longer than January 15.

**Common Brick.**

The movement of common brick in this market last week was better than it was during the corresponding week last year. The cargo sales were 35 as against 29. On December 3, 1910, there were 22 cargoes covered, while navigation was still open this week and there were only 14 under cover on Monday. On December 10 last year there were 61 boatloads on hand, including open market cargoes and covered ones. On December 9 last there were 84, a difference of only 23 barges, or approximately 7,475,000 brick. Then the price was \$4.75 to \$5.25 a thousand. Today it is \$6.25 to \$6.75 for uncovered brick.

The market is nervous. The dealers prior to December 2 bought slowly in anticipation of further reductions. In some cases they rode from stacks so as to make the market still weaker and the sales that were made early last week practically represented only those requiring delivery immediately. As previously explained, the snow and lack of trucks were largely responsible for these conditions.

But this week, the movement was somewhat better, although a good hard freeze-up sufficient to close navigation on the Hudson would immediately restore the steady market which preceded the break in prices. Just as soon as that occurs it is believed that the price will go back to \$7.

In the meantime shipments continue to come into this market, from as far north as Glasco and Stockport, six barge loads from the Empire Brick and Supply Company's yard having been received here on Monday. When such conditions prevail as late in December as this, it is small wonder that unusual situations arise.

All things considered, the manufacturers and the dealers have little cause for complaint. The demand is assured because comparisons with last year's transactions covering the same period show a gain in favor of this year. Just as soon as seasonable weather comes, and the supply is shut off, common brick will be in strong demand, because shipments have been possible so late this year that dealers will be inclined to make sure of an adequate late-spring supply.

Transactions follow:

	*1911.		†1910.	
	Left over, Dec. 2, 53.	Arrived. Sold.	Left over, Dec. 3, 9.	Arrived. Sold.
Monday .....	18	5	12	5
Tuesday .....	3	2	2	2
Wednesday .....	7	8	10	8
Thursday .....	11	8	19	5
Friday .....	8	2	8	3
Saturday .....	5	10	8	6
Total .....	52	35	59	29

\*Condition of market, nervous. Prices, \$— to \$6.75. Raritan, no quotation. (Wholesale, dock, New York. Allow for cartage, covering charges and dealer's profits in estimating). Covered, 6. Reserve, Dec. 9, 60.

†Condition of market, weak. Prices, \$4.75 to \$5.25. Raritan, no quotation. Covered, 22. Reserve, Dec. 10, 39.

**Iron and Steel.**

Bridge and building orders for steel ran up to a total of 35,000 tons last week, an almost unheard of figure for December. The whole steel market is animated because almost 10,000 tons are still being negotiated for and there is said to be about 68,000 tons in sight, of which 36,000 alone will be for the Hell Gate bridge by the Pennsylvania Railroad Company. The steel mills have increased their capacity to almost 75 per cent from 72 per cent., the average November activity being between 72 and 73 per cent. It will be seen, therefore, that the steel companies are looking for bigger December and January business. The subsidiary companies of the United States Steel Corporation have increased their unfilled orders in November 447,627 tons, the total reported for that month being 4,141,955.

Further evidence of the bright outlook held by the steel interests is shown in the fact that N. & G. Taylor, the oldest firm in the tin plate business in America, has awarded contracts for a complete tin storage house at Cumberland, Maryland.

The total volume of pig iron contracted

for last week was 240,000 tons, calling for deliveries in the first half of 1912 and the balance of this year. Prices are now running as follows:

No. 1 x Foundry, Northern.....	14.75 a	15.00
No. 2 x Foundry, Northern.....	14.50 a	14.75
No. 2, Plain, foundry.....	14.00 a	14.50
Gray Force, Northern .....	13.50 a	14.50
Basic, Northern .....	14.00 a	14.25
No. 1 Virginia foundry.....	15.50 a	15.60
No. 2 Virginia foundry .....	15.25 a	15.35
No. 1 Southern foundry.....	14.25 a	14.50
No. 2 Southern foundry.....	14.00 a	14.25
No. 3 Southern foundry.....	13.50 a	13.75
No. 4 Southern foundry.....	13.35 a	13.50

These prices show a firming tone and explain the recent strengthening in steel. Now comes a strengthening in wire products and it is expected that, if the present demand continues as good as it is, that better prices will prevail through all steel departments and ultimately will be reflected in other lines of building material.

Contractors using wire products will be wise to put in their stocks now at the present basis of prices. The circular sent to jobbers by the American Steel & Wire Company, urges this because stocks are low throughout the country and any further advance in steel bars may be expected to be followed by other advances in wire.

This is generally interpreted as indicating a stiffening steel market. These prices prevail at present:

Bessemer steel, per ton, mill.....	\$18.50 a	\$19.00
Open hearth, per ton, mill.....	18.50 a	19.00
Steel bars, per ton, mill.....	19.00 a	19.50

**STEEL BARS—(Tidewater)—**  
Steel, soft base, half extra, tidewater, \$1.26½ a \$1.31½.

For quantities less than 2,000 lbs., but not under 1,000 lbs., \$2 a ton additional. Less than 1,000 lbs., \$8.

**STRUCTURAL MATERIAL—(Tidewater)—**  
Beams and channels up to 15 in. 1.31½ a 1.36½  
Beams and channels under 15 in. 1.36½ a 1.46½  
Angles, 2x3 up to 6x6..... 1.31½ a 1.36½  
Zees and Tees..... 1.31½ a 1.36½  
Steel bars, half extras..... 1.26½ a 1.31½  
Universal and sheared, 34 in. and under ..... 1.31½ a 1.36½

**Hardware.**

The strengthening of the steel market has not had an appreciable effect upon hardware so far, but it is said that if the advance continues lower discounts would be almost sure to prevail. Nails are being quoted to-day at \$1.55 base whereas last week they were selling at \$1.50 and under.

**Linseed Oil.**

Further contractions in seed receipts has made the linseed oil market firmer both for oil and raw material. Crushers are now reluctant about offering futures, and spot oil is held at 71 cents for five barrels or more, and card prices are nominally repeated. There is now no heavy demand, the consumers seemingly having confidence in ultimate low prices. Quotations are now 73 and 74 cents for city raw American seed, and 72 and 73 cents for out-of-town raw American seed.

China nut oil, on spot in carloads, was further advanced this week, 13½ cents being asked by the holders. The situation is becoming tense, because there is now apparently no oil coming in to Hankow, while shipments are made almost impossible by the hostility of river pirates and the prohibitive cost of labor for loading. When it is taken into consideration that shippers have to pay coolies as much as \$2.50 for loading a single barrel, there is small wonder that the New York price has run up to 13½ cents, and the indications are that it will go much further. The present demand is quiet, but the market is being scoured for cheap stocks, which are undoubtedly cleaned up. It is, therefore, a question of how long it will be before varnishes feel an increase, but varnish manufacturers seem to hold the opinion that prices will move up sharply if present conditions prevail for long, especially since linseed oil is also moving up.

**Honors to George B. Post.**

The annual meeting of the American Institute of Architects was held at Washington this week. New York and Brooklyn chapters were represented by large delegations. On the occasion of the annual dinner, held on Wednesday night at the National Museum, a gold medal was presented to George B. Post, of New York City, for his distinguished services in architecture. Speeches were delivered by the President of the United States, Hon. William H. Taft; the Ambassador from France, Hon. J. J. Jusserand, and by the Secretary of the Smithsonian Institution, Charles Wolcott. (In the issue of the Record and Guide of November 25 will be found some account of Mr. Post's architectural works).

## TRADE LITERATURE.

## The Glidden Varnish Company's Contribution to Artistic Advertising.

Originality might almost be considered five points in the law of effectual advertising. Chief among the objects to be obtained, aside from the actual selling of course, is to arrest attention and then to hold it. This, of course, must be accomplished before even a sale can result. A beautiful cover with cheap or poorly prepared text within has no standing in the psychology of advertising. It appeals to the average business man as would the passing of a fire engine or an ambulance along the street. The man turns and may even stop and gaze, but he immediately dismisses the incident from his mind and proceeds about his more important affairs.

The same is true of the art cover. It may be beautiful, it may also be sufficiently striking to compel the turning of the first page or two, but if the preparation of the text has been careless or written by one inexperienced in the technique of the subject treated, it is more apt to arouse impatience than it is to produce a customer.

It is therefore refreshing to receive something entirely original in the way of brochure advertising. Reference is made particularly to the little booklet entitled "How to Treat Concrete Floors," compiled and issued by the Glidden Varnish Co., of New York.

The booklet is in the form of a miniature magazine with flexible leather covers of green having a gilt stamped title on its upper face. The pages are deckledged, and the type, while small, is sufficiently plain and so leaded as to make the perusal of it a pleasure rather than a burdensome duty. The tone of the booklet is revealed in its foreword, which says:

"The object of this book is to lay before you solutions to your problem on the treatment of concrete floors, their maintenance and decorations, by thoroughly practical methods. This information is the result of exhaustive experiments and practical applications."

The little booklet will easily fit into the vest pocket, and it might almost be termed a reference work on the care of concrete floors. Copies may be obtained by writing the Glidden Varnish Co., 636 West 34th street, N. Y. C.

## Correct Aggregate for Concrete.

One of the essentials in working in concrete is to adhere strictly to formulas of aggregates for various kinds of construction. Therefore, the booklet prepared by Albert Moyer, Assoc. Am. Soc. C. E., will be of particular value to persons working in this class of material. The object of the article, as Mr. Moyer states, is to give a practical method which will enable any concrete constructor to make economical use of the best aggregates, so proportioning them as to give the maximum strength and density with a minimum amount of cement. The book is a work of thirty odd pages. It takes up all the aggregates generally used in the manufacture of concrete and states what is good and what is not good to use. The value of this book to concrete workers is best shown by the statement that the current edition is the third. It is published for gratuitous distribution by the Vulcanite Portland Cement Co., 200 Fifth avenue.

## Art as a Medium for Business Getting.

Devices for developing business enterprises are as numerous as the stars, but when an attempt is made to employ art to insure dividends the average advertiser treads upon dangerous ground. There is always a question of how much a part art can play in business, and there is, beside, the problem of whether the great outlay of money required to swing the campaign successfully will come back in traceable results.

But there is a happy medium, which, when found, is invariably successful, providing the advertiser does not depend entirely upon his incidental advertising to carry his project. The case of the W. G. Cornell Company is a conspicuous example of what incidental advertising plus liberal periodical publicity can do.

This company started in the heating, lighting and plumbing engineering business more than three years ago. The officers and organizers are young men with progressive ideas. They realized that there was a higher plane for plumbing than the corner subterranean shop and they adopted broad gauge principles. They began with an equipment and resources sufficient to handle any kind of a plumbing

contract regardless of size. They adopted the policy of publicity that seemed best adapted to their requirements, that is, to interest and appeal to the biggest and best contractors in the country. The medium they selected was photogravures of the highest artistic merit purchasable and publications that reached not only the architect but the builder and owner as well. They started in with the fullest belief in the value of persistency and consistency, and this is the way it has paid them.

They took the plumbing contract for the Everett Building, which, as every one remembers, was one of the most remarkable rush jobs ever handled in this city. Then it took several other important contracts, including the Brice-Hewitt operation which led to the Germania Life Insurance Building among others. As each contract was taken, high art photogravures of the finished buildings were mailed to architects and builders with a modest advertising announcement well engraved announcing that the W. G. Cornell Company had the plumbing contract, and the picture was reproduced in advertisements inserted in the magazines and building papers that could do the company the most good.

The result is that the company has more than a million and a quarter of contracts now in hand, with more to be closed before the first of the year. These operations include the general mechanical equipment for the Schuykill Haven Insane Asylum and the plumbing installations for the 80 Maiden lane building, the Woolworth building (the subject, by the way, of the latest photogravure sent out by this company) and the Municipal building, not to mention the Bankers' Trust Building now nearing completion.

What better proof can there be of the value of adopting a publicity policy and strictly adhering to it? Those who have done so, as the W. G. Cornell Company, have proved its effectiveness to their own satisfaction.

## Waterways Convention at Washington.

A convention was held last week at Washington, D. C., to discuss National River and Harbor policies. Delegates and speakers from various parts of the United States were present, including Secretary of War Stimson, Mayor Gaynor and the heads of the boards of trade in different cities.

The discussion of definite projects was not permitted, the object of the convention being only to take up general policies of future improvements along broad lines. The most definite proposal made took the form of a demand that the Federal Government issue a sum of \$50,000,000 yearly for ten years, making a grand total of \$500,000,000, this money to be used for developing the different waterways of the country in a very comprehensive system, extending over ten years.

Opposition to the railroads is no part of the program, but it is desired to supplement their work by providing sufficient facilities to the various waterways which will enable them to carry the large and bulky materials now transported by rail. By the use of the improved waterways, cargoes of coal, iron ore, grain, etc., can be moved quickly and cheaply, leaving the railroads free to carry the finer grades of manufactured articles for which there is a great demand for quick delivery to the various markets. Materials can be shipped for 60 per cent. less by water than by rail, and on this account it is desirable for the Government to further the development of the various waterways throughout the country.

The delegates from the North Side Board of Trade of this city had a special interview with President Taft, inviting him to be a speaker at their next banquet at the Hotel Astor in March.

## Huge Advertising Sign.

The plans which were filed at the Manhattan Bureau of Buildings two weeks ago for a structure of indefinite nature to be erected on the roof of the seven-story loft building at 5 West 58th street, next door to the Plaza Hotel, have been amended. The building is owned by Sire Brothers, who at first said that the structure, which is to be fifty feet high, was intended as a "protection" against guests of the hotel throwing things out of their windows upon the roof of the loft building.

This definition was generally interpreted as meaning a fence of some description. The Building Department asked for more details. In the amended plans the structure is designated as an advertising sign. A steel framework is to be covered with sheet-metal. The Building Bureau's decision has not yet been rendered. Bernstein & Bernstein are the architects.

## WANTS AND OFFERS

**REAL ESTATE MORTGAGES**  
TRADE MARK  
**First and Second Mortgages**  
**4½% Money for Manhattan**  
'Phone Write or Call  
**REMSEN DARLING**  
Tel. 1491 Cort. 170 Broadway, N. Y.  
Member Real Estate Board of Brokers

**William W. Walling**  
ATTORNEY  
Formerly Chief Factory Inspector and First Deputy  
Commissioner of Labor, State of New York  
Specializing on Factory Negligence Cases and  
matters involving the Labor Law  
Room 208 Metropolitan Tower Tel., 2220 Gram.

WANTED—In the sales department of a downtown real estate office, a young man who is familiar with negotiations, Compensation, salary and commission. Address, stating experience, BOX 50, Record and Guide.

REAL ESTATE MAN, twelve years' experience, all branches of the business, good appearance, executive ability, wishes to connect with real estate firm or institution interested in real estate; highest credentials. BOX 45, Record and Guide.

FOR SALE CHEAP.  
back copies of the Record and Guide from May, 1892, to July, 1911; indexed and bound; in good condition. Address, BOX 40, Record and Guide.

BUILDING ESTIMATOR and expert draughtsman desires position. BOX 42, Record and Guide

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

MECHANICS ON INSPECTORS  
HAND FOR EVERY AT YOUR  
EMERGENCY BUILDING  
AT ANY HOUR EVERY DAY

## Owners-Operators-Investors

We will maintain and operate your building for a fixed yearly sum, every item of labor and material included. Our contract price generally lower than your cost. We guarantee absolutely satisfaction for yourself and your tenants.

**LOFT BUILDINGS**  
**OFFICE BUILDINGS**  
**THEATRES**

## REALTY SUPERVISION CO.

VIVIAN GREEN, Pres.

45 WEST 34th STREET, N. Y.

Telephone, 3800 Murray Hill

OUR CONTRACT PRICE LOWER  
THAN YOUR COST

We Guarantee to Please Your Tenants

## Steel and Concrete Platform.

The bid of the New York State Construction Co., \$149,905, for removing the present wooden trolley platform and building a new platform in steel and concrete and furnishing and installing electroliers, railings and electric cables at the St. George ferry terminal, has been accepted.

For years the residents of Staten Island have been patiently waiting for a finished ferry terminal at St. George, and now by the approving of the contract, their hopes approach realization.

# 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 16, 1911

(23) No. 2283

## 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.

98-5	519-36	938-48	1498-61	1928-25-25½
100-8	520-52	1024-7	1510-29	1942-46
106-27	521-37	1039-20-22 & 26	1544-9	1963-25 & 63
159-30	614-30-31	1041-21	1599-49	1965-60
238-40	626-50	1043-27½	1616-15-16	2045-77
253-14 & 32	634-10	1045-4 & 64-58½	1627-42	2051-15
325-18	676-23	1056-36A & 36B	1646-35	2053-65
326-40	702-15	1058-58½	1649-25	2065-51
330-21 & 69	731-65-67	1065-17-20, 45½, 46½,	1684-46	2078-43-44
334-52	735-14	47½, 56	1717-64	2080-28
335-70	749-47	1084-32-25	1723-53	2110-78
336-28-30	753-72	1143-58	1735-60	2122-80½
338-63	757-46-47	1165-53½	1736-52, 54 & pt Lt 35	2130-23
339-7	768-18	1196-31	1739-60-62	2131-29
388-55	777-41-42	1224-8-9	1769-21-22 & 51	2145-36 & 44
390-46-47	788-71-72	1226-53	1795-21	2152-60½
400-pt Lt 26	799-12	1323-21½	1810-12	2156-59
416-12 & 16	825-81	1347-11	1827-31-32	2162-49
432-3	832-55	1364-12-13	1879-41-42	2176-23-24
433-39	860-71	1378-14¼	1911-15	2177-18 & 23
460-21	863-81	1461-32	1915-40	2218-29
468-26	889-51	1482-47	1916-24	2250-72
504-37	900-3-5	1493-47	1920-45	

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

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

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

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

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

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

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

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

A \$20,000-\$30,000 indicates the as-

essed value of the property, the first figures being for the lot only and the second figures representing both lot and building. Letter P before second figure indicates that the property is assessed as in course of construction. Valuations are from the assessment roll of 1911.

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

Flats and apartment houses are classified as tenements.

Residences as dwellings.

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

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

The Star following name of street or avenue in the Bronx Conveyances, Leases and Mortgages indicates that the property recorded is in the annexed district, for which there is no section or block number.

### KEY TO ABBREVIATIONS USED.

(a)—attorney  
A.L.—all Liens  
ano—another  
av—avenue  
admr—administrator  
admtrx—administrator  
agmt—agreement  
A—assessed value  
adj—adjoining.  
apt—apartment  
assign—assignment  
agt against

atty—attorney  
bk—brick  
B & S—Bargain and Sale.  
bldg—building  
b—basement  
blk—block  
Co—County  
C a G—covenant against grantor  
Co—Company  
constn—construction  
con omitted—consideration omitted  
corp—corporation  
cor—corner  
c l—centre line  
ct—court  
dwg—dwelling  
decd—deceased  
e—East  
exr—executor  
extrx—executrix  
et al—used instead of several names  
foreclos—foreclosure  
fr—frame  
ft—front  
individ—individual  
irreg—irregular  
impt—improvement  
installs—installments  
mtg—mortgage  
mos—months  
mfg—manufacturing  
Nos—numbers  
n—north  
nom—nominal  
pl—place  
PM—Purchase Money Mortgage.  
QC—Quit Claim  
R T & I—Right, Title & Interest  
(R)—reference  
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









- 140TH st, 267 E;** Hans W Goetze to Andw J Holm & Kate his wife, 267 E 140; C a G; mtg \$3,000 & AL; Dec9; Dec 11'11. O C & 100
- 140TH st, 267 E,** (9:2321) es, 200 nw 3 av, 16.8x75, 2-sty & b fr dwg; Andw J Holm to Hans W Goetze, 320 E 144; mtg \$3,000 & AL; Dec9; Dec11'11. O C & 100
- 147TH st, swc Concord av,** see Concord av, swc 147.
- 153D st, 265 E,** see Morris av, 673-5.
- 156TH st E,** (9:2415) ss, 47.2 e Park av, 50x98.5x50x98.4, vacant; West Bronx Realty Co to N Y Board of Fire Underwriters, 123 Wm; mtg \$7,500; Dec8'11. O C & 100
- 166TH st, 530 E,** see 3 av, 3400-6.
- 167TH st, 1074 E,** see Hall pl, ses, at sws 167.
- 167TH st E, swc Intervale av,** see Hall pl, ses, at sws 167.
- 169TH st W, ns,** at nws Boscobel av, see Boscobel av, nws, at ns 169.
- 172D st, 891,** (11:2977) ns, 67 w Minford pl, 33x100, 4-sty bk tnt; Jacob Kalfelz to Tillie C wife Chas S Lewin, 692 Eagle av; mtg \$19,500 & AL; Dec7; Dec9'11. O C & 100
- 172D st E, (\*) ws, 381.8 s Gleason av,** see Ludlow av, (\*) ns, 150 e 177.
- 174TH st E,** (11:2990 & 2991) ns, 75 e Hoe av, 25x100, vacant; Clarence M Cohen to Henry J Semke, 1718 So Blvd; AL; Dec 14'11. nom
- 175TH st E, swc Mt Hope av,** see Mt Hope av, 1789-91.
- 176TH st, 251 E,** (11:2802) ns, 276.11 w Anthony av, runs n100xe26.6xs51.8 to ns Morris, (closed) xse0.10xs48.4 to 176th, x w27.6 to beg, 2-sty fr dwg; Wm C Bergen to Alfred B Hall, 3216 Hull av; mtg \$8,000 & AL; Dec11'11. O C & 100
- 181ST st, 61 W,** (11:3207) ns, 100 w Grand av, 50x100, 2-sty bk dwg; Jennie Halpert to Tax Payers Realty Co, 1203 Franklin av; mtg \$10,000; Dec11; Dec12'11. nom
- 182D st E, nec Walton av,** see Walton av, es, 450 s 183d.
- 183D st, 516 E,** see Bathgate av, 2285.
- 184TH st, 385 E,** see Webster av, 2325-9.
- 184TH st,** (11:3038) ss, 116.2 w Washington av, 50x100, 5-sty bk tnt; Albt P Massey, ref, to Jno Kadel, 1473 St Lawrence av; FORECLOS, Nov28; Dec13; Dec 14'11. 35,850
- 184TH st,** (11:3038); same prop; Jno Kadel to Otto J Martens, 915 Prospect av, & Christopher Pape, 831 E 160; B&S; Dec 13; Dec14'11. nom
- 186TH st E, swc Belmont av,** see Belmont av, swc 186.
- 188TH st, 510 E,** (11:3057) ss, 92 w Bathgate av, runs w20xs95xe12xn5.6xe8xn 89.5 to beg, 3-sty bk dwg; Wilbur Larremore, ref, to Ella H Holgate, at Hoboken, NJ; FORECLOS, Nov9; Dec6; Dec8'11. 7,000
- 197TH st,** (12:3304) swc Valentine av, 50x100, except pt for E 197 & Valentine av, vacant, Elvie S Wachenheim & ano to Fredk Stubenvoll, 2776 Briggs av, & Philip Stubenvoll, 234 W 111; AL; Nov25; Dec13 '11. nom
- 199TH st, swc Valentine av,** see Valentine av, swc 199.
- 202D st, 201 E,** (12:3308) nec Grand Blvd & Concourse, also 964.3 w Williamsbridge rd, 25x100, except pt for Grand Blvd & Concourse, 2-sty fr dwg; Lawrence P Powers to Jere L Toomey, 1872 Bathgate av; mtg \$6,000; Dec11; Dec12'11. O C & 100
- 204TH st E,** (12:3311) ns, 124.6 w Cadiz pl, strip 0.6x125; re mtg; Simeon C Bradley to Maria Pareti, 70 W 3, & Antonio Zolezzi, 43 Leroy; Oct25; Dec12'11; re-recorded from Nov28. nom
- 204TH st,** (12:3311) ns, 157.1 e Grand Blvd & Concourse, 50x82.6, vacant; Henry Herzbrun, ref to Frank W Abel, 786 E 165; FORECLOS, Nov24; Dec8; Dec9'11. 500
- 204TH st,** (12:3311) ns, 124.6 w Cadiz pl, strip 0.6x125; City Real Est Co to Carmine Vetrono, 251 E 204; QC; Nov29; Dec 14'11. nom
- 205TH st, 199 E, late Ernescliff pl,** (12:3312) ns, abt 435.7 e Grand Blvd & Concourse, 25.2x131x25x134.3, 3-sty fr dwg; Chas Brandt, Jr, to Maria Raschen, 19 2 pl, Bklyn; sub to taxes & AL; Dec12'11. 7,000
- 205TH st, 199 E, late Ernescliffe pl;** Wm B Dodin to same; B&S; Nov16; Dec12'11. nom
- 224TH st, (\*) ns,** 187.6 w Barnes av, 17.6x114, Wakefield; La Fontaine Av Realty Co to Mary Marraro, 827 E 226, & Maria Rizzo, 7 8 av, Whitestone, LI; mtg \$2,000 & AL; Dec8; Dec9'11. O C & 100
- 225TH st (\*) ss, 182.3 e Bronxwood av,** see Paulding av (\*) es, 59.6 n 226th.
- 226TH st E, (\*) nwc Bronx Ter,** see Bronx Ter, (\*) nwc 226.
- 228TH st, nec Paulding av,** see Paulding av, nec 228.
- 233D st E, (\*) ns,** abt 331.4 e White Plains rd, 150.3x114.5; Sound Realty Co has appealed from order entered in County Clerk's Office about July13'11 in respect to title to be registered, &c, under Torrens System; Geo H Sundermann, Plff vs People of State NY et al Defts & Sound Realty Co, Appellant; Aug21; Dec7'11. Torrens System
- 233D st E, (\*) ns,** reversal of order appealed as above with costs, &c; same vs same; Dec1; Dec7'11. Torrens System
- 236TH st, (12:3398) ns,** 244.7 e Verio av, 149.5x75, vacant; Anne Gully to Wm Connell, 1231 Stebbins av; mtg \$3,000; Nov25; Dec14'11. O C & 100
- 237TH st E,** (12:3391) ns, 100 e Martha av, 100x100, vacant; Mary T Rennard to Jno McGonegal, 4319 Katonah av; mtg \$2,500; Dec11'11. nom
- Ash av, (\*) ns,** 235 w Corsa av, 50x100, Laconia Park; Carmelo Gurgone to Natalie M Messina, 148 W 16; Nov28; Dec8'11. nom
- Alexander av, 281,** (9:2314) ws, 33.7 n 139th, 16.7x70, 3-sty & b bk dwg; Margt M Forster to Matilda S Forster, 404 W 116; 1-7 pt; AL; Dec5; Dec14'11. nom
- Boscobel av,** (9:2506) nws, at ns 169th, runs nw along st 82.11xn0.6xe1.2xn100xe 112.6 to av xs139.9 to beg, vacant; Edmund Coffin to Euphemia S Coffin, 13 W 57; Nov24; Dec14'11. nom
- Beach av, (\*) ws,** 75 n Merrill, 25x101.8 x25x—; Agnes H wife Bernard Moran to Jno T Dooling, 179 E 80; mtg \$800; Dec12; Dec13'11. O C & 100
- Bassett av, (\*) ws,** abt 750 s Saratoga av, 33.8x104.2x4.8x100; Hudson P Rose Co to Geo F Burnett, box 941 at Galeton, Pa; AL; Dec1; Dec14'11. nom
- Bathgate av, 2283,** (11:3050) ws, 16.1 s 183d, 16.1x100, except pt for av, 3-sty fr tnt; Denis A Spellissy, ref, to Wm P Kapp, 1031 Faile; AL; FORECLOS, Nov8; Dec8; Dec9'11. 5,250
- Bathgate av, 2285,** (11:3050) swc 183d (No 516), 16.1x100, except pt for av, 3-sty fr tnt & str; Harry F O'Neill to Chas J Hardy, 530 W 114, & Alfred Barth, 411 W 114, TRSTES of Augustus Barth; AL; FORECLOS; Nov8; Dec8; Dec9'11. 13,000
- Belmont av, (11:3074) swc 186th,** runs w87.6x—37.7xe20.3xne7.1xe29.9&15.6 to ns Crescent av x—33.6 to ws Belmont av xn 16.4 to beg, pt 3-sty fr tnt & str vacant; Sol C Powell et al to Kitchen Impt Co, 2009 Bronxdale av; Nov21; Dec8'11. O C & 100
- Bryant av,** (10:2761) es, 170 s Garrison av, 20x100, 2-sty bk dwg; Martin Pletscher Constn Co, Inc, a corpn, to Levi K Smedes, 137 Park av, Mt Vernon, NY; mtg \$7,250; Dec7; Dec8'11. O C & 100
- Blondell av, (\*) see Mary, see Mary, (\*)** see Blondell av.
- Brown av, (\*) ws,** 250 n Sagamore, runs —150xn25xe150 to av x—25 to beg, Westchester, re easement to Brown av & all actions, suits for trespass, &c; Wm H Sweeney, EXR Eugenie Gangloff, to NY, Westchester & Boston Rwy Co, at Grand Central Terminal, 45 & Lex av; QC; Nov 8; Dec8'11. nom
- Barker av, (\*) es,** 25 n Wilson pl, 25x 100; Lester Park; Mary McGarry to Geo Fieser, 850 E 214; mtg \$4,500 & AL; Dec8; Dec11'11. O C & 100
- Bolton av, (\*) es,** 275 n 151st, 125x100; Wm H Schwenk, 535 E 187 to Chas Noe, 492 E 167; ½ pt; Dec6; Dec11'11. nom
- Boston rd, 1258-60 on map, 1256-S,** (10:2663) ses, 260 sw 169th, 69.11x138.5x8.6x 124.1, 2-2-sty bk str; Taxpayers Realty Co to Jennie Halpert, 61 W 181; mtg \$42,000; Dec11'11. O C & 100
- Belmont av, 2461-3,** (11:3076) ws, 95 n 188th, 33.4x87.6, 2-2-sty fr dwgs; Jas B Nicholson to Chas C Manning, 312 47th, Bklyn; QC; Sept21; Dec11'11. nom
- Blondell av, nwc Eastchester rd,** see Blondell av, nwc Mary.
- Blondell av, es, 50 n Evadna,** see Blondell av, nwc Mary.
- Blondell av, swc Evadna,** see Blondell av, nwc Mary.
- Blondell av, (\*) nwc Mary,** 150x100; also BLONDELL AV, (\*) nwc Evadna, runs n 125xw100xn75 to Mary xw25xs100xw25xs 100 to Evadna xe150 to beg; also MARY ST, (\*) ss, 123.9 e Main, 100x100; also MAIN ST, (\*) nec Halperin, 100x219.11x 100x222.3; also BLONDELL AV, (\*) ws, 25 n Halperin, 50x100; also BLONDELL AV, (\*) swc Evadna, 100x100; also EVADNA ST, (\*) ss, 150 w Blondell av, 25x100; also BLONDELL AV, (\*) es, 50 n Evadna, 75x 100; also BLONDELL AV, (\*) es, 50 n Mary, 100x83.3x irreg x100; also JARRETT PL, (\*) nec Eastchester rd, runs n 294xe95xs200xw75xs94 to Eastchester rd x n20 to beg; also EASTCHESTER RD, (\*) nwc Blondell av, 95x266.5x95x263.3; also JARRETT PL, (\*) ws, 92.4 n Eastchester rd, 175x95; also LOT 1 blk J map portion of Watson S Arnow Est, owned by Geo F Jarrett, at Westchester; also ALL THAT SALT MEADOW of 5 acres adj above & known as the Arnow salt meadow; Henry C Mapes to Jno S Mapes; ½ pt; ½ of AL; Oct18'06; Dec8'11. nom
- Blondell av, nwc 25 n Halperin,** see Blondell av, nwc Mary.
- Blondell av, nwc Evadna;** see Blondell av, nwc Mary.
- Barnes av, (\*) ws,** 182 n 213th, 26.3x78.2 x25x72.4, ns, Laconia Park; Madalena Di Angelis, wid, to Vincenzo Tristano, 2256 2 av; mtg \$3,500; Dec7; Dec9'11. O C & 100
- Crescent av, nws, 16.4 s 186TH,** see Belmont av, swc 186.
- College av, 374,** (9:2323) ses, 75 ne 142d, 25x100, 2-sty fr dwg, 1-sty ext; Geo Costar to Michl J Sullivan, 343 E 141; QC; Dec5; Dec8'11. nom
- Concord av,** (10:2578) swc 147th, 150x 100, vacant; Mary R Richardson et al, heirs, &c, Jno R Richardson to Albt N Crow, 22 Mt Morris Park W, TRSTE Chas A Crow; QC; Nov8; Dec8'11. nom
- Castle Hill av, (\*) nwc Houghton av,** see Castle Hill av, (\*) swc Ludlow av.
- Castle Hill av, (\*) es,** 58 n Gleason av, 50x105, Unionport, except pt for Castle Hill av; Albt Buttner et al to Alice Duff, 457 E 182; ½ R, T & I; mtg \$3,000; Dec6; Dec8'11. O C & 100
- Castle Hill av, (\*) swc Ludlow av,** 216 to ns Houghton av x105, Unionport; Wm M Savin to Wm F Moore, Municipal Court, Jefferson Market; July12'93; Dec8'11. 3,000
- College av, 374,** (9:2323) ses, 75 ne 142d, 25x100, 2-sty fr dwg, 1-sty ext; Josephine Jackson to Geo Costar, 1922 E 177; QC; Dec5; Dec9'11. nom
- Coddington av, (\*) ss,** 350 e Ft Schuyler rd, 25x98.10x25x99.11; Mathilda Luzzatto to Marco Luzzatto, her husband, 6 King; AL; Dec5; Dec12'11. O C & 100
- Coddington av, (\*) ss,** 375 e Ft Schuyler rd, 50x99.11x50x102.3; Mathilda Luzzatto to Marco Luzzatto, her husband; AL; Dec 5; Dec12'11. O C & 100
- Concord or Forest av, (10:2578) ws,** 200 s 147th, 100x100, vacant; Edwin F Taussig to Oscar Taussig; AT; B&S; May3'09; Dec 14'11. nom
- Decatur av, 3030-44,** (12:3332) nec Mosholu Parkway N, 150x110x102.11x119.8, 3-sty fr dwg & vacant & 2-sty fr rear bldg; Mamie A Hottenroth to Chas Kling, 263 E Kingsbridge rd; mtg \$10,000; Dec14'11. O C & 100
- Decatur av, 3289,** (12:3351) ws, 75 s 209th, 25x100, 2-sty fr dwg; Coster Realty Co to Mary Kane, at Monticello, NY; mtg \$7,000 & AL; Dec7; Dec9'11. O C & 100
- Eagle av, 692,** (10:2624) es, 305 s 156th, 19.6x115, 2-sty & b bk dwg; Chas S Lewin to Jacob Kalfelz & Clementine, his wife, tenants by entirety, 571 E 147; mtg \$6,000; Dec7; Dec9'11. O C & 100
- Eastchester rd, nwc Blondell av,** see Blondell av, nwc Mary.
- Eastchester rd, nec Jarrett pl,** see Blondell av, nwc Mary.
- Edison av, nec Middletown rd,** see Edison av, es, 475 s Tremont rd.
- Edison av, (\*) es,** 475 s Tremont rd, runs e50xs119.4 to ns Middletown rd xw 51.3 to es Edison av xn130.9 to beg, Tremont Terrace; Dutchess Finance Co to Baxter-Howell Bldg Co, 2283 Westchester av; Nov18; Dec13'11. nom
- Edison av, (\*) same prop;** Baxter-Howell Bldg Co to Chas H Pillsbury, 1058 So Blvd; Dec12; Dec13'11. O C & 100
- Franklin av, 1098,** (10:2607) es, 100 s 166th, 37.6x105, 5-sty bk tnt; Hannah Wilson to Regina Melhman, 180 Hoyt, Bklyn; mtg \$27,187.50; Nov24; Dec8'11. nom
- Grand Blvd & Concourse, nec 202D,** see 202d, 201 E.
- Grant av, 1064,** (9:2448) es, 282.7 n 165th, 25x100.11x25x101.1, 3-sty bk dwg; Thos Keely & ano to Michl J McGuire, 1064 Grant av; mtg \$7,500; Dec7; Dec14'11. nom
- Honeywell av,** (11:3125) es, 83.5 s 181st, 150.2x80, vacant; Rockland Realty Co to Edw Muller Bldg Co, 811 E 180; QC & correction deed; Dec13'11. nom
- Harrington av, (\*) ns,** 150 e Mapes av, 25x100; re mtg; Percy S Dudley to Anna Vogel, 1531 Vyse av; Dec6; Dec14'11. 431
- Houghton av, (\*) ss,** 179.2 e Castle Hill av, 25x103; Chas E Devermann to Chas E Greene & Louisa his wife tenants by entirety, 2224 Houghton av; mtg \$3,500; Dec 9; Dec11'11. O C & 100
- Houghton av, (\*) ss,** 229.2 e Castle Hill av, 25x103; same to same; mtg \$3,000; Dec9; Dec11'11. O C & 100
- Hoe av, 1537,** (11:2982) ws, 165 n 172d, 20x100, 3-sty bk dwg; Catharina Boeker to Sykes Realty Corp, 165 Bway; mtg \$9,250 & AL; Dec11'11. nom
- Hoe av, 1539,** (11:2982) ws, 185 n 172d, 20x100, 3-sty bk dwg; Catharina Boeker to Sykes Realty Corp, 165 Bway; mtg \$9,250 & AL; Dec8; Dec11'11. nom
- Hill av, (\*) es,** 525 s Randall av, 50x 100, Edenwald; Land Co "C" of Edenwald to Jno Hickey, 1970 3 av; Dec12; Dec13'11. nom
- Hughes av, 2146,** (11:3082) es, 254.7 n 181st, runs s36xe90.10xn18xe4.2xn17.11xw 95 to beg, 2-sty fr dwg; Lena Gardner to Anthony Meyers, 468 Lenox av; mtg \$9,340; Nov24; Dec13'11. O C & 100
- Houghton av, (\*) nwc Castle Hill av,** see Castle Hill av, (\*) swc Ludlow av.
- Hoe av, 1163,** (10:2745) ws, 247.3 s Home, 25x100, 5-sty bk tnt & str; Adieno Constn Co to Chas H Roe Est, a corpn, 391 E 149; mtg \$17,000; Dec6; Dec8'11. nom
- Intervale av, swc 167th,** see Hall pl, ses, at sws 167.
- Ludlow av, (\*) swc Castle Hill av,** see Castle Hill av, (\*) swc Ludlow av.
- Lind av, 1008,** (9:2523) es, 264 s 165th, 25x83, 3-sty fr dwg; Louis Meckes, 950 Ogden av to Chas F Flynn, 1008 Lind av; mtg \$7,800; Dec8; Dec11'11. nom
- Lyon av, nwc Zerega av,** see Zerega av, nwc Lyon av.
- Lorillard av, nwc Railroad av,** see Railroad av, nwc Lorillard av.
- Ludlow av, (\*) ns,** 100 e 177th, 50x106.9; Peoples Trust Co, TRSTE Jos J Gleason, to Ernest M Bielfeld, 1054 Stebbins av; AL; Dec1; Dec13'11. 380
- Ludlow av, (\*) ns,** 150 e 177th, 60.7x106.9 x67.5x106.9; also 172D ST, (\*) ws, 381.8 s Gleason av, 50x100; same to Aug C Bielfeld 4 5th, Weehawken, NJ; Dec11; Dec13 '11. 1,250
- Mapes av,** (11:3111) ses 25 sw 181st 66x 150, except pt for Mapes av, vacant; Martha D Tobin & ano to Kath C Kasser, 2360 Crotona av; Nov29; Dec8'11. nom





**172D st E, swc 3 av, see 3 av, 1248.**  
**177TH st W, swc Ams av, see Ams av, swc 77.**  
**179TH st E, nwc East End av, see East End av, nwc 79.**  
**180TH st, 512 E, (5:1576);** agmt as to modification of Ls recorded Nov27'11; J Rumore Realty Co, 512 E 80, with Santa Pirri, 512 E 80; Dec6; Dec9'11. nom  
**183D st, 354 E, see 1 av, 1593.**  
**188TH st E, nec Av A, see Av A, 1674.**  
**189TH st E, sec 2 av, see 2 av, sec 89th.**  
**1902D st, 65 E, (6:1608), all;** Dora Michelman to Abr Falber, 91 Willett; 3yf Jan1'12; Dec13'11. 4,600  
**1906TH st, 1-5 E, (6:1612), all;** Annie T Renn to Louis Schlechter, 31 W 115, & ano; 5yf Nov1; Dec12'11. 9,000  
**1915TH st, 135-7 W, (7:1825), w stoop fl;** Lenox Baths to Bernhard Izan, 64 E 128, & Bernard Bruskin, 204 E 6; Dec6, f completion of bldg to Jan1'22; Dec8'11. 1,000  
**1917TH st W, nwc Ams av, see Ams av, 1161.**  
**1919TH st, 174 E, (6:1767), all;** Est of A Ritterman to Nicholas Mazzei, 229 E 111; 5yf Dec1; Dec8'11. 660  
**1920TH st, 216 E, (6:1784) str & ext of b & 1st fl;** Thos Case et al to Martin Meihofner, 216 E 120; 5yf May1'13; Dec12'11. 1,320  
**1925TH st, 529-31 W, (7:1980), all;** Bernard Semel to Sol Freidus & Morris Steinberg, 3624 Bway; 3yf Jan1'12; Dec8'11. 2,800  
**1925TH st, E, (6:1749) sec Mad av, runs** e110xs100.11xw25xs12.11xw85 to es of av x n113.10, all; Lotta M Crabtree to Schulte Realty Co, 41 Park Row; 21yf Dec1; (renewals of 21 yrs each); Dec1'11. taxes, &c, & 13,200  
**194TH st W, swc 8 av, see 8 av, 2909-11.**  
**1972D st W, nwc Ams av, see Ams av, nwc 172.**  
**1 Av A, 29, (2:430), str & c;** Ellen Frey indiv & as EXTRX John A Frey to Moses Schwartz, 436 E 138; from May1'12 to Apr 2'17; Dec1'11. 1,440  
**1 Av A, 1674, (5:1585) nec 88th, str & c;** Magdalena Sieke to Henry A Weingarten, 1674 Av A; 3yf Dec12; Dec14'11. 840  
**1 Amsterdam av, 1975, (8:2116), all;** Jos Brucker to Aug Merkle, 1976 Ams av; 2 11-12yf Junel; Dec8'11. 1,200 to 1,425  
**1 Amsterdam av, (4:1168) swc 77th, 102.2** x115, all; Crawford-Bradley Co to Dakota Stable Co, 200 W 77; 1yf Nov1; Dec8'11. 15,000  
**1 Amsterdam av, 1661, (7:2058) str & pt** c; Jno A Prigge to Chas A Ricksecker, 119 W 129, & Adolph Wiegand, 472 W 142; 5yf May1'12; Dec12'11. 1,700 & 1,800  
**1 Amsterdam av, (8:2129) nwc 172d, str &** pt c; Louis Rosenberg & ano to Jacob Scheinblum, 2260 Ams av; 5yf Dec1; Dec 12'11. 1,320 & 1,420  
**1 Amsterdam av, 955, (7:1861) str & c;** Moses Selig to Wm R Glennon, 605 Col av, & ano; f Dec1 to July1'16; Dec14'11. 2,400  
**1 Amsterdam av, 1161, (7:1961) nec 117th,** Hotel La Porte, all; Otilie Schmidt to Maretta J Braden, 1161 Ams av; 7 1/2yf Mar31; Dec14'11. 8,000  
**1 Bowery, 221, (2:426) four lofts above** str; Harris & Jos H Schwartz to Lyons & Co, 85 Bowery; 5yf Jan1'12; Dec13'11. 2,200  
**1 Broadway, 489, (2:484), b; also BROOME** ST, 444, (2:484), w pt of b; R Gernsheim-er Realty Co to Moses D Adler, 566 W 162; 3yf Feb1; Dec12'11. 2,300  
**1 Broadway, 5233, (13:3402) ws, bet W** 225th & 227th, 2-sty & b bk bldg; Danl F Mahony, Jr, to U S of A by Frank H Hitchcock, P G of the U S; 10yf Junel; Dec1'11. 2,400  
**1 Broadway, 1551-3, (4:1018), & 46TH ST,** (Nos201-1 1/2 W) asn Ls; Madrid Co to Maurice B Mendham, 591 W 161; mtgs \$30,000; Dec11; Dec14'11. 15,000  
**1 East End av, (5:1576) nwc 79th, 2d &** 8th fls or lofts & pt c or b; Stevenson Constn Co to Natl Lithographic Co, 535 E 79; 5 2-12yf Dec1; Dec8'11. 7,250  
**1 Lexington av, swc 23d, see 23d, 132 E.**  
**1 Madison av, sec 125th, see 125th, sec** Mad av.  
**1 Madison av, 1294, (5:1503), str;** Abram Baudouine to C E Zervakos, 54 E 88; 5yf Oct1; Dec9'11. 1,500 to 2,200  
**1 St Nicholas av, 730, (7:2053) es, 355.10 n** 145th, 30.4x100, all; Carlton H Tyndall to World Bible League Corp, at New Canaan, Conn, & 355 W 145; 5yf Dec6 (5y ren); Dec8'11. 4,000  
**1 West Broadway, 248-50, (1:190) swc** Beach (Nos 2-6), all; S Chas Welsh, EXR, &c, Margt I Barrios et al to The Centaur Co, 77 Murray; 21yf May1'12; Dec8'11. taxes, &c, & 15,000  
**1 1ST av, 1626, (5:1564) str & b;** Emanuel Ornstein to Jacob Roth, 1626 1 av; 3yf Jan1 (2y ren); Dec8'11. 900 & 1,000  
**1 1ST av, 1593, & 83D st, 354 E, (5:1545);** sur Ls; Chas S Kline to Isidore A Wollheim, 175 E 79; AT; Dec8; Dec9'11. O C & 100  
**1 2D av, 88-90, (2:447), str & b;** Louis Norman & ano to Julius Burstein, 88 2 av; 4 5-12yf Dec1; Dec12'11. 1,080 & 1,140  
**1 2D av, (5:1551) sec 89th, str & pt b;** Isaac Heimann to Jurgen L Johannsen, 418 E 82; 5 8-12yf Sept1; Dec1'11. 1,620  
**1 3D av, 1248, (5:1406) swc 72d, str & b;** Est J Bookman to Benj Shapiro, on premises; 5yf May1'10; Dec9'11. 2,000 to 2,300  
**1 3D av, 108, (2:559) all;** Geo Schade et al to Jno Oed, 314 36th, Woodcliff, Hudson Co, NJ; 3yf May1'13; Dec8'11. 4,200  
**1 3D av, 1228, (5:1405) all;** Clara L North & ano, TRSTES Jas Kelly to Martin Schoenemann & Adolph Schwermer, both at 1228 3 av; 5yf Nov1; Dec8'11. 3,860

**1 3D av, 267-71, (3:902) all;** Grand Investing Co to Louis Bochner, 287 E 7; 3yf Jan1'12; Dec8'11. 7,200  
**1 3D av, 1246, (5:1406) str & b;** The Est J Bookman to Henry Spreen, 1246 3 av; 5 8-12yf Feb1'10; Dec8'11. 1,350 & 1,600  
**1 3D av, 1128, (5:1400) swc 66th, 20.5x65,** all; Louisa M Gerry to Louis Starr, 555 W 151; 19 7-12yf Sept1; Dec13'11. taxes, &c, & 1,348  
**1 5TH av, 538-40, (5:1260) ws, 50 s 45th,** 50.5x100, all; Theo C Marceau to Jacques Krakauer, 18 W 85; 21yf May1'13 (option 21y ren); Dec8'11. taxes, &c, & 55,000 & 57,500  
**1 5TH av, 137, (3:849) ses, 28.9 n 20th, 28.9** x113, asn Ls; Tomahawk Realty Co to Troy Realty Co, 112 Riverside Dr; Dec11; Dec12'11. O C & 100  
**1 7TH av, 561, (4:993) nec 40th, all;** Kath E Brady to Jas Gannon, 116 E 169; 15yf Sept1; Dec14'11. taxes, &c, & 7,000 to 10,000  
**1 8TH av, 362, (3:778) nec 28th; asn Ls;** Michl Harley to Jas Harley, 339 W 26; AT; mtg \$4,000; Dec13'11. nom  
**1 8TH av, 2909-11, (7:2047) swc 154th, str** & part c; Chas J Smith to Phillip McCabe, 2902 8 av; 10yf Jan1'12; Dec13'11. 960 & 1,200  
**1 11TH av, 150 (3:693), asn Ls;** Robt Skelly to Jno Moran, 88 Barrow; Dec12; Dec13'11. nom  
**1 11TH av, (3:692) sec 21st, pt str & c;** Saml & Geo Holober to Jno Shanley, at Lynbrook, LI; 7 1/2yf Jan1'12 (5y ren at \$4,000); Dec8'11. 3,000 & 3,600

## LEASES

## Borough of the Bronx.

**1 Hoffman st, swc 188th, see 188th, swc** Hoffman.  
**1 149TH st E, swc Brook av, see Brook** av, 533.  
**1 180TH st E, sec Belmont av, see Bel-** mont av, sec 180.  
**1 180TH st, 787 E, (11:3110), double str;** Jno A Steinmetz (agent) to Frank Nebeling, 221 E Tremont av; 5 4-12yf Dec15; Dec13'11. 360 to 660  
**1 180TH st, 940 E, (11:3127), str;** Krabo- Ernst Realty Co to Clara Bernstein, 940 E 180; 5yf Junel; Dec12'11. 420 & 480  
**1 188TH st, (11:3056) swc Hoffman; asn** Ls; Ignazio Collica to Antonio Michiel, 566 E 188; Dec11; Dec13'11. nom  
**1 188TH st, (11:3056) swc Hoffman; asn** Ls; Antonio Michiel to Ignazio Collica, 135 W 10; Dec11; Dec13'11. nom  
**1 189TH st E, swc 3 av, see 3 av, 4699-** 4701.  
**1 204TH st, E, nec Jerome av, see Jerome** av, nec 204th.  
**1 Brook av, 533, (9:2293) swc 149th, str &** b; Wm G Rose to Esther Shine, 1355 Washington av; 10 4-12yf Jan1; Dec14'11. 1,500 to 3,000  
**1 Belmont av, (11:3080) sec 180th, 20x78,** asn Ls; Jas Mullanly to Patk Kerrigan, 311 E 90; AT; Dec7; Dec14'11. nom  
**1 Jerome av, (12:3222) nec 204th, whole** house, except extension; Mosholu Realty Co to Francesco Ventarola, 5761 Bway; 5 yf Dec15; Dec1'11. 1,000 & 1,200  
**1 Old Clason Point rd, nec Westchester** av, sec Westchester av, 1750.  
**1 Williamsbridge rd, 1507, (\*) 1-sty fr str** & dwg; Katie Weiss to Chas Zacharias, on premises; 3yf May1'12; Dec12'11. 300  
**1 Westchester av, 1750, (\*) sec, also** claimed to be nec old Clasons Point rd, 25x106.2x25x101.10, all; Regina Keller to Jno Anderson, 629 E 134; 5yf Aug1'12; Dec13'11. 1,800 & 2,100  
**1 Washington av, 1379, (11:2901) 22x100,** all; Geo W Brewster to Louis Liebmann, 251 W 87; 4yf Jan1'12; Dec14'11. 1,200 to 1,800  
**1 3D av, 4699-4701, (11:3041) swc 189th,** str & c; Regina Keller individ & EXTRX Geo Keller to Jas Gaffney, 205 E 55; 10yf Jan1'12; Dec13'11. 900 to 1,500

## 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. 8, 9, 11, 12, 13 & 14.

**1 Abingdon Sq, 17, (2:624);** ext of \$17,500 mtg to Sept25'14 at 5%; Oct6; Dec8'11; Saml Greenbaum, 2 E 94, with Cornelius F Kingsland, at Babylon, LI, et al, exrs for Ethel W Kingsland, will Geo L Kingsland. nom

**1 Ashland pl, 11, or Perry st, (2:613) ns,** 45.8 e Waverly pl, 22.9x86.10x22.10x86.10; ext of mtg for \$11,500 to Dec1'12, 5%; Dec 1; Dec8'11; Isabel D Curtis, at Bantam, Conn, with Alphonsus L Poole, at Pooles la, Sheephead Bay, NY, trste Rebecca G Poole. nom  
**1 Allen, 1 1/2 & 2, (1:294) nec Division,** (Nos 106-8), 100.1x27.5x—x37; Dec13'11, 5y 4 1/2%; Morris Kulok & Jacob Altmark to Jno McL Nash, 60 W 48, trste Margt L Chase. 60,000  
**1 Allen st, 1 1/2 & 2; sobr n agmt; same &** Harry Hastorf with same. nom  
**1 Broome st, 77, (2:331);** ext of mtg for \$15,000 to Dec20'14 at 4 1/2 & 5%; Dec9; Dec13'11; Solomon Bisgaer, 77 Broome, with David J King, 541 Mad av et al, exrs, &c, Edw J King. nom  
**1 Broome st, 121, (2:336) ss, 25 e Pitt, 25x** 89; Dec11'11, due, &c, as per bond; Aron Asen, 121 Broome to Chas H Phelps, 324 W 103, exr Jno G Butler. 19,000  
**1 Broome st, 121; pr mtg \$19,000; Dec11** '11, 6y6%; same to Emilie Macher, at East Rutherford, NJ. 6,000  
**1 Bayard st, 72-4, (1:201) nec Mott (Nos** 52-6), 48x75; Dec11'11, 5y4 1/2%; Saml Aronson to Citizens Savgs Bank, 56 Bowery. 58,000  
**1 Clinton st, 24, (2:350) es, 275 s Hous-** ton, 25x100x24.11x100; Dec8'11, 3y6%; Marie Marculescu, of Bklyn, to Alice McBain, 217 W 114. 3,000  
**1 Clinton st, 24; sobr n agmt; Dec8'11;** same & Harry Hastorf with same. nom  
**1 Clinton st, 24; ext of \$25,000 mtg to** Nov19'14 at 5%; Dec7; Dec8'11; Met Trust Co, trste Sarah L Bennett, with Marie Marculescu, 220 Hewes, Bklyn. nom  
**1 Carmine st, 88, see Varick, 230.**  
**1 Canal st, 178-82, (1:201) sec Mott (Nos** 80-2), 47.2x48.8x47.1x48.2; ext of \$20,000 mtg to Dec7'14, at 4 1/2%; Dec6; Dec9'11; Lawyers Title Ins & Trust Co with Fanny Goldberg indiv & as extrx Henry Stone, Annie Bernstein, Hattie Cohen, Essie Auerbach & Lillian S Lustig. nom  
**1 Cannon st, 2-6, see Grand, 542-4.**  
**1 Chrystie st, 136, (2:419), es, abt 58 s** Delancey, 25x100, leasehold; PM; pr mtg \$3,500; Dec13; Dec14'11, due as per bond; Kalman Ulkish, 845 Jennings, to Lena Dan, Hurleyville, NY, & ano. 1,000  
**1 City Hall pl, 39, see Pearl, 45.**  
**1 Division st, 106-8, see Allen, 1 1/2 & 2.**  
**1 Essex st, 136, (2:354) es, 100 n Riving-** ton, 25x100; ext of mtg for \$32,000 to Feb 6'17, 5%; Oct16; Dec8'11; Harris Schwartz, 5 E 106, & Mendel Diamonston with Chas Griffen et al, trstes Saml Willets (Edw Willets Trust). nom  
**1 Front st, 154, see Maiden la, 144.**  
**1 Forsyth st, 118, (2:419) es, 100 n Broome** runs e50xn0.7xe50.3xn25.2xw100.3 to st xs 25.10 to beg; certf as to mtg for \$8,000; June23'10; Dec14'11; L & S Constn Co to Ray Silverman & Bessie Leader. nom  
**1 Forsyth st, 118, (2:419) es, 100 n Broome** runs e50xn0.7xe50.3xn25.2xw100.3 to Forsyth xe25.10; Dec14'11, 5y5%; Chas I Weinstein Realty Co to J Van Vechten Olcott, 31 W 72, & ano, exrs Theo F Vall. 40,000  
**1 Frosyth st, 118; certf as to above mtg;** Dec14'11; same to same.  
**1 Forsyth st, 118; sobr n agmt; Dec14'11;** Fannie Fine with same. nom  
**1 Grand st, 542-4, (2:326), nec Cannon,** (Nos 2-6), 50x100; Dec12; Dec13'11, 5y5%; Kassel Oshinsky, 535 9th, Bklyn, to N Y Life Ins Co, 346 Bway. 65,000  
**1 Grand st, 542-4; sobr n agmt; Dec12;** Dec13'11; Jacob Levy with same. nom  
**1 Grand st, 137-9, (1:233) ss, 50 e Crosby,** 35.11x80; pr mtg \$52,000; Dec8; Dec9'11, due Feb8'12, 6%; 133 W 19th St, a corpn, to Harris Mandelbaum, 12 W 87, & ano. 8,000  
**1 Grand st, 137-9; certf as to above mtg;** Dec8; Dec9'11; same to same.  
**1 Hudson st, 503-7, (2:630), ws, 26.6 n** Christopher, runs w100xn23.1 to an alley, xel5xn47xe85 to st, xs70.2 to beg; certf as to mtg for \$2,500; Nov16; Nov24'11; Greenwich Investing Co to Jas H Cruikshank & ano; corrects error in issue Dec 2, when streets Nos were 563-7.  
**1 Henry st, 218, (1:269) ss, abt 118 e Clin-** ton, 23.6x100; ext of \$29,000 mtg to Dec 11'16 at 4 3/4%; Dec11; Dec12'11; Henry Jones et al exrs Morris Jones with Solomon Phillips, 62 W 115. nom  
**1 Hester st, 173-5, (1:238) nec Mott (Nos** 118-20), runs n100xe43.7xs53.8xe0.6xs46.1 to Hester wx45.6 to beg; pr mtg \$57,200; Dec13, Dec14'11, 1y6%; Soraci Constn Co to Sadie Roth, 814 E 166. 32,000  
**1 Hester st, 173-5; certf as to above mtg;** Dec13; Dec14'11; same to same.  
**1 Hester st, 173-5; sobr n agmt; Sept22;** Dec14'11; Angelina Marrone with same. nom  
**1 James st, 68, (1:278); asn Ls by way of** mtg; Dec7; Dec8'11; Antonio Davanzo to M Groh's Sons, a corpn, 238 W 28. nom  
**1 Jackson st, 65, (1:243), sal Ls; Oct30;** Dec9'11, demand, 6%; Geo Allen, 5 Cannon, to Bachmann-Bechtel Bwg Co, 17 Forest, Rosebank, SI. 2,000  
**1 Lewis st, 123, (2:330) ws, 50 s Houston,** 25x100; PM; pr mtg \$19,000; Dec8'11, due Sept15'13, 6%; Louis B Wasserstrom & Ignatz Weisberger to Frederic E Klein, Philip Klein & Rose Sobel, all at 27 W 119. 4,000  
**1 Mott st, 52-6, see Bayard, 72-4**  
**1 Mott st, 80-2, see Canal, 178-82.**  
**1 Mulberry st, 8, see Worth, 192.**  
**1 Maiden la, 142, see Maiden la, 144.**

THE GEORGE A. JUST CO. 239 VERNON AVENUE LONG ISLAND CITY NEW YORK

IRON WORK FOR BUILDINGS

Monroe st, 181-3, (1:269), & MONTGOMERY ST, 40-2, (1:269); ext of \$65,500 mtg to Oct8'14 at 5%; Dec9; Dec14'11; Trust Co of America with Marie Hastorf, 42 Hamilton Ter.
Mortgage
Monroe st, 181-3, (1:269); also MONTGOMERY ST, 40-2, (1:269); agmt as to share ownership in mtg of \$65,500; Dec9; Dec14'11; Albt H Hastorf with Trust Co of America, 37 Wall.
Mott st, 118-20, see Hester, 173-5.
Montgomery st, 40-2, see Monroe, 181-3.
Maiden la, 144, (1:38) nwc Front (No 154) 19.4x21.8; also MAIDEN LA, former 144, sws, 19.4 w Front, 15.9x21.3x15.11x21.2 also MAIDEN LA, 142 ss, abt 35 w Front, 15.9x21.5x10.2x15.5; Dec1; Dec2'11; 2y5%; Jno A Casey Co to Emigrant Ind Savgs Bank, corrects error in last issue when Maiden la number was 149 & Front st, 156.
Maiden la, 142 & 144; certf as to above mtg; Nov29; Dec2'11; same to same.
Norfolk st, 24, (1:312) es, abt 100 n Hester, 25x100; pr mtg \$23,500; Dec14'11, 3y6%; Rebecca Werner to Julius Hirsh, 121 St Nicholas av, & ano.
Orchard st, 156, (2:411) es, abt 200 n Rivington, 25x87.6; Dec7; Dec14'11, 1y6%; Fredericke Winckler, Bklyn to Cath A Whitaker, 783 5 av.
Pearl st, 45, (1:159) see City Hall pl (No 39) 15.6x55x22.8x47.8; PM; Dec13; Dec14'11, due as per bond; Rudolph Wallach Co to Title Guar & Trust Co.
Pearl st, 45, (1:159) see City Hall pl (No 39) 15.6x55x22.8x47.8; pr mtg \$16,000; Dec13; Dec14'11, 3y5%; Rudolph Wallach Co to Aug Weymann, 299 E 163.
Perry st, 11, (2:613) ns, 45.8 e Waverly pl, 22.9x86.10x22.10x86.10; pr mtg \$11,500; Dec8'11, 1y6%; Alphonsus L Poole, Bklyn, to Thos J McViney, 1077 E 15, Bklyn.
Perry st, ns, 45.8 e Waverly pl, see Ashland pl, 11.
Pike st, 3, (1:283) es, 40.6 n East Bway, 17.3x55.2x17.3x55.3; Dec11'11, 1y5%; Jno A & May of NY, & Nellie H Mergardt, of Brewster, NY, to Emigrant Indus Savgs Bank.
Pitt st, 94, (2:339) es, 200 s Stanton, 25x100; PM; Dec9; Dec11'11, 5y5%; Aaron J Friedman, 129 Pitt, to Lawyers Mtg Co, 59 Liberty.
Pitt st, 94; pr mtg \$19,000; Dec9; Dec11'11, due, &c, as per bond; same to Mary Mosback, 450 Benedict av, Woodhaven, LL.
Sullivan st, 150-2, (2:518) ws, 165.8 s Houston, 49.4x100x48.10x100; pr mtg \$32,000; Dec8'11, due June8'12, 6%; Citizens Investing Co to Bronx Investment Co, 128 Bway.
Sullivan st, 150-2; certf as to above mtg; Dec8'11; same to same.
Suffolk st, 129, (2:354); ext of \$26,000 mtg to Apr1'15 at % as per bond; Nov30; Dec12'11; Sol Hollander with Sol H Kohn, exr Henry Herrman, 334 W 72.
Sheriff st, 122, (2:335) es, 100.2 s Houston, 24.10x100; pr mtg \$28,000; Dec12'11, 5y6%; Isidore Hollander to Emilie Macher, East Rutherford, NJ.
Trinity pl, 19-21, see Bway, 41-5.
Varick st, 230, (2:528) es, 48.7 s Carmine, runs e48.2xn5.6&1.6 to ss Carmine (No 88) xw18.7 to Varick xs48.7 to beg; pr mtg \$9,000; Dec8; Dec9'11, 5y5%; Edw Tully to Emigrant Indus Savgs Bank.
Vestry st, 35, (1:219); ext of \$25,000 mtg to Dec11'16 at 4 1/2%; Dec11; Dec12'11; Bankers Trust Co with Abram V Whiteman, Portchester, NY.
Water st, 250, (1:98) ns, 69.9 w Peck sl, 15.8x18.1x15.7x82.3; Nov17; Dec13'11, 3y5%; Virginia R E L McAlpine of Gilroy, Cal, & Maud E T R Petromont of West Haven, Conn, to Lawyers Mtg Co, 59 Liberty.
Worth st, 192, (1:161) sws, at es Mulberry (No 8), runs se47.8xsw41.3 to es Mulberry, xn40.11 to beg; Dec11, Dec13'11, 5y5%; Pietro Fioreto to Robt Graves, 7 W 51 et al trstes Margt J P Graves for Michl F Loughman et al.
Worth st, 192; sobrn agmt; Dec 17; Dec 13'11; August Ruff & Moses Hochster with same.
Worth st, 192; sobrn agmt; Dec7; Dec 13'11; Lion Brewery with same.
Worth st, 192; sobrn agmt; Dec13'11; Giovanni Luzzatto with same.
Washington st, 384, see 34th, 311 E.
5TH st, 535 E, (2:401) ns, 190.6 w Av B, 26.4x97; ext of mtg for \$28,000 to Dec3'16 at 5%; Nov9; Dec8'11; Rosie & Gosy, Benj & Menassah Forst, 328 S 2, Bklyn, with Rebecca S Jacobus et al, trstes Saml M Jacobus.
5TH st, 435 E, (2:433) ns, 125.3 w Av A, 25.2x97; PM; Dec11; Dec12'11, 5y5%; Saml Bloom to Josephine Stein, gdn Ella & Carl Stein, 2211 Bway.
5TH st, 647-9 E, (2:388) ns, 114.9 w Av C, 39.7x97; given as collateral security for payment of mtg covering 57-59 Pitt; Dec 12; Dec13'11, due Mar1'14, 6%; Dora Goldschein to Nathan Schulman, 113 2d, 1,800

7TH st, 294 E, (2:363) ss, 104.9 w Lewis, 22x90.10; Dec13'11, due as per bond; Abr W Moynihan, 298 E 7 to Lambert S Quack-enbush, 78 E 96 trste Herman B Lanfer, 5,000
10TH st, 223 E, (2:452); ext of \$28,000 mtg to Dec27'14 at 5%; Nov10; Dec11'11; Christine G Openhym et al exrs Adolpho Openhym with Reuben Simon.
10TH st, 208-12 W, (2:619), ss, 43.1 e Bleeker, 53.9x94.10x53.8x94.10; Dec11'11, 4 y5%; Chas I Weinstein Realty Co to Ital-ian Savgs Bank, 64 Spring.
10TH st, 208-12 W; certf as to above mtg; Dec11'11; same to same.
10TH st, 208-12 W; sobrn of mtg for \$16,000 to mtg for \$59,000; Dec11'11; Jacob Kottek, 17 W 70, et al with same.
13TH st, 421 E, (2:441) ns, 244 e 1 av, 25x100; Dec8; Dec9'11, due, &c, as per bond; Jos & Emma Honey & Julia Halpin, heirs Jno & Bertha Honey, to Dry Dock Savgs Instn, 341 Bowery.
13TH st, 633 E, (2:396) ns, 283.6 w Av C, 27x103.3; pr mtg \$18,500; Nov30; Dec13 '11, due as per bond; Henrietta Harris to Henry Harris, 220 E 75.
14TH st, 208 E, (2:469) ss, 100 e 3 av, 17x103; pr mtg \$8,000; Dec4; Dec11'11, due, &c, as per notes; Anna L B & Robt Stewart of North Chatham, NY, to Geo W Ellis, 2 W 59.
15TH st, 225 W, (3:765) ns, abt 285 w 7 av, 25x103.3; 4-5 pts; AT; Dec8; Dec9'11, 1y5%; Anna E Hicks & Frank P, Sarah C & Thos A Early, heirs Jno Early, to Alice J Early, 425 W 34.
15TH st, 12 W, (3:819) ss, 280 w 5 av, 53x92; Dec1; Dec12'11, due as per bond; B & L Constr Co to Max M Warburg, at Hamburg, Germany; re-recorded from Dec1.
18TH st, 340 W, (3:741) ss, 325 e 9 av, 20x92; pr mtg \$15,000; Dec11; Dec13'11, 1y 6%; Mary E Ahern, 795 St Nicholas av to Mary E Brady, 371 W 23.
22D st, 325 W, (3:746) ns, 322.6 w 8 av, 22.6x98.9; Dec13'11, 3y5%; Mary E Cush-mann to Lawyers Title Ins & Trust Co.
24TH st, 56 W, see 6 av, 388-90.
26TH st, 302 W, (3:749) ss, 62.6 w 8 av, 18x88.2; PM; Dec11'11, 3y5%; Lina Weil, 19 E 98, to Ysabel Aymar de Camprubi, 18 Pereo de la Castellana, Madrid, Spain.
27TH st, 104-S W, (3:802) ss, 100 w 6 av, 60x98.9; ext of \$110,000 mtg to Dec1'16 at 5%; Dec1; Dec12'11; N Y Life Ins Co with Israel Unterberg, 11 W 86.
29TH st, 12 E, (3:858) ss, 192 w Mad av, 27.6x98.9, 1/2 pt; ext of \$5,000 mtg to Nov10'14 at 5%; Nov13; Nov27'11; Jessie W wife John T Brodhead of Detroit, Mich, with Henrietta Hutton, of Orange, NJ; corrects error in issue of Dec9 when lines was not in order.
29TH st, 12 E; ext of \$2,500 mtg to Nov 10'14 at 5%; Nov13; Nov27'11; same with same.
29TH st, 12 E; ext of \$5,000 mtg to Nov 10'14 at 5%; Nov16; Nov27'11; Blanche W wife Wm H Emory of Roslyn, LI, with same.
30TH st, 235 E, (3:911) ns, 230 w 2 av, 20x98.9; Dec13'11, 1y5%; Patk Corrigan to Emigrant Indus Savgs Bank.
30TH st, 342-4 W, (3:753) ss, 279 e 9 av, —; ext of mtg for \$30,000 to Nov26'16 at 4 1/2%; Dec7; Dec 11'11; Greenwich Sav-ings Bank with Sarah Ballin, 365 W 118.
30TH st, 236 E, (3:910) ss, 196 w 2 av, runs s60xw4xs38.9xw14xn98.9 to st xe18 to beg; Dec11; Dec12'11, 1y6%; Indiana Gib-berston to Mathilda Muller, 161 E 49.
30TH st, 238 W, (3:779) ss, 300 e 8 av, 29.5x98.9; Dec12'11, 1y5%; Wm C A Witt to Met Savgs Bank, 59 Cooper Sq E.
32D st, 318-24 E, (3:937) ss, 225 e 2 av, 93x98.9; pr mtg \$235,000; Dec11; Dec12'11, demand, 6%; Franbro Realty Co to Ade-laide C Housman, at Babylon, LI, 25,000.
32D st, 318-24 E; certf as to above mtg; Dec11; Dec12'11; same to same.
32D st, 318-24 E; sobrn agmt; Dec11; Dec12'11; Jos & Louis Frankel with same.
33D st, 442 W, see 38th, 344-6 W.
34TH st E, see 5 av, see 5 av, 349-53.
34TH st, 311 E, (3:910) ns, 121.5 e 2 av, 21.5x98.9; also WASHINGTON ST, 384, (1:-216) ws, 40 n Beach, 20x62; Dec4; Dec11'11, due, as per bond; Geo D Archer of Los Angeles, Cal, to Title Guarantee & Trust Co.
34TH st, 158 E, (3:889) ss, 132.10 w 3 av, 23.8x98.9x9.11x99.7; Dec11; Dec12'11, 5y 5%; Jas, Fredk J & Robt Corkrey & Julia B Muldoon to St Lukes Home for Aged Women, 21 E 20.
34TH st, 158 E; pr mtg \$27,000; Dec11; Dec12'11, 2y6%; same to Ludin Realty Co, 261 W 34.
34TH st, 436-40 W, (3:731) ss, 380 w 9 av, 60x98.9; PM; Dec11; Dec12'11, due as per bond; Altson Co to Title Guar & Trust Co.
35TH st, 310 W, (3:758) ss, 100 w 8 av, 12.6x98.9; pr mtg \$—; Dec7; Dec8'11, 1y 6%; Jno O'Reilly to Edw O'Reilly, 300 W 35.

37TH st, 140 W, (3:812); ext of mtg for \$10,000 to Dec5'14, 6%; Dec5; Dec8'11; Ralph Raymond, 724 E 160, with Alcourt Realty Co, 48-54 W 25.
38TH st, 344-6 W, (3:761) ss, 175 e 9 av, 50x98.9; also 33D ST, 442 W, (3:730), ss, 425 w 9 av, 25x98.9; pr mtg \$52,000; Dec8; Dec11'11, 3y6%; Wilhelmina MacDougall & Mathilda Harris, both of Westfield, NJ, to Saml Williams, 71 W 113 & ano.
39TH st, 244-6 W, (3:788) ss, 325.6 e 8 av, 37.7x98.9; Dec11'11, 1y5%; Lulu Quigg to Title Ins Co of N Y.
39TH st, 442 W, (3:736) ss, 225 e 10 av, 25x98.9; ext of \$17,500 mtg to Sept14'16 at 5%; Dec6; Dec9'11; Central Trust Co with Irving I Kempner, 44 E 74.
39TH st, 307 E, (3:945) ns, 125 e 2 av, 25.6x98.9; pr mtg \$13,000; Dec6; Dec9'11; 2y6%; Josef Lustig to Abr A Lustig, 70 St Marks pl.
39TH st, 305 E, (3:945) ns, 99.6 e 2 av, runs n54xe0.6xn44.8xe25xs98.9 to st, xw 25.6 to beg; pr mtg \$13,000; Dec6; Dec9'11; 2y6%; Josef Lustig to Abr A Lustig, 70 St Marks pl.
40TH st W, nec 7 av, see 7 av, 561.
44TH st, 330-40 E, see 45th, 325-37 E.
44TH st, 323-35 E, see 45th, 325-37 E.
44TH st, 156 W, (4:996) ss, 589.8 w 6 av, 24x100.5; Dec14'11, 5y % as per bond; Schuyler Realty Corpn to Farmers Loan & Trust Co, 22 Wm.
44TH st, 156 W; certf as to above mtg; Dec14'11; same to same.
45TH st, 104 W, see 6 av, 783.
45TH st, 102 W, see 6 av, 783.
45TH st, 17-9 W, (5:1261) ns, 233.6 w 5 av, 41.6x100.5; pr mtg \$300,000; Dec5; Dec 8'11, installs, 6%; Midville Realty Co, 17-19 W 45, to Wm Kennedy, 278 Clinton av, Bklyn.
45TH st, 310-6, (5:1337) ss, 169.8 e 2 av, 4 lots, ea 26.4x100.5; 4 mtgs, ea \$1,000; 4 pr mtgs, \$11,750 ea; Dec6; Dec13'11, 2y 6%; Rosina Di Caprio, 302 E 44, Emma J Bergman, 408 E 142 & Clara Uhl, 1034 Lin-coln pl, Bklyn, to Salvatore Di Caprio, 302 E 44.
45TH st, 304 E, (5:1337) ss, 90 e 2 av, 27x100.5; pr mtg \$11,750; Dec6; Dec13'11, 2y6%; Rosina Di Caprio, 302 E 44, Emma J Bergman, 408 E 142 & Clara Uhl, 1034 Lincoln pl, Bklyn to Salvatore Di Caprio, 302 E 44.
45TH st, 306 E, (5:1337) ss, 117 e 2 av, 26.4x100.5; pr mtg \$11,750; Dec6; Dec13 '11, 2y6%; Rosina Di Caprio, 302 E 44, Emma J Bergman, 408 E 142 & Clara Uhl, 1034 Lincoln pl, Bklyn to Salvatore Di Caprio, 302 E 44.
45TH st, 322-34 E, see 45th st, 325-37 E.
45TH st, 325-37 E, (5:1338) ns, 141 w 1 av, 159x100.5; also 44TH ST, 323-35 E, (5:-1337) ns, 175 w 1 av, 150x200.10 to 45th (Nos 322-34); also 44TH ST, 330-40 E, (5:-1336) ss, 100 w 1 av, 125x100.5; ext of \$190,000 mtg to Nov1'12 at 6%; Nov21; Dec 9'11; Pittsburgh Life & Trust Co of Pitts-burgh, Pa, with The Fred Opperman, Jr, Brewing Co, Jno G & Kath E Gillig, Jno & Margt Ochs & Francis Merges.
47TH st, 418 W, (4:1056) ss, 200 w 9 av, 25x100.5; Dec14'11, 5y4 1/2%; Wm N Henke to Ella V Eldredge, 366 Clinton av, Bklyn.
52D st, 324-6 E, (5:1344) ss, 294 e 2 av, 38x100.5; pr mtg \$48,500; Dec9; Dec12'11, 3y6%; Louis Berman, 37a Bedford, to Susan L Smith, 619 5 av.
53D st, 50 E, (5:1288) ss, 164 w Park av, 16x100.5; Dec7; Dec8'11, due as per bond; Clara S Lyle to Jno W Sterling, 912 5 av.
53D st, 50 E; sobrn agmt; Dec7; Dec8 '11; Wm Schlemmer with Jno W Sterling, 912 5 av.
55TH st, 501-3 W, see 10 av, 831-9.
55TH st, 368-74 W, see 9 av, 832-40.
55TH st W, (4:1065) ns, 300 w 9 av, runs w100xn100.5xe25xn31.3xe75.7 x s 122.2 to beg; Dec11'11, 3y5%; Jno M Scoble to American Mtg Co, 31 Nassau.
55TH st, 505-11 W, (4:1084) ns, 100 w 10 av, 100x100.5; Dec11'11, 3y5%; Jno M Scoble to American Mtg Co.
55TH st E, 360-4, (4:1405) ss, 100 e 9 av, 75x100.5; Dec11'11, 3y5%; Jno M Scoble to American Mtg Co, 31 Nassau.
55TH st W, (4:1065) ns, 300 w 9 av, —; agmt as to share ownership in mtg; Dec11; Dec12'11; N Y Trust Co with Amer Mtg Co, 31 Nassau.
60TH st, 126 E, (5:1394); sobrn of party wall agmt to mtg; June19; Dec14'11; Union Trust Co with Henry B Anderson, 449 Park av, & 128 E 60th St Co, 111 Bway.
63D st, 21 E, (5:1378) ns, 70 w Mad av, runs n60xw8.2xnw5.6xn36.8xw13xs100.5 to st xe25 to beg; PM; Dec11; Dec12'11, 3y 4 1/2%; Wm B Isham to Hattie Blooming-dale, 771 Mad av.
64TH st, 209 W, (4:1156) nes, 150 nw Ams av, 25x100.5; Nov15; Dec12'11, 3y5%; Barbara Geier, of New City, NY, to Philip L Schell, 308 W 83, & ano, exrs Edw P Schell.
66TH st, 158 E, see 3 av, 1128.



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17 BATTERY PLACE, NEW YORK

**MORTGAGES**

**Borough of the Bronx.**

**Barretto st, nwc Whitlock av**, see Whitlock av, nwc Barretto.  
**Barretto st**, (10:2735) nwc Whitlock av, 100x36; sobrn agmt; Dec7; Dec8'11; Michl Meehan with Otto Gerdau, Stamford, Conn. nom  
**Bronx Ter, nec 226TH**, see 226, ns, extends from 2 av to Bronx Ter.  
**Beck st, ws, 194.11 n Intervale av**, see Beck, ws, 267.11 n Intervale av.  
**Beck st, ws, 231.5 n Intervale av**, see Beck, ws, 267.11 n Intervale av.  
**Belmont st**, (11:2792) sec Weeks av, 95x100; Dec14'11, due, &c, as per bond; Wm G McCrea to Title Guar & Trust Co. 8,000  
**Beck st**, (10:2710) ws, 210 n Longfellow av, 60x100; PM; pr mtg \$56,250; Dec12; Dec14'11, installs, 6%; Israel Jurov to Bronx Associates, 773 Westchester av. 4,000  
**Beck st**, (10:2711) ws, 267.11 n Intervale av, 36.6x100; also BECK ST, (10:2711) ws, 231.5 n Intervale av, 36.6x100; also BECK ST, (10:2711) ws, 194.11 n Intervale av, 36.6x100; ext of 3 mtgs for \$26,000 each to Dec11'16 at 5%; Dec11; Dec13'11; Lawyers Title Ins & Trust Co with Absar Realty Co. nom  
**Charlotte st**, (11:2977) es, 164.6 n Jennings, runs n91.9x63.5xse—xsw107.4xn 16.11 to beg; pr mtg \$32,000; Dec7; Dec11'11; 1y6%; Regina Constn Co to Bernhard H Levy, 137 W 142. 1,500  
**Charlotte st**, (11:2977); same prop; certf as to above mtg; Dec7; Dec11'11; same to same.  
**Exterior st**, (9:2344) es, 100 s Cheever pl, 275x84.5x275.1x95.3; PM; Dec13; Dec14'11, 7y5%; Saml Trimmer to Aug Belmont, Hempstead, LI, & ano. 61,425  
**Edgewater Ter**, (\*) es, 150 s Town Dock rd, runs e191xs104.4xw161.4 to Ter xn100 to beg; May18; Dec8'11, due, &c, as per bond; Wm Judge, 2315 Gleason av, to Jno Eichler Bwg Co, 3582 3 av. 1,000  
**Edgewater Ter**, (\*); same prop; pr mtg \$10,250; Oct25; Dec8'11, due, &c, as per bond; same to same. 1,000  
**Freeman st, nec Stebbins av**, see Stebbins av, nec Freeman.  
**Fox st, ws, 154 s 167TH**, see Fox st, ws, 191.6 s 167.  
**Fox st**, (10:2717) ws, 191.6 s 167th, 37.6x100; also FOX ST, (10:2717) ws, 154 s 167th, 37.6x100; ext of 2 mtgs for \$33,000 each to Oct3'15 at 5%; Oct3; Dec13'11; Philip Rhineland, ext, &c, Cornelia B Kip, to Reliable Constn Co, 1126 Union av. nom  
**Grote st, 700**, see Crotona av, 2250.  
**Garden st, nec Crotona av**, see Crotona av, 2250.  
**Jennings st, swc Vyse av**, see Vyse av, swc Jennings.  
**Kelly st, es, at ses Westchester av**, see Westchester av, ses, at es Kelly.  
**Kelly st, es, at ses Westchester av**, see Westchester av, ses, at es Kelly.  
**Loring pl, swc 183**, see 183d, swc Loring pl.  
**Manida st, 830**, see Manida, 828.  
**Manida st**, (10:2768) es, 266.8 s Spofford av, 25x80.5x25.3x76.9; Dec12; Dec13'11, due, &c, as per bond; Lina wife Gunder Johnson to Jno Theall, 71 E 84. 4,500  
**Manida st, 828**, (10:2740) nes, 263.10 nw Lafayette av, 25x100; also MANIDA ST, 830, (10:2740) nes, 288.10 nw Lafayette av, 25x100; pr mtg \$15,000; Dec11; Dec13'11, 3y6%; Margt Pettit to Jacob Taub, 1414 Bryant av. 3,000  
**Rae st, 645**, (9:2358) Dec5; Dec11'11; demand; 6%; Harry Staudt to V Loewers Gambrinus Bwy Co, 528 W 42. 2,852  
**Tiffany st**, (10:2711) ws, 205 s Dongan, 35x100; ext of \$15,000 mtg to Aug13'14 at 5%; Aug4; Dec8'11; Chas E Adler with Henry Hill, 257 W 136 & Israel Lewis, 216 W 100. nom  
**Tiffany st, swc Westchester av**, see Westchester av, ses, at es Kelly.  
**Tiffany st, swc Westchester av**, see Westchester av, ses, at es Kelly.  
**2D st (\*) ses, 223.6 ne Green la**, see 2d (\*) ses, 148.6 ne Green la.  
**2D st**, (\*) ses, 148.6 ne Green la, 25x100; also 2d, (\*) ses, 223.6 ne Green la, 25x100, except pt for Frisby av; Dec6; Dec11'11; 3y6%; Mary H Smith of B of Q, NY to Christian Gutmann, 1136 50th, Bklyn. 300  
**145TH st E**, (9:2289) ss, 215 w Brook av, two lots, ea 51.3x100; ext of two mtgs for \$37,000 ea to Dec5'16; 5%; Dec8'11; Lawyers Title Ins & Trust Co with Joel Realty Co. nom  
**149TH st E, swc Brook av**, see Brook av, 533.  
**150TH st, 231 E**, (9:2440) ns, 350 w Morris av, 50x118.5; ext of \$8,000 mtg to July15'13 at 6%; Dec13; Dec14'11; Simon M Goldsmith with Marrazzi Constn Co, 408 E 116. nom

**150TH st, 235-37 E**, (9:2440) ns, 300.1 w Morris av, 49.11x118.5x50x irreg; ext of \$8,000 mtg to July15'13 at 6%; Dec13; Dec 14'11; Simon M Goldsmith with Marrazzi Constn Co, 408 E 116. nom  
**158TH st, nwc Trinity av**, see Trinity av, nwc 158.  
**160TH st E, sec Courtlandt av**, see Courtlandt av, sec 160.  
**167TH st W**, (9:2527) ws, 225 n Lind av, 25x100; Nov1; Dec11'11; 3y5½%; Mary J Kelly to Central Mtg Co, 60 Wall. 6,500  
**168TH st, 666 E**, (9:2394) ss, 80 w Brook av, 25x71; ext of \$10,000 mtg to Nov30'14 at 5½%; Dec1; Dec12'11; Seligman Mayer with Martin Saffer, 913 Brook av. nom  
**174TH st E**, (11:2990-91) ns, 75 e Hoe av, 25x100; vacant; PM; Dec14'11, due &c as per bond; Henry J Semke to Clarence N Cohen, — McNeil av, Far Rockaway, NY. 3,000  
**175TH st E, swc Mt Hope av**, see Mt Hope av, swc 175.  
**176TH st E, swc Crotona av**, see Crotona av, swc 176.  
**177TH st, sec Walton av**, see Walton av, sec 177th.  
**178TH st E, sec Washington av**, see Washington av, sec 178.  
**179TH st E, sec Mapes av**, see Mapes av, sec 179th.  
**180TH st E, nwc 3 av**, see 3 av, nwc 180.  
**180TH st E, ns, 102.7 w 3 av**, see 3 av, nwc 180.  
**180TH st E**, (11:3047) ns, 102.7 w 3 av, 50x85; Dec1; Dec12'11, due, &c, as per bond; Hubbard Realty Co to Title Guar & Trust Co. 30,000  
**182D st E, nec Walton av**, see Walton av, es, 450 s 183.  
**183D st, late Hampden st**, (11:3223) swc Loring pl, being plot begins at nec lands heretofore conveyed by Alfred J Taylor et al to Helen L Willis by deed dated Mar 7'88, runs e 78.7 to ss Hampden, xs106.6x w105.11xn122.3 to beg, except pt for st & av; Dec1, Dec9'11; 5y5%; Clarence L Smith of Scarsdale, NY to Geo Weaver, 43 W 95, trste Reuben H Weaver. 15,000  
**184TH st**, (11:3038) ss, 116.2 w Washington av, 50x100; PM; Dec13; Dec14'11, due, &c, as per bond; Christopher Pape, 831 E 160, & Otto J Martens, 915 Prospect av, to Germania Fire Ins Co, 62 Wm. 30,000  
**185TH st E, sec Park av**, see Park av, sec 185.  
**186TH st swc Belmont av**, see Belmont av, swc 186.  
**187TH st, nwc Valentine av**, see Valentine av, 2425.  
**187TH st, 693-5 E**, (11:3090) ns 80 w Beaumont av, runs n75xw31.9xs25xw3.3 xs50 to st, xe35 to beg; pr mtg \$4,500; Dec11'11; due as per bond; Jos Perillo to Albt Ulman, 9 Pearl av, Oil City, Pa. 500  
**197TH st**, (12:3304) swc Valentine av, 50x100, except pt for E 197 & Valentine av; PM; Dec13'11, due, &c, as per bond; Fredk & Philip Stubenvoll to Elvie S Wachenheim, 507 W 113. 3,500  
**189TH st E, sec 3 av**, see 3 av, 4699-4701.  
**204TH st E, c Jerome av**, see Jerome av, c 204th.  
**223D st**, (\*) ns, 305 w Barnes av, 100x114, Wakefield; Dec9; Dec12'11, 1y6%; Morris Impt Co to Saml Richman, 10 W 117. 3,000  
**226TH st E, nwc 2 av**, see 226, ns, extends from 2 av to Bronx Ter.  
**226TH st, nec Bronx Ter**, see 226, ns, extends from 2 av to Bronx Ter.  
**226TH st**, (\*) ns, extends from 2 av to Bronx Ter, 210x223, Wakefield; Dec12'11, 3y6%; Geo O Glendening to Maud A Conway, 127 E 35. 12,500  
**226TH st**, (\*) ns, 188 e Paulding av, 75x109.6; pr mtg \$600; Dec11; Dec12'11, due, &c, as per bond; Andrea Russo to Generoso Petecca, 1493 Blondell av. 800  
**228TH st E, nec Paulding av**, see Paulding av, nec 228.  
**240TH st**, (12:3393) ss, 300 e Martha av, 150x100, vacant; Dec8; Dec11'11, 5y5%; Charlotte A Walsh, 4374 Martha av, to Adrian H Joline, at Bernardsville, NY. 3,000  
**Belmont av**, (11:3074) swc 186th, runs w87.5 x—37.7xe20.3xnef.1xe29.9xe15.5 x—33.6 to avxn16.4 to beg; PM & bldg loan; Dec7; Dec8'11, demand, 6%; Kitchen Impt Co to Sol C Powell, 103 W 130, & ano. 32,000  
**Belmont av**, (11:3074); same prop; certf as to above mtg; Dec7; Dec8'11; same to same.  
**Barnes av, es, 204.1 n Tilden av**, see Barnes av, es, 184.7 n Tilden av.  
**Barnes av**, (\*) es, 184.7 n Tilden, 19.6x 93.11x19.6x94.5; also BARNES AV, (\*) es, 204.1 n Tilden, 20.1x—x13.9x93.11; Dec1; Dec12'11, 4y6%; Chas J Mooney, 105 E 116, to Jas M Mooney, 2086 3 av. 1,600

**Bathgate av**, (11:3048) es, 52.10 n 181st, 26x100; Dec9; Dec12'11, 3y5%; Peter J Meehan to Jno H Ives, 114 St Marks av, Bklyn, & ano, trste for Amelia S del Pino. 5,000  
**Bassett av**, (\*) ws, abt 275 s McDonald, 24.8x100x25.10x100; PM; Dec1; Dec12'11, 5y 5%; Salvatore D'Angelo, 395 Morris av, Long Branch, NJ, to Hudson P Rose Co, 32 W 45. 550  
**Brook av, 533**, (9:2293) swc 149th, sal Ls; Dec9; Dec14'11, demand, 6%; Esther Shine to Lion Bwy, 104 W 108. 1,200  
**Crescent av, nws, 16.4 s 186TH**, see Belmont av, swc 186.  
**Creston av**, (11:3171) ws, 172 n 182d, 50 x120; Dec11'11, due &c as per bond; Annie T McDevitt & Kitty Kiernan to Title Guar & Trust Co. 1,500  
**Creston av**, (12:3315) es, 307.11 n 196th, 25x97x25.1x96.4; Dec9; Dec11'11; 5y5%; Wm Guggolz, 2740 Creston av, to Maria L Ausbuetel, 1294 Lex av. 6,500  
**Creston av**, (12:3315) es, 307.11 n 196th, 25x94x25.1x96.4; sobrn agmt; Dec8; Dec 11'11; Geo E Buckbee, 1941 Grand Blvd & Concourse with Maria L Ausbuetel, 1294 Lex av. nom  
**Crotona av, 2250**, (11:3100) nec Garden, 70.3 to Grote (No 700) 44x79.5x49.2; Sept 6; Dec11'11, due &c as per bond; Sassa-Call Realty & Constn Co to Thos P Howley, 421 W 34. 5,500  
**Crotona av, 2250**; certf as to above mtg; Sept6; Dec11'11; same to same.  
**Courtlandt av**, (9:2406) sec 160th, 26x92; pr mtg \$16,500; Dec11; Dec12'11, 2y6%; Helen C Candee, 1718 Rhode Island av, Washington, D C, to Jno F Valieant, 240 W 104. 3,000  
**Crotona av**, (11:2945) swc 176th, 49x100; pr mtg \$—; Dec12'11, due June12'14, 6%; Checchina Carucci, 641 E 183, to Esther Feinberg, 1229 Union av. 7,000  
**Clinton av**, (11:2950) ws, 25 n Fairmount pl, 37.6x100; Dec12'11, 1y6%; Mary P Sheehan to Lyman E Warren, 473 West End av. 2,000  
**Crotona av, 2154**, (11:3098) es, 336.8 n 181st, 40.9x101.4x35.10x105.1; pr mtg \$26,000; Dec13'11, due as per bond; G Zingales Co to Anthony Mancuso, 315 E 107. 6,000  
**Crotona av, 2154**; certf as to above mtg; Dec13'11; same to same.  
**Crotona av, 2158**, (11:3094) es, 377.4 n 181st, 40.9x97.9x35.10x101.4; pr mtg \$26,000; Dec13'11, due as per bond; G Zingales Co to Anthony Mancuso, 315 E 107. 6,000  
**Crotona av, 2158**; certf as to above mtg; Dec13'11; same to same.  
**Decatur av, 3148**, (12:3353) es, 338.4 s 205th, 25x112.6; PM; pr mtg \$7,000; Dec1; Dec11'11, due as per bond; Dagmar A Anderson, 204 W 135 to Louise Schroeder at Holbrook, LI. 550  
**Doris av**, (\*) nwc Westchester av, 128.10 x125, except pt for Westchester av & Doris av; Dec12'11, due Jan1'15, 5%; Edw Fredrich or Frederick to Mary Brenne- man, at Highland Mills, NY. 4,000  
**Decatur av**, (12:3332) nec Mosholu Park- way N, 119.8x102.11x110x150; PM; Dec14 '11, due, &c, as per bond; Chas Kling to Title Guar & Trust Co. 15,000  
**Decatur av**, (12:3283) ws, bet E 195 & E 196, being lot 38 on tax map; transfer of tax lien for yrs 1897-'08 assessed to J J Phelan; June19; Dec14'11, 3y12%; City of NY to Edw Jacobs, 348 Central Park W. 443.59  
**Davidson av**, (11:3199) swc Fordham rd, 84.6x37.1x59.1x76.3, except pt for av & rd; Dec13; Dec14'11, installs, 6%; Wm M Delaney to Tremont Bldg & Loan Assn, 1931 Washington av. 2,500  
**Edison av, nec Middletown rd**, see Edison av, es, 475 s Tremont rd.  
**Edison av**, (\*) es, 475 s Tremont rd, 50x 119.4 to Middletown rd x51.3x130.9; PM; Dec12; Dec13'11, 3y5%; Chas H Pillsbury to Harry Heilmann, 1240 Clay av. 2,500  
**Eagle av, 813**, (10:2618); ext of \$6,000 mtg to Dec14'16 at 5%; Nov29; Dec13'11; Lawyers Mtg Co with Louis Ebling. nom  
**Eagle av, 807-11**, (10:2618); ext of 3 mtgs for \$6,000 each to Dec24'16 at 5%; Nov29; Dec13'11; Bowery Savgs Bank with Louis Ebling. nom  
**Elton av**, (9:2380) nws, 48 sw 159th, 50x 100; agmt as to share ownership in bond & mtg; Dec7; Dec11'11; Maks Weiss, 354 Hancock, Bklyn with Lawyers Title Ins & Trust Co. nom  
**Elton av**, (9:2380) nws, 48 sw 159th, 50x 100; Dec7; Dec8'11, 3y5½%; Chas T Streeter Constn Co to Maks Weiss, 354 Hancock, Bklyn. 40,000  
**Elton av**, (9:2380); same prop; certf as to above mtg; Dec7; Dec8'11; same to same.  
**Elton av**, (9:2380) ws, 50 s 159th, 50x 100; sobrn agmt; Dec7; Dec8'11; Edw D Terrill with Maks Weiss, 354 Hancock, Bklyn. nom  
**Fieldston rd**, (\*) ws, 112 s Faraday av, 37.1x103.3x9.3x100; Dec4; Dec8'11, 5y5%; Harry E Emory to Wm P Berrien, at Fieldston rd & 253. 300

# JOHN C. ORR CO., India, Java and Huron Sts., and East River SASH, DOORS, BLINDS LUMBER OF ALL KINDS FOR BUILDERS AND HOUSE TRIM Telephone 948 Greenpoint

**Franklin av, 1098**, (10:2607) es, 100 s 166th, 37.6x105; PM; pr mtg \$25,000; Dec7; Dec8'11, 4y6%; Regina Mehlman, Bklyn, to Hannah Wilson, Durham, NC, 2,187.50

**Fairmount av (\*)** ss, 50 e Fairfax av, 25x100; Dec1; Dec11'11; 3y5½%; L P Fries Co to Katie Herold, 2417 Valentine av, 2,800

**Fairmont av (\*)** ss 50 e Fairfax av, 25x100; certf as to above mtg; Dec1; Dec11'11; same to same.

**Findlay av, 1310**, (11:2783) ext of \$4,000 mtg to Nov2'16 at 5½%; Nov20; Dec11'11; Gwynne M Andrews with Peter Weber & Anselm Roth Jr. nom

**Forest av, ws, at nws Westchester av**, see Westchester av, 711-23.

**Fordham rd, swe Davidson av**, see Davidson av, swe Fordham rd.

**Gleason av, (\*)** ss, 355 w Zerega av, 25x108, Unionport; Dec12; Dec13'11, 2y6%; Adolph Goldgeier to Geo Hauser, 1762 Walker av. 1,000

**Honeywell av, (11:3125)** es, 35.1 n 180th, 4 lots, each 37.6x80; 4 mtgs, each \$20,000; Dec13'11, due, &c, as per bond; Edw Muller Bldg Co to Manhattan Mtg Co, 200 Bway. 80,000

**Honeywell av, (11:3125)**; same prop; 4 certfs as to above mtgs; Dec13'11; same to same.

**Honeywell av, (11:3125)** es, 35.1 n 180th, 150x80; sobr n agmt; Dec13'11; Rockland Realty Co with same. nom

**Harrod av, (\*)** ws, 200 n Ludlow av, 100x100; Dec9; Dec13'11, due as per bond; Augusta, wife of & Frank Rheinisch, 446 W 47, to Jos Dowling, 1491 Bway. 1,000

**Harrod av, (\*)**; same prop; pr mtg \$1,000; Dec9; Dec13'11, due as per bond; same to Frances Isenberg, 225 W 110. 500

**Houghton av, (\*)** ns, 271.8 w Have-meyer av, 33.4x62.1, Unionport; Dec1; Dec 14'11, 3y5½%; Edw A Schill & Chas Broher to Julia Bell, 1369 Washington av. 2,500

**Harrington av, (\*)** ns, 150 e Mapes av, 25x100; bldg loan; Dec13; Dec14'11, 3y 5½%; Anna Vogel to Frank Berchtold, 410 E 163. 4,000

**Hull av, (12:3352)** es, 326.6 s Gun Hill rd, 50x100; ext of \$1,500 to Nov21'14, interest as per bond; Dec11; Dec14'11; Mary M Bauer with Thos E Fox & Wm H Meyer. nom

**Inwood av, (11:2856)** es, 145 s 170th, 25x 100; ext of \$7,500 mtg to May25'14 at interest as per bond; Dec13'11; Geo Schwep-penhauser, 274 W 135, with Wilhelmina Wuensch, 329 E 153. nom

**Jerome av, (12:3322)** c 204th, sal Ls; Dec9; Dec11'11; demand; 6%; Francesco Ventarola to Henry Elias Bwg Co, 403 E 54. 500

**Jackson av, 720-4**, see Westchester av, 711-23.

**Lafayette av, (\*)** ws, — n Railroad av, 50x108; Dec12'11, 1y6%; Guiseppe Clemente to Carlo Delu, 285 7 av. 1,200

**Mapes av, (11:3107)** sec 179th, 48.2x95.2x 48x95.2; Dec11'11; demand; 6%; Edw Muller Bldg Co to City Mtg Co, 15 Wall. 33,000

**Mapes av, (11:3107)** same prop; certf as to above mtg; same to same.

**Mt Hope av, (11:2792)** swc 174th, 100x 100; also WEEKS AV, (11:2796) ws, 100 n 174th, 50x100; Nov11; Nov13'11, 3y6%; Patk F Goff to Edw T Hallinan, 255 E 174. Corrects error in issue Nov18 when location of first parcel was Mt Hope av, swc 172. 2,000

**Marion av, (11:3025-3026)** es, 150 n 189th, 50x109.2x50.1x105.4; pr mtg \$42,000; Nov 22; Dec13'11, 3y6%; Verio Land Co to A Walker Otis, 1 W 81. 21,000

**Middletown rd, nec Edison av**, see Edison av, es, 475 s Tremont rd.

**Mapes av, late Johnson av, (11:3111)** ses, 25 sw 181st 66x150, except pt for av, vacant; Dec8'11, due Apr28'13, 5%; Kath C Kasser to Martha D Tobin, 145 Hawthorne, Bklyn, & ano. 5,500

**Mt Hope av, (11:2797)** swc 175th, 45x95; PM; Dec14'11, due, &c, as per bond; Diedrich Huneke to Wenzel C Urban, 1791 Monroe av. 15,000

**Mosholu Parkway N, nec Decatur av**, see Decatur av, nec Mosholu Parkway N.

**Prospect av, 845**, (10:2677) asn Ls by way of mtg as collateral for 22 notes to secure \$11,000; Adolph & Eva Harms to Rosa Steitz; Apr5'10; Dec9'11. nom

**Pelham av, (11:3067)**; same prop; agmt increasing interest from 5% to 6%; Dec12; Dec14'11; Richd Zeisler, 428 E 77 with Chas R Pelgram, exr Eliza M Pelgram. nom

**Pelham av, (11:3067)** swc Hoffman, 100.8 x80; Dec12; Dec14'11; consent to reduction of mtg to \$24,000 & increase of interest from 5% to 6%.

**Popham av, (11:2877)** ns, 86.1 w Mont-gomery av, 50x100; Dec11'11, due Jan1'17; 5%; Jno Schreyer, 53 W 83 to Regina Schmidt, 535 Manhattan av. 6,000

**Pauling av, (\*)** nec 228th, 51.6x100, except pt for Pauling av; PM; Dec11; Dec 12'11, 1y6%; Felice Ammenna, 253 E 152, to Josephine Toepfer, 39 S 12 av, Mt Vernon, NY. 1,000

**Park av, (11:3039)** sec 185th, 25x100; pr mtg \$22,000; Dec12; Dec13'11, 2y6%; Alida Amabile & Teresa Lauritano to Johanna Zuleger, 336 Beekman av. 5,000

**Private rd, (13:3415)** right of way c 1 adj land conveyed by Jos Delafield to Caleb Van Tassell, runs nw286.4xnw216.8 xw9.7xn90xn191.3xw98.11xsw638.1xe243.1 x —218.11 to beg; also PLOT begins at line bet lands formerly Jos Delafield & land now or late Fredk A Van Cortlandt, runs w537.6xse275.2x— on curve to left 45.4 & 312xne638.1 to beg; Mortgagee's Estoppel; certfs as to payment & amts due on two mtgs made by Teachers College to Dela-field Estate & recorded Jan4'10; Mar29'11; Dec13'11; Union Trust Co of NY, 80 Bway. nom

**Quarry rd, (11:3062)** ses, 37.5 e 3 av, 58.10x138.5x59.5x189.5; Nov16; Dec8'11, 1y 6%; Melrose Realty Co to Francesco Lacativa, 205 E 109. 1,000

**Road from Westchester to Eastchester, (\*)** ws at sec of lands hereby intended to be described runs nw293.4xne31.1xe961.7 to rd, xsw292.9 to beg; contains 6 858/1000 acres being land on map Jas Watson, Westchester; pr mtg \$20,000; Dec9; Dec 11'11, 2y6%; Sarah F Sullivan to Max Leo, 2410 Lorillard pl. 4,000

**So Boulevard, 1318**, (11:2980); ext of \$5,000 mtg to Jan1'14 at 6%; Dec12'11; Margret Weick, 306 St Anns av, with Wahlig & Sonsin Co, 1322 So Blvd. nom

**Summit av, (9:2526)** es, 112.6 s 166th, 43.9x190; given as collateral security for payment of note of \$2,500; Oct24; Dec11'11, 4mos6%; Victor J Fisher, 2707 Board-walk, Atlantic City, NJ to Chas F Myers of same place. note 3,000

**St Anns av, (10:2616)** es, 427.10 s West-chester av, 25x125.5x25x121.8; ext of \$14,500 mtg to July1'16 interest as per bond; Nov8; Dec8'11; Michl Beck & Katharina Schoeben with Ida Krines, 179 Warren, Bklyn. nom

**Stebbins av, (11:2965)** nec Freeman, 108.9x124.8x116.6x125, except pt for sts or avs; given to secure \$8,914.31; pr mtg \$8,000; Sept14; Dec8'11, due, &c, as per bond; Sarah M Hawn, of Bklyn, to Jacob Hirsh, 25 W 87. 8,914.31

**Tinton av, 779**, (10:2655) ws, 100 s 158th, 26.4x135; PM; Dec7; Dec8'11, due, &c, as per bond; Abe Sachs to Ida Brantman, 971 Forrest av. 1,500

**Trinity av, (10:2630)** nwc 158th, 47.2x 100.1x47.6x100; agmt as to share owner-ship in mtg; Dec7; Dec8'11; Terrain Realty Co with Myron I Borg, 34 W 77; Sid-ney C Borg, at Irvington, NY, & Fred M Stein, 42 W 74, firm Simon Borg & Co. nom

**Unionport rd, 1713 (\*)** ws, 124 n Col av, 25x—x25x—; Dec9'11; demand; 6%; Josephine De Luca to Jas F Waldron, 344 W 88. 1,105

**Valentine av, 2437**, (11:3152) ws, 113.4 n 187th, 38.8x100; Dec7; Dec8'11, due as per bond; Valentine Realty Co to Margt L Loonie, 824 St Nicholas av. 25,000

**Valentine av, 2437**; certf as to above mtg; Dec7; Dec8'11; same to same.

**Valentine av, 2425**, (11:3152) nwc 187th, 36x87.4; Dec7; Dec8'11, due, &c, as per bond; Valentine Realty Co to Michl Regan, 160 Lorraine av, Upper Montclair, NJ. 30,000

**Valentine av, 2425**; certf as to above mtg; Dec7; Dec8'11; same to same.

**Vyse av, (11:2987)** swc Jennings, 36x100; agmt as to modification of terms of mtg; Dec12'11; Jacob A Epstein to Crispi Constn Co, 128 Bway. nom

**Valentine av, swe 197TH**, see 197, swe Valentine av.

**Wilkins av, 1476-S**, (11:2966) es, 500 n 170th, 50x100; Dec8'11, due, &c, as per bond; Chas Herrmann & Co, a corpn, to City Real Est Co, 176 Bway. 38,000

**Wilkins av, 1476-S**; certf as to above mtg; Dec8'11; same to same.

**Whitlock av, (10:2735)** nwc Barretto, 36x100; Dec7; Dec8'11, 5y5%; Tully Constn Co to Otto Gerdau, Stamford, Conn. gold, 36,000

**Whitlock av, (10:2735)**; same prop; certf as to above mtg; Dec7; Dec8'11; same to same.

**Whitlock av, nwc Barretto**, see Bar- retto, nwc Whitlock av.

**Walton av, (11:2827)** sec 177th, 125x75, except pt for av; Dec5; Dec9'11; installs; 6%; Mary J Price to Tremont Bldg & Loan Assn, 1931 Wash av. 2,000

**Wallace av, (\*)** es, 370 n Morris Park av, 25x100; Nov27; Dec9'11; 3y5½%; Jer-ome T Caffrey to Morris H Dillenbeck, 128 W 98, trste Anna E St John. 4,000

**Wallace av, (\*)** es, same prop; sobr n agmt; Nov16; Dec9'11; Jacob Cooper with same. nom

**Willis av, (9:2278)** es, 25 s 134th, 75x 40; also WILLIS AV, sec 134th, 25x75; ext of \$50,000 mtg to Nov28'13 at 5%; Dec5; Dec8'11; Atlantic Dock Co with Reserve Realty Co, 9 Church. nom

**Westchester av, swe Tiffany**, see West-chester av, ses, at es Kelly.

**Westchester av, nwc Doris av**, see Doris av, nwc Westchester av.

**Westchester av, (10:2676)** ss, 126 ne Union av, 25x119.6; PM; pr mtg \$15,000; Dec1; Dec12'11, 3y6%; Louis B Samuels to Anna A Fisher, 31 Wilson av, Flushing, LI. 4,500

**Westchester av, (10:2713)** ses, at es Kelly, runs s77.10xe100xn25.4xne111.8xse3.5 xeb.2 to Tiffany xn130 to av xsw243 to beg; pr mtg \$120,000; Dec12'11, 3y6%; Winnie Co to Amer Real Est Co, 527 5 av. 55,000

**Westchester av, (10:2713)**; same prop; certf as to above mtg; Dec12'11; same to same.

**Westchester av, 711-23**, (10:2645) nws, 176 sw Forest av (Concord av), runs nw 86.8 to es Jackson av (Nos 720-4) xn148.3 xe175 to Forest av late Concord av x— 46.2 to Westchester av x—176 to beg; leasehold; Junel; Dec8'11, installs, 6%; Jackson Amusement Co to Max Verschlei- ser, 663 Tinton av. 55,000

**Walton av, nec 182D**, see Walton av, es, 450 s 183.

**Walton av, (11:3182)** es, 450 s 183d, 50 to 182d x100, except pt for Walton av & 182; PM; Dec11; Dec13'11, 1y6%; Hurley-Caldwell Constn Co to Henry D Patton, 2470 Webb av. 5,000

**Washington av, (11:3043)** sec 178th, 82x 91.1x82x91.5; ext of \$90,000 mtg to Jan1'17 at 5%; Dec11; Dec12'11; Golde & Cohen, a corpn, with Greenwood Cemetery, a corpn, 170 Bway. nom

**Washington av, (9:2373)** es, 277 s 169th, 119.11x116.9x—x110.11; ext of \$29,000 mtg to Nov9'16 at 5%; Dec4; Dec11'11; Emily de S Clinton with Harrisetta Holding Co, 37 Liberty. nom

**West Farms rd, (11:3015)** ws, 361.4 n 174th, 30x112, except pt for West Farms rd; Dec9; Dec11'11, 3y5½%; Annina Scog-namiglio to Helen Le R Pearsall, at White Plains rd, near Pelham Parkway. 3,500

**Westchester av, (10:2713)** ses, at es Kelly, runs s77.10xe100xn25.5xne111.8xse 3.5xeb.2 to ws Tiffany xn130 to av xsw243 to beg; ext of \$120,000 mtg to Dec12'14 at 5%; Dec12; Dec13'11; Title Guar & Trust Co with Winnie Co, 836 Webster av. nom

**Westchester av, swe Tiffany**, see West-chester av, ses, at es Kelly.

**Weeks av, sec Belmont**, see Belmont, sec Weeks av.

**Westchester av, (\*)** ss, 213.7 e Olmstead av, 39.8x69.3x39.4x69.9; Sept29; Dec14'11, 3y6%; Jno E Braithwaite to Isaac Butler, 2525 Westchester av. 500

**3D av, 4699-4701**, (11:3041) sec 189th, —x—, sal Ls; Nov29; Dec13'11, demand, 6%; Jas Gaffney to F & M Schaefer Bwg Co, 114 E 51. 3,000

**3D av, (11:3047)** nwc 180th, 45x103.8x45.1 x102.7; Dec11; Dec12'11, due as per bond; Hubbard Realty Co to Title Guar & Trust Co. 27,500

**3D av, (11:3047)** nwc 180th, 45x103.1x45 x102.7; also 180TH ST E, (11:3047) ns, 102.7 w 3 av, 50x85; certf as to above mtg; Dec11; Dec12'11; Hubbard Realty Co to Title Guar & Trust Co. nom

**3D av, 2750 (Boston rd)**, (9:2307) es, 112 n 145th, 28x109.11x25x122.6; ext of mtg for \$12,000 to Dec4'16; 5%; Dec4; Dec8'11; East River Savgs Instn with Sarah Gross-man, 2750 3 av. nom

**3D av, (11:2921)** ws, 151.6 n 173d, 50.3x 131.2x50x126.4; pr mtg \$57,500; May1; Dec 11'11; 1y6%; A J S Realty Co to Margt Koster, 1893 Washington av. 3,500

## JUDGMENTS IN FORECLOSURE SUITS.

DEC. 7, 8, &amp; 9.

No Judgments in Foreclosure Suits filed these days.

DEC. 11.

**Weeks av, 1654**; J Henry Alexander agt Isaac Rosenzweig et al; J Albt Lane (A); Chas N Morgan (R); due, \$7,289.72.

**Catherine Slip, 17-25**; Wm W Appleton agt Martin Garone; J Hampden Dougherty (A); Geo B Holbert (R); due, \$28,577.07.

DEC. 12.

**165TH st, ss, 27.1 e College av, 19.5x80.5** xirreg; Hannah W Cromwell extr agt Mountain Constn Co et al; action No 1; Ronald K Brown (A); J Gillespie (R); due, \$9,550.

**165TH st, ss, 46.6 e College av, 20x81.10** xirreg; same agt same; Action No 2; same (A); same (R); due, \$9,550.

**165TH st, ss, 146.6 e College av, 19.6x88.9** xirreg; Same agt same; Action No 3; same (A); same (R); due, \$9,550.

**165TH st, ss, 66.6 e College av, 20x83.3** xirreg; Same agt same; Action No 4; same (A); same (R); due, \$9,550.

DEC. 13.

**165TH st, ss, 126.6 e College av, 20x87.5**; Ferdinand W Knohoff et al agt Moun- tain Constn Co et al; Ronald K Brown (A); Geo J Gillespie (R); due, \$9,570.

**165TH st, ss, 106.6 e College av, 20x 85.11**; Same agt same; Action No 2; same (A); same (R); due, \$9,570.

**165TH st, ss, 86.6 e College av, 20x 84.7xirreg**; Same agt same; Action No 4; (A); same (R); due, \$9,570.

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### LIS PENDENS.

DEC. 9.

159TH st, ns, 250 w Ams av, 50x99.11; Emil Ott et al agt Louis Solomon et al; partition; E H Kelly, atty.

11TH av, sec 21st, 93.1x87.5; Philip Re-patzky agt Michl Fogarty et al; action to foreclose mechanics lien; Houss, Grossman & Vorhaus, attys.

DEC. 11.

Hester st, 197; also OLIVER ST, 60-2; also OAK ST, 45-7; also 114TH ST, 337-9 E; also 1ST AV, 2042; also JEROME AV, es, 194.1 n 165th, 214.5x198.11; also CROMWELL AV, ws, 257.9 n 165th, -x3x51.1, gore; Percy B Purdy agt Jas A Pittelli et al; action to declare conveyance void; A C Rowe, atty.

63D st, 205 W; Tenement House Dept of the City of N Y agt Friedland Realty Co; notice of levy; A R Watson, atty.

17TH st, 50 W; Standard Utility Co agt Harwell Realty Co; action to foreclose mechanics lien; Burnstine & Geist, attys.

Amsterdam av, swc 175th, 100x150; Martha Jarcho agt Sun Construction Co et al; action to set aside conveyance; S F Stron- gin, atty.

Webster av, nwc 181st, 100.1x100; Ells- worth F Corbett et al agt Bernard Schultz et al; action to set aside conveyances; E E L Hamner, atty.

West Farms rd, sec Bronx Park av, 106.7x143.2x100x100; Maurice E Levy agt Chas Brogan Inc et al; partition; M J Sul- livan, atty.

132D st, 159 W; Baptist Temple agt Andy M Battle; specific performance; E A Johnson, atty.

DEC. 12.

Parcel of land belonging to Van Cortlandt Estate, south of Van Cortlandt Park, bet Bway & Albany rd, containing 17.215 acres; also BWAY, sec Van Cortlandt Park, containing 8.331 acres; also VAN CORTLANDT PARK, sec, right of way of N Y & Putnam Ry Co, containing 5.948 acres; also 238TH ST, sec, right of way of N Y & Putnam Ry Co, containing 1.340 acres; also BWAY, swc 238th, containing 1.596 acres; Henry W Hayden agt Jno J Astor et al; partition; Philbin, Beekman, Menken & Griscom, attys.

111TH st, 162 E; Peter McGlynn agt Max Kessler et al; action to declare deed void; E Van Dernoot, atty.

58TH st, 31 W; Fiske & Co agt Alice B Nicoli et al; action to foreclose mechanics lien; W D Farrington, atty.

DEC. 13.

4TH av, nec 31st, 63x115; Bernardo Ruffino agt Corrigan & Horman Constn Co et al; action to foreclose mechanics lien; M B Rich, atty.

25TH st, 127-131 W; Alfred E Norton Co agt Hudson Mortgage Co et al; coun- ter claim; Pressinger & Newcombe, attys.

DEC. 14.

22D st, ns, 141.8 w 6 av, 66.8x98.9; also 6TH AV, nwc 22d, 55.9x65; also 23D ST, ss, 125 w 6 av, 25x98.9; also 22D ST, ns, 85 w 6 av, 20x98.9; also 6TH AV, ws, 44.9 s 23d, 18x60; 6TH AV, ws, 55.9 s 23d, 24x65; also 6TH AV, ws, 80.9 s 23d, 37.4x60; also 6TH AV, ws, 26.9 s 23d, 18x60; also 6TH AV, ws, 62.9 s 23d, 18x60; also 22D ST, 107 W; also 23D ST, 112-14 W; also 22D ST, ns, 125 w 6 av, 16.8x98.9; Pittsburgh Plate Glass Co agt Evelyn L Enrich et al; action to foreclose mechanics lien; S G de Kay, atty.

Amsterdam av, sec 66th, 20.5x80; Wm Read et al agt Otto C Egner; notice of levy; J F Fierman, atty.

Park av, 3830; People of the State of N Y agt Wm J Diamond; notice of levy; C S Whitman, atty.

52D st, 602-4 W; City of N Y agt Jno H Maatz; notice of levy; A R Watson, atty.

Same prop; same agt same; notice of levy; A R Watson, atty.

73D st, 219 E; Tenement House Dept of the City of N Y agt Solomon Juden- freund; notice of levy; A R Watson, atty.

Amsterdam av, sec 66th, 20.5x80; Wm Read et al agt Caroline Egner; notice of levy; J L Fierman, atty.

50TH st, ns, 219.6 e 10 av, 27.9x100.5; Anna Michel agt Amelia Gemmer et al; partition; W M Powell, atty.

45TH st, 17-19 W; Hudson Structural Steel Co agt Wm Kennedy et al; counter- claim; J J Baker, atty.

42D st, 30 E, & 41ST st, 43-45 E; E E Paul Co agt Athens Hotel Co et al; counterclaim; Eidlitz & Hulse, attys.

Broome st, 424; City of N Y agt Henry C Rath; notice of levy; A R Watson, atty.

3D av, 254; Tenement House Dept of the City of N Y agt Agnes M Cregier; notice of levy; A R Watson, atty.

DEC. 15.

Fort Washington av, nwc 177th, 255.4x 100 to 178th; Consolidated Chandelier Co agt Harhood Realty & Constn Co et al; action to set aside conveyance; Weschler & Rothschild, attys.

Pinchurst av, swc 180th, 200.5 to 179th; Henry Heil agt Rountree Realty & Constn Co; action to foreclose mechanics lien; Bogart & Bogart, attys.

134TH st, ns, 200 w St Anns av, 25x100; Rider Ericsson Engine Co agt Nathan Paris et al; counterclaim; Phillips & Avery, attys.

### FORECLOSURE SUITS.

DEC. 9.

78TH st, 319-21 E; two actions; Mar- garet M Miller agt Frank G Weiss et al; J J Baker, atty.

Hamilton st, 24; Jno M Bowers exr agt Adelina Pandolfo et al; M S Borland, atty.

Franchises, tracks, &c, of City Island R R Co; Interborough Rapid Transit Co agt City Island R R Co; J L Quackenbush, atty.

Washington av, ws, 40 s 171st, 50x100.2; Abr Kapon agt Pelham & Hoffman Realty Co et al; L H Levin, atty.

Lots 139 to 142, map of 160 lots of prop of Maximilian Morgenthau, Bronx; Chas T Klein agt Saml W Ehrich et al; H M Bellinger, Jr, atty.

Longfellow av, es, 150 n 172d, 25x100; Chas E Nixdorff agt Longfellow Construc- tion Co et al; Gannon, Seibert & Riggs, attys.

Line of Pelham Park R R Co that ex- tends from Bartow Station of the N Y, N H & H R R Co through Pelham Park to Marshall's Corner, with tenements, build- ings, franchises, tracks, &c; Interborough Rapid Transit Co agt Pelham Park R R Co et al; J L Quackenbush, atty.

DEC. 11.

Courtlandt av, 828; Fanny Brauer agt Katie Herrlich et al; J F Frees, atty.

STH av, nec 2d, 52.6x114, Bronx; Jno M Hatten et al agt Frank Zessin et al; J R Frees, atty.

Bennett av, es, adj land of Whitehall Realty Co, 37.4x372xirreg; Jacob Langs- chur agt Ernestine Beinfeld; C E Tuorn- all, atty.

Market st, ws, 106.6 s Hamilton, 37.7x 58.9; Henry De F Weekes agt Agnes R Brown et al; Weekes Bros, attys.

82D st, ss, 273 e Av A, 18.9x102.2; Patk Farley agt Bertha Scher et al; G H Hyde, atty.

4TH st, 57 E; A Gertrude Cutter agt Mary Mooney et al; F M Tichenor, atty.

Riverside Drive, sec 148th, 99.11x105; Max Marx agt Audubon Improvement Co et al; Bowers & Sands, attys.

Monroe st, 255; Public Bank of N Y City agt Morris J Feinberg et al; C L Marcus, atty.

AV B, es, 71 n 10th, 23.8x93; Hugo Bul- lowa agt Jacob S Gluck et al; F E M Bull- owa.

Pearl st, swc Pine, 44x73.9xirreg; Sea- man's Bank for Savings in the City of N Y agt Edmund P Martin et al; Strong & Cadwalader, attys.

Decatur av, ws, 75 s 209th, 25x100; Val- entine Construction Co agt Coster Realty Co et al; O A Samuels, atty.

DEC. 12.

136TH st, ns, 175 w Lenox av, 16.8x 99.11; David H Fowler agt Rachel Levi et al; Pinck, Embree & Cobb, attys.

3D av, 3664-66; Jas Devlin agt Brown- Weiss Realities; B Zwinge, atty.

118TH st, ss, 285 w 5 av, 25x100.11x irreg; Jas Stokes agt Benj A Tintner et al; Olin, Clark & Phelps, attys.

Broome st, 260-264; Excelsior Savings Bank of the City of N Y agt Mary O'Neill et al; Cary & Carroll, attys.

107TH st, 322 E; Commonwealth Ins Co of N Y agt Maria F Caponigri et al; M S Borland, attys.

Av A, 252; Caroline Stern agt Leopold Geissmann et al; N C Gross, atty.

152D st, 540 E; Lorin S Bernheimer agt Caritina Spallone et al; S Wechsler, atty.

DEC. 13.

86TH st, 453 E; Jessie A May agt Christian Hoffmann et al; H C Botty, atty.

160TH st, 735 E; Henrietta Knapp et al agt Luibimor R Mestaniz et al; Kurz- man & Frankenheimer, attys.

107TH st, 205-207 E; two actions; Chas H Young et al agt Henry M Mayer et al; A Ritchie, atty.

5TH av, ws, 53.8 n 19th, 26x100; David C Cook agt Mary A Franklin et al; P S Dean, atty.

Greenwich st, 625; Edwin L Meyers agt Greenwich Investing Co et al; E G Kre- mer, atty.

140TH st, 65-7 W; Joshua Silverstein et al agt Menno Brown et al; Morrison & Schiff, attys.

DEC. 14.

Decatur av, 3082; Frank W Honerkamp et al agt Jno Tauer et al; Dutton & Kil- sheimer, attys.

133D st, 45 E; District Number One of the Independent Order, Banal Berith agt Abr Cahn et al; S M Roeder, atty.

Briggs av, ns, abt 200 w Laconia av, 100x111.3x100x122, Laconia Park, Wms- bridge; Harriet A Worster agt Liborio Battaglia et al; Earle & Russell, attys.

Marble Hill av, es, 236.2 sw 228th, 50x 100; Harry H Holbert agt Jacob T Ros- borg; F P Hummell, atty.

176TH st, ss, 150 w Prospect av, 50 x200; City Real Estate Co agt Jno J Bell et al; H Swain, atty.

125TH st, ns, 100 e Ams av, 79x59.2x irreg; Margt E Mitchell et al agt Teresa Realty Co et al; J H McCrahan, atty.

St George's Crescent, w & ns, lots 604 to 606; except parts released; Wm E Hob- by trustee agt Maria G Del Gaizo et al; S Keeler, atty.

142D st, 627 E; Jno Overbeck agt Fredk Sackett et al; H Wendt, atty.

5TH st, ss, 263.10 e Av B, 24.9x96; Peter Grein agt Max Goldberg et al; L S Goe- bel, Jr, atty.

Catherine st, 76; Teresa Marsicano agt Minnie Garone et al; P J Knobloch, atty.

Crescent av, ss, lot 21, map of Village of Belmont, Bronx; Annibale Fanelli agt Antonietta Paranzino et al; G J Giudici, atty.

Fulton av, 1361; Wm Batz agt Ernesto G Biggio et al; C Zerbarini, atty.

DEC. 15.

62D st, 225 W; Mamie Cowen agt Fannie Friedland et al; Strouse & Strauss, attys.

Findlay av, ws, 209.10 s 170th, 75.6x 107.6; Chas D Edmonston agt Mount Clare Improvement Co et al; Carrington & Pierce, attys.

Ogden av, ws, 180 s 164th, 25x100; Har- lem Savings Bank agt Ann M Muner et al; E S Cunch, atty.

83D st, ns, 100 w 1 av, 50x102.2; Bern- hard Feifer agt Chas Bimberg et al; Arn- stein, Levy & Pfeiffer, attys.

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

Chrysler st, 75; Harry Hastrof agt Anna A Esser et al; Davis & Kaufman, attys.

115TH st, 77 E; Mariamne Rosenzweig agt Wiia Realty Co et al; F D W Searing, atty.

125TH st, 534 W; Pauline D Riggs agt Henry Froelich et al; C B McCarthy, atty.

5TH av, ws, 53.8 n 19th, 26x100; David C Cook agt Mary A Franklin et al; P S Dean, atty.

122D st, ss, 115 w 7 av, 15x100.11; Mary S Maddock agt Annie Fishblatt et al; Thompson, Koss & Warren, attys.

### JUDGMENTS.

In these lists of Judgments the names alphabeticaly arranged and which are first on each line are those of the judgment debtor. The letter (D) means judgment for deficiency. (\*) means not summoned. (†) Signi- fies that the first name is fictitious, real name being unknown. Judg- ments 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 cor- porations, etc., will be found at the end of the list.

Dec.
9 Arnold, Sigfried & Geo A Einstein—J Schubert .....
11 Ashley, Robt W—E R Thomas Motor Branch Co.....
11 Auerhohn, Uscher—L Goldberg et al .....
12 Adamo, Francesco—A H Joline.....
13 Avallone, Constantine, Signore Vit- tore, Signore Sartalle & Flomena Buffan—W J Mitchell .....
13 Arrigoni, Arrigo—Avery Humane Feed Bag Co.....
14 Abrams, Edw—A H Gordon.....
14 Abernathy, Abel N & Remsen B Decker—R M Hollingshead & Co.....
14 the same—Wilson Trading Co.....
15 Ashley, Robt W—R D Earle.....
15 Artsis, Philip N—S Frank .....
9 Breyfogle, Jno W & Wm L—Lincoln National Bank of Rochester.....
9 Blagen, Minnie—L N Adler.....
9 Baxter, Martha W—G E Loeffler Land & Improvement Co.....
9 Becker, Jacob—M A & R M Isaacs.....
9 Brandies, Bernard B—I Stern & Co.....
9 Block, Rudolf—L B Repair Co.....
9 Berkman, Saml—S Steinfeld & Co.....
9 Buckner, Arthur—D E Walton.....
11 Beck Fredk W—Newman & Schwiers Co, Inc .....
11 Brewster, Geo W—E Schwab.....
11 Britton, Chas P, Francis S Mardon & Henry Britton—A Cameron, Jr.....
11 Bernheimer, Julia—H J Pase.....
11 Buckmaster, Alfred C—J P Miller.....
11 Bleidner, Wm—N Y Edison Co.....
11 Bemak, Wm—the same .....
11 Brady, Peter C—the same.....

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- 11 Brewster, Geo W & Mary L—Jump House Wrecking Co. .... 72.26
- 11 Brown, J Henry—Lohden & Schultz ..... 46.72
- 11 Barson, Jno J & Julius T Feist\*—N Y Edison Co. .... 111.92
- 11 Britsch, Otto—G J Salch. .... 29.53
- 11 Bauer, Martin & Saml Lustbader, Jr.—House of The Good Shepherd. .... 117.99
- 11 Bosworth, Alvah H—N Y Tel Co. .... 37.51
- 12 Berman, Louis—A L Louis. .... 175.97
- 12 Bianchi, Martha G D—C T Terry. .... costs, 587.24
- 12 Bimberg, Harry & Bernard K—J Alexander et al. .... 182.16
- 12 Bassoff, Louis\* & Nathan—L Dubinsky. .... 119.41
- 12 Barker, Saml P—P Livingston. .... 489.41
- 12 Beaton, Geo A—W C Hubbard. .... 378.74
- 12 Bjorkegren, Chas—O Bartelstone et al. .... 132.04
- 12 Beer, Jonas, admr—J Baiker et al. .... costs, 108.16
- 12 Bopp, Fredk J—Lachman & Jacobi. .... 62.38
- 13 Bader, Clara—M Tromer. .... 419.65
- 13 Band, Jack—H F Bindseil et al. .... 184.31
- 13 Baretta, Pietro—L Barreta. .... 92.50
- 13 Barnes, Wm—G Martin et al. .... 115.99
- 13 Baron, Herman—United Waterproofing & Concreting Co. .... 119.31
- 13 Balzer, Aaron A—A Frank. .... 103.16
- 13 Burnside, Helen—M Newgold. .... 169.64
- 13 Brodie, Nathan—I Rosenzweig et al. .... 174.53
- 13 Breesstein, Saml & Morris Ginsberg—S Lipschitz. .... 37.91
- 13 Bahre, Geo & Max Geise—Nassau Lumber Co. .... 594.27
- 13 Barone, Filomena—City of N Y. .... costs, 110.55
- 13 Bernstein, Saml E—I Rosenbaum. .... costs, 107.92
- 13 Burt, Jno B—Alfred Nelson Co. .... 617.50
- 13 Brown, Mortimer J—Martin B Brown Co. .... 30.66
- 14 Behrman, Henry F—Sharlow Bros Co. .... 36.93
- 14 Bergen, Jos L—H Spektorsky. .... 65.03
- 14 Buchholz, August—Stumpp & Walter Co. .... 44.56
- 14 Butler, Wm B—Vroom, Inc. .... 119.96
- 14 Babbit, Edson H—the same. .... 30.71
- 14 Back, Chas—A Dansig et al. .... 41.56
- 14 Braker, Conrad M—S M Shirk. .... 2,348.31
- 14 Bokelmann, Albt F—D Manus. .... 166.39
- 15 Boehm, Chas J—A G Peterson. .... 130.42
- 15 Brockman, Henry—F H Lockwood et al. .... 73.51
- 15 Barnett, Benj & Abram Switzer—J Sperling et al. .... 115.71
- 9 Coudron, Thos V—J Brodie. .... 46.99
- 9 Cadwalder, Edw M—W B Park. .... 59.93
- 11 Coventry, Edith—P L Kiernan. .... 165.92
- 11 Cervadaro, Dominick—Steinberg Steam Cut Stone Co. .... 434.63
- 11 Costello, Wm—H Spear et al. .... 63.02
- 11 Corn, Paul J—National Surety Co. .... 180.54
- 11 Cohen, Abr—J Cohen by gdn. .... 34.65
- 12 Coventry, Edith—G H Montague. .... 326.82
- 12 Coleman, Jno S—W Donat. .... 21.20
- 12 Cohn, Eliza—S Tessler. .... 425.75
- 12 Same—Same. .... 172.76
- 12 Cameron, Maud A—Jos P McHugh & Co. .... 47.10
- 12 Cannarella, Benj\* & Jos Viania—United Electric Light & Power Co. .... 48.01
- 12 Cohen, Molly—Nassau Electric R R Co. .... costs, 185.54
- 13 Coupal, Jos F—A Scharp. .... 83.92
- 13 Cook, Arthur L—Saks & Co. .... 33.18
- 13 Celli, Carlo—Lion Brewery of N Y. .... 99.41
- 13 Calvi, Minerva—B Altman & Co. .... 81.56
- 13 Cohen, Louis\* & Robt Altman—Commonwealth Trust Co. .... 399.35
- 13 Castle, Rosetta H—J F Boyle. .... 1,086.95
- 13 Cooper, Nathan—L Kommel & Son. .... 98.71
- 14 Clark, Bernard—S Greenfield. .... 19.31
- 14 Carolan, Philip—Wm H Henry & Co. .... 85.50
- 14 Cohen, Nathan—C Vogt Jr et al. .... 158.73
- 14 Cross, Albt H—Hartford Rubber Works Co. .... 156.73
- 14 Cole, Charlotte—Masbach Hardware Co. .... 60.37
- 14 Cooper, Walter H—Vroom, Inc. .... 64.51
- 14 Corrac, Francis—the same. .... 68.71
- 14 Clark, Jos\* & Isaac Appelman—I Butensky. .... 28.73
- 14 Clark, Robt—D Reeves. .... 79.07
- 14 Cohen, Jos or Joe & Lizzie—A Ruff. .... 5,754.27
- 15 Coyle, Jas E—C B Ford. .... 26.76
- 15 Cummings, Kathleen—Debenhams Ltd. .... 437.32
- 15 Coleman, Alexis I D P—J N Graham. .... 22.65
- 15 Crude, Louis M—Lembeck & Betz Eagle Bwg Co. .... 183.97
- 15 Clark, Chas C—Singer Sewing Machine Co. .... 198.41
- 15 Claffy, Mary A—Mason-Seaman Transportation Co. .... 87.63
- 15 Cavanaugh, Edw F—H V Dodge. .... 88.28
- 15 Same—Stein Tire & Rubber Co. .... 69.77
- 15 Collins, Melven A—Johnson & Collins Co. .... 1,469.58
- 9 Durham, Jos C—J Brodie. .... 67.62
- 9 Donohue, Jno T—J Brodie. .... 43.17
- 9 Deery, Jno—the same. .... 67.42
- 9 Deitschman, Morris—J Clark. .... 1,562.43
- 9 Dugan, Michl—Adin C Pierce Co. .... costs, 120.81
- 11 Dillon, Wm H & Nathnl B Beam—A R Haeusor. .... 149.46
- 11 Devine, Catherine—Jno H Springer Realty Co. .... 79.31
- 11 Dacey, Jno J—Shubert Theatrical Co et al. .... 133.53
- 11 David, Horace S—L A Sheinart. .... 44.65
- 11 Dexter, Corydon J—Milton Rathbun Co. .... 62.17
- 11 Davis, Paula V—N Y Tel Co. .... 30.67
- 11 De Boer, Chas—N Y Edison Co. .... 33.51
- 12 Dokter, Benj—A Weil. .... 81.72
- 12 Davis, Walter G & Edw G S\*—N Y Rigging Co. .... 25.37
- 12 Du Bois, Wm & Henry E\*—Hagedorn Bros. .... 98.45
- 12 De Walt, Anna—United Electric Light & Power Co. .... 30.86
- 12 Dick, Marie, adm—Steel & Masonry Contracting Co. .... costs, 68.18
- 13 Dunster, Geo C—J Schecker. .... 165.30
- 13 Donovan, Jno H & Max Heller—People, & C. .... 500.00
- 14 Dietrich, Jno D—United Electric Light & Power Co. .... 45.35
- 14 Donnellon, Jos J—C J Cronin. .... 49.27
- 14 Doebler, C Frank—C Wasserman. .... 1,148.63
- 14 Donohue, Jas—Wyckoff, Church & Partridge. .... 30.87
- 14 Dunham, Harriet G—A H Gordon. .... 49.25
- 15 Dorfman, Louis & David L Conklin\*—T W Lind Co. .... 41.58
- 15 Dicker, Luis—L Saks et al. .... costs, 109.25
- 15 Dressel, Minnie O—W W Farley. .... 1,820.67
- 15 Dallett, Harry—C Schavrin. .... 360.64
- 15 Dworkowitz, Abe—I S Knee Pants Co. .... 170.82
- 9 Estrick, Jos—Goldmeyer Co. .... 116.10
- 11 Essbach, Geo F, Com—P R Freisinger et al. .... costs, 13.95
- 11 Engelhart, Andw F—C Faber. .... 312.41
- 11 Elesmork, Geo—W H Prudden. .... 23.72
- 11 Estree, Moses—M Rosenstein. .... 85.10
- 13 Earnest, Stanley M—S J Whelan. .... 1,233.27
- 14 Edwards, Owen—R M Haan. .... 1,076.44
- 14 Emmerich, Otto—Park Avenue Construction Co. .... 874.96
- 14 England, Robt B—V Abt et al. .... 31.02
- 15 Edgworth, Jno G—S Deutsch. .... 39.39
- 9 Folger, Lawrence S—Kurz & Uren. .... 151.08
- 11 Fontana, Ernani—N Y Edison Co. .... 30.54
- 11 Fixel, Rudolph—Saml Mundheim Co. .... costs, 74.58
- 11 Fischer-Hansen, Carl—H M Spence. .... 239.68
- 11 Feinberg, Sol—C S Bloch. .... 165.40
- 11 Franklin, Walter F & Arthur C Seale—Western Electric Co. .... 70.29
- 11 Fort, Wm L—A C Brown. .... 155.75
- 11 Foerster, Maria—A Kizales. .... 156.53
- 11 Fishbein, Mary—M Weinstein. .... 783.97
- 12 Farber, Barnett—D Rosenzweig. .... 444.22
- 12 Finkelstein, Barnett—M Mayer. .... 566.91
- 12 Farrell, Wm J—I Weaver. .... 50.70
- 13 Falciglia, Jos—J Chein Co. .... costs, 139.92
- 13 Friedel, Julius admr—P Wagner. .... costs, 112.52
- 13 Friedlander, Henrietta—W T Hardy. .... 36.15
- 13 Faitoute, Fredk B—J Creelman et al. .... costs, 95.45
- 14 Frisling, Zipri & Morris Penner—C Ellenberg. .... 44.85
- 14 Forsdick, Chas E—W C Trull. .... 324.56
- 14 Foster, Frederica—M Meyer. .... 161.77
- 14 Flanders, Wm P—Fifty-six Maiden Lane Co. .... 876.88
- 14 Fisher, Geo A—Vroom, Inc. .... 66.31
- 14 Frank, Arthur M—the same. .... 123.01
- 14 Fermanides, Aristotle—Crandall & Godley Co. .... 235.53
- 15 Finger, Jno & Sam Levy—H Heller. .... 97.27
- 15 Feighery, Arthur & T V Place—Monopol Film Co. .... 219.74
- 15 Foote, Clarence—T Sealy. .... 1,896.19
- 15 Foyel, Cath S & Andw E—J W Hamilton. .... 2,107.54
- 9 Godt, Osias—S Henigson. .... costs, 69.11
- 9 Galewski, Bernard—J Sachs. .... 1,150.98
- 9 Gass Jno—E Underhill et al. .... 44.41
- 11 Geitzholtz, Jacob—N Y Edison Co. .... 11.82
- 11 Germansky, May—Title Ins Co of N Y. .... 107.03
- 11 Goldfinger, Arthur—L B Kauffmann. .... 31.41
- 11 Grant, Richd—J J O'Connor. .... 353.15
- 11 Grossback, Wm, Chas E Ring, Chas E Ring Iron & Steel Co—A C Jordan. .... 216.21
- 11 the same—H M Carpenter. .... 524.66
- 11 the same—A C Jordan. .... 522.81
- 11 the same—H M Carpenter. .... 254.16
- 11 the same—the same. .... 421.67
- 11 the same—E J O'Connor. .... 422.76
- 12 Glassner, Jacob—Marbridge Press, Inc. .... 18.32
- 12 Grosback, Wm & Chas E Ring—A C Jordan. .... 877.33
- 12 Gorman, Arthur, Percy\* & Walter—R W Ellis. .... 53.81
- 12 Glick, David—I Kraus. .... 207.91
- 12 Gorman, Jas H—H J Sartoris. .... 533.46
- 12 Grinberg, David, Adolph Morris, Anna Grinberg\* & Sarah Morris\*—Gudebrod Bros & Co. .... 41.46
- 13 Gregory, Jas—A Anderson. .... 48.27
- 13 Greenberg, Sarah—A Silverberg. .... 10.36
- 13 Geller, Abr & Isidore Knopf—S Olin et al. .... 29.66
- 13 the same—the same. .... 29.66
- 13 Gurian, Harry—I Rosenzweig et al. .... 216.05
- 13 Golphin, Ventin—S A Singerman. .... 65.92
- 14 Gordon, Jno J—Garland Refinery Co. .... 24.11
- 14 Goodstein, Wm D—American Contractor Pub Co. .... 132.39
- 14 Guthman, Alex—H B Zimmern et al. .... 398.70
- 14 Goldstein, Wm—Fire Assn of Philadelphia. .... 22.41
- 14 Gill, Jno R—M Kaplan. .... 119.02
- 14 Gruen, Richd J—W Postel. .... 144.72
- 15 Giglio, Damaian or Guiseppe Sanzo—G G Reider. .... 112.88
- 15 Ginsberg, Louis, Morris Lesk & Henry Siegel—J E Spingarn et al. .... 451.50
- 15 Graham, Jno N—A I Du Pont Coleman. .... costs, 22.65
- 15 Cameron, Maude W—Louise & Co. .... 6,633.38
- 15 Gibson, Bernard—M Blumenfeld. .... 159.85
- 15 Goldstein, Wolf—O Schwarzschild & Sulzberger Co. .... costs, 584.44
- 9 Haubert, Wm J—J Brodie. .... 67.33
- 9 Hillbert, Jno W—the same. .... 41.86
- 9 Hayner, Harry J—Warren Bros. .... 356.35
- 9 Hoffman, Danl—M V Pyle et al. .... 453.86
- 9 Huntington, Arabella D extrx & Isaac E Gates exr—Pacific Improvement Co. .... 1.00
- 9 Harris, Fannie by gdn—J Harris. .... costs, 108.95
- 11 Hausen, Chas—N Y Tel Co. .... 25.30
- 11 Hoffman, Fredk—N Y Edison Co. .... 11.07
- 11 Heine, Helena—H Wetzel. .... 250.10
- 11 Harrington, Jno P—L H Harpectlian et al. .... costs, 95.93
- 11 Haberie, Jno G—Sheldon School. .... 74.57
- 11 Hendricks, Frances G & Philip E—A Goodman. .... 772.49
- 11 Horowitz, Henry—G S Males. .... 29.95
- 11 Hercy, Walter W—C G Taylor. .... costs, 70.36
- 11 Hinchman, Chas A—J L Way. .... costs, 108.17
- 11 the same—F H Martin et al. .... costs, 145.30
- 12 Hones, Julius—A M Wardenburg et al. .... 28.00
- 12 Hayes, Cath—J Fitzpatrick. .... 157.41
- 12 Heper, Aaron A—J Darrow. .... costs, 9.00
- 12 Hempstead, Jos A—G A Fallert. .... 207.19
- 12 Hurwitz, Meyer—J Rubinstein. .... 267.51
- 12 Happel, Adam—P Heischkowitz. .... costs, 84.47
- 12 Hirsch, Max—A Nassoit. .... 99.41
- 12 Herrmann, Wm—Equitable Trust Co of N Y. .... 188.70
- 12 Hippel, Clifford—Grace H De Senatelys. .... 136.41
- 12 Hogan, Jno L—V H Jackson. .... 383.39
- 12 Hendrickson, Christiana—G A Austin. .... costs, 103.57
- 13 Hurwitz, David—M Opolinsky. .... 49.82
- 13 Hollstein, Albt M & Saml Young—S Harris. .... 762.19
- 13 Herzig, Carrie admr—S Herzig. .... costs, 88.03
- 13 Herrnstadt, Johanna—S S Cohen. .... 1,608.57
- 13 Haddad, Mauseur & Salem J—M A Daoud. .... 88.21
- 13 Hartigan, Jos—Vacuum Oil Co. .... 62.66
- 13 Huebner, Carrie gdn—Gimbel Bros N Y. .... costs, 78.90
- 13 Hunt, Jno—F Zenker et al. .... 100.37
- 13 Heumann, Geo M—Fredk Hollender & Co. .... 79.41
- 13 Hill, Percy—Bergdorf & Goodman Co. .... 60.47
- 13 Holden, Lawrence E—B E Williams. .... 753.96
- 13 Holleran, Leslie C—J Creelman et al. .... costs, 109.30
- 14 Hagan, Randolph—L D'Arcy. .... 33.65
- 14 Herschel, Bernard B recvr—N Y Edison Co. .... 11.69
- 14 Hero, Arthur—M Marcuse. .... 99.31
- 14 Hambudge, Jay—Newcomb Macklin Co. .... 229.41
- 14 Henderson, Wm Jr—R Garfen. .... 1,010.96
- 15 Helfrich, Frank J—L A Weber et al. .... 52.20
- 15 Hatfield, Ernst—Selchow & Righter Co. .... 82.61
- 15 Hassett, Michl J—L E Hassett. .... 1,150.68
- 15 Horwitz, Arthur J—E A Ferguson. .... 87.76
- 15 Hubbell, Marvin D—C E Baker. .... 2,245.25
- 11 Isaacs, Bessie—I M Peyser. .... 202.40
- 15 Isbill, Chas M—T G Patterson, Inc. .... 84.54
- 15 Ijams, Tempest—S E Burns. .... 95.62
- 15 Inman, Horace & Harry A—Enoch Morgan's Sons Co. .... 3,654.94
- 9 Joiner, Jos H B—M E Joiner. .... 1,035.35
- 11 Julien, Jno—N Y Edison Co. .... 43.91
- 11 Jackson Abe & Julius Lande—H W Baker. .... 112.82
- 11 Jacobs, Abe—Connecticut Cab Co. .... 87.48
- 11 Joline, Adrian H & Douglas Robinson recvrs—K Rickett. .... 450.00
- 11 Jacobs, Solomon—H Stack. .... 2,665.69
- 11 the same—M Stack. .... 668.69
- 12 Jacobs, Christian—Empire Carting Co. .... 100.71
- 12 John, Geo C—Auto Supply Co. .... 94.46
- 13 Joline, Adrian H & Douglas Robinson recvrs—City of N Y. .... costs, 121.85
- 13 Johnson, Chester B—Farmer Zohr Engraving Co. .... 101.35
- 14 Jennings, Herbert T—Chatham & Phenix Natl Bank of N Y. .... 5,168.70
- 15 John, Geo D—Bergdorf & Goodman. .... 79.05
- 15 Johansen, Alfred—Sonn Bros Co. .... 71.51
- 9 Kelsch, Balthasar—J Wagner. .... 1,456.62
- 9 Knapp, Jas A—J Brodie. .... 43.30



# ATLAS PORTLAND CEMENT

30 BROAD STREET, NEW YORK

- |  |   |  |
|--|---|--|
| 9 Kornhauser, Jos—M Conrady....30.72   | 14 Miller, Barbara* & Geo—N Y Edison Co.....74.59                             | 12 Roth, Herman—Marbridge Press, Inc. ....22.16  |
| 9 Ketcher, Geo—Baldwin Lester Corp. ....646.07   | 14 Manning, Henry C—Francis H Leggett & Co. ....30.08                         | 12 Rector, Chas E—Louise & Co. ....225.67  |
| 11 Kranin, Isaac—N Y Edison Co. ....105.19   | 14 Mulholland, Katherine—E L Johnston & Co. ....333.17                        | 12 Reynolds, Thos L—J Marmorstein. ....243.61  |
| 11 Koehler, Edith—W L Townsend. ....145.79   | 14 McElfrick, Wm H & Margt E exr & extrx—W H McElfrick. ....11,982.89         | 12 Reynolds, Jno & Estate of Mary Reynolds*—United Electric Light & Power Co. ....31.65                              |
| 11 Kreyborg, Chas—W Smart. ....2,649.08  | 14 Multer, Morris—A M Gropper. ....87.31                                      | 13 Reilly, Henry—Scholl & Bro. ....259.41  |
| 12 Kohlweiler, Jacob—N Perlmutter. ....128.41  | 14 Moorehead, Robt B—P Glickman & Co. ....88.07                               | 13 Rosett, Louis J & August J Chapman—M Maier. ....265.72  |
| 12 Kaucher, Christian, adm—City of N Y. ....costs, 506.55  | 14 Muller, Jos—M B Herman. ....110.53   | 13 Rosenblatt, Max—Chelsea Sign Wks. ....34.67   |
| 12 Knapp, Horace G—F L Froment et al. ....46.40  | 14 Metzger, Chas & Henry Israel—A H Gordon. ....105.16                        | 13 Rubin, Gussie—City of N Y. ....costs, 117.17  |
| 12 Kunin, Isaac & Henry L Rosenthal—N Basil et al. ....29.00   | 15 Murphy, Jas E & W M H White—C P Laturen. ....257.74                        | 13 Ricker, Jas W—the same. ....costs, 110.85   |
| 13 Klar, Saml—S May. ....505.75  | 15 Murphy, Cath M—H Warendorf. ....89.15                                      | 13 Rosner, Isaac—Pioneer Braid Mfg Co. ....103.00  |
| 13 Kemp, Chas—Leon Wilder & Sons. ....79.06  | 15 Meliehos, Constantine—Traders Commercial Co. ....337.28                    | 13 Richman, Fred—Julius Kessler & Co. ....100.53   |
| 13 Koss, Jacob—J Kirschner. ....227.93   | 15 McKenna, Francis—C E Horton. ....116.92                                    | 14 Reddy, Patk J—T R Withers et al. ....174.21   |
| 13 Koesterich, Adolf—A Oettinger et al. ....69.50  | 15 Mehle, Frederic—E M Townsend et al. ....costs, 68.98                       | 14 Redmond, Mary—Yorkshire Market Co. ....72.02  |
| 13 Kahn, Isaac—L C Geis. ....146.45  | 15 Muldorf, Sigmund—N Hirschfeld. ....42.16                                   | 14 Rosenthal, Saml B & S B Rosenthal Co—A Rusch et al. ....1,056.48  |
| 13 Kanes, Louis—D Mager et al. ....70.62   | 15 Morris, Wm O—A Douglas. ....128.41   | 14 Richman, Fredk—J Ruppert. ....553.14  |
| 14 Klein, Catherine & Paul Ralf—People of the State of N Y. ....1,500.00   | 15 Norton, Sheridan S—I H Simpson. ....30.66                                  | 15 Rohman, Louis—B Kimler et al. ....288.81  |
| 14 Kupperman, Isidore—S M Jacoby. ....34.41  | 15 Muzett, Isaac—Clark Hutchinson Co. ....87.81                               | 15 Ruppert, Fredk* & Sophie—D Gelson. ....204.25   |
| 14 Keer, Albt—H Runp et al. ....1,913.15   | 15 McMahon, Julia—S Goldfarb. ....68.41                                       | 15 Rihh, Eugene—C Brand et al. ....394.85  |
| 15 Kerby, Wm—Carnegie Trust Co. ....2,969.22   | 15 Merlis, Reuben—J Klein et al. ....31.36                                    | 15 Reda, Frank & Bankers Surety Co—W W Farley. ....1,820.97  |
| 9 Leonard, Thos J—J Brodie. ....42.03  | 15 Mitchell, Edw—J Lehronkauer. ....105.50                                    | 15 Ropp, Christian—L J Kolb. ....124.27  |
| 9 Licht, Isaac, Wilton A Studnitz, Nathan Hyman* & Nathan Goldman*—I Deri. ....73.64                                 | 11 Noss David—I Goldberg et al. ....35.95                                     | 15 Ruehl, Elise—W W Farley. ....514.65   |
| 9 Lawson, Jno S—F C Peck. ....230.07   | 11 Nosofsky, Morris & Mary—I Goldberg et al. ....61.90                        | 15 Roth, Horace & Harry A—E Skurka. ....400.00   |
| 9 London, Beckie—S Totten. ....50.00   | 11 Neafsey, Thos F—C J Edwards. ....87.22                                     | 15 Robertson, Fredk—S Spratt. ....1,162.50   |
| 9 Lebovitz, Nathan O—Josephson & Marantz, Inc. ....22.71   | 12 Newman, Randolph M—Michaelis & Lindeman, Inc. ....98.62                    | 15 Rosemeier, G M—F V Browne. ....161.15   |
| 11 Loeb, Wm S—Knickerbocker Ice Co. ....34.82  | 12 Nieberg, Benj—Cullo Bros. ....116.92                                       | 15 Rogers, Wm S—C D Cooke. ....869.12  |
| 11 Lesemann, Gustav—M Lewenthal. ....84.65   | 12 Niebling, Wm C—S Gordon. ....97.19   | 9 Solomon, Louis—J Cohen. ....61.00  |
| 12 Lafalein, Frank—A Ferris. ....93.91   | 12 Nelson, Albt G—Lieberman & Sanford Co. ....107.89                          | 9 Sullivan, Michael A—J Brodie. ....53.24  |
| 12 Lavitan, Benj W—L P Joseph. ....300.66  | 13 Newhoff, J P—J M L Porter. ....86.74                                       | 9 Strunsky, Maurice I—H Mundlin. ....2,833.42  |
| 12 Lorini, Marie—J Bjork. ....1,739.28   | 14 Neiman, Alvin B—S F Sullivan. ....167.04                                   | 9 Schler, Hyman—A A Bernstein. ....209.90  |
| 12 Lieberman, Eisak & Herman Glasser*—S Weissberger. ....150.95  | 14 Noorian, Marie—J Khayat. ....costs, 12.60                                  | 9 Sefton, Esther H—M E Stern. ....194.34   |
| 12 Loring, Frank L—R C Beal et al. ....529.70  | 15 Nauschat, Chas W—W Ingraham. ....117.91                                    | 9 Scheiman, Aaron D—M Peringer. ....400.00   |
| 12 Levy, Harry—Columbia Metal Box Co. ....207.52   | 15 Noris, Harris, admr—Valvoline Oil Co. ....costs, 114.95                    | 9 Sigman, Harry & Louis*—L Cohen. ....50.76  |
| 12 Lewis, Louis B—H R Shares. ....76.65  | 9 O'Rourke, Thos J—E F Lehr. ....136.91                                       | 11 Short, Jos—S Marenstein. ....606.1  |
| 12 Lande, Julius, Robt Ginsberg* Minnie Lande, Jennie Wanderer* & Henry Burstein*—Fourteenth Street Bank. ....231.65 | 11 Owen, Alta M—P W Fitzpatrick. ....74.41                                    | 11 Shamforoff, Bessie—N Y Tel Co. ....30.37  |
| 13 Licht, Isaac—Remmers Soap Co. ....17.86   | 11 O'Connor, Frank H—R A McKee. ....135.91                                    | 11 Sussman, Meyer—N Y Edison Co. ....109.01  |
| 13 Lind, Svante—Burbank Ryder Varnish Co. ....31.51  | 13 Olson, Peter—M Lampert. ....262.54   | 11 Silver, Philip—the same. ....46.01  |
| 13 Legneti, Angelo—C Moser. ....395.32   | 13 O'Brien, Thos J & Richard J—L B Beck et al. ....3,259.14                   | 11 Schwarzbach, Aaron—N Mooney. ....84.72  |
| 13 the same—W Moser. ....395.32  | 14 O'Connell, Patk J—N Y Realty Credit Assn. ....25.15                        | 11 Scharf, Wm—J Kovacs. ....82.20  |
| 13 Loeb, Wm S—I Gutman. ....115.16   | 14 Obrentz, Max, Isidore D Obrentz & Gussie Genn—J Solomon. ....49.65         | 11 Schechter, Max—N Aufruchtig et al. ....28.59  |
| 13 Levey, Robt E—O'Neill Adams Co. ....130.97  | 14 Ottenheimer, Sidney—G H Loeb. ....33.43                                    | 11 Shaw, Jas T—A L Gunst. ....65.67  |
| 12 Litowitz, Jos—L Pulvermacher & Bro. ....332.60  | 15 Oppenheimer, Julius—M F Murry. ....628.69                                  | 11 Simon, Herman & Fannie—M Dreyfuss et al. ....338.03   |
| 13 Lewis, Max J—O Lewis. ....2,410.00  | 15 Same—W Murray. ....5,210.81  | 11 Szenlip, David H—S A & H Cloak & Suit Co. ....197.06  |
| 14 Lentchner, Isidor—B Blumenthal. ....200.00  | 9 Power, Jno J—J Brodie. ....68.86  | 11 Silverstein, Hannah & Philip Benis—Altmark & Greenwald. ....142.89  |
| 14 Linder, Louis—D Berman. ....214.70  | 9 Polacco, Guisepppe—F Maldari. ....332.51                                    | 11 Schreiber, Ira—C Bookman et al. ....325.59  |
| 14 Lover, Edw—West Disinfecting Co. ....50.76  | 9 Pearman, S M—Bank of Buffalo. ....221.00                                    | 11 Sternberg, Wolf & Alter Engler—Roner & Drebbin. ....92.41   |
| 14 Laskin, Wm & Leonora—S Scheffler. ....41.82   | 9 Punde, Carl & Wilhelm Buesing—Sea Cliff Hotel Co. ....1,664.82              | 11 Sutton, Marie gdn—Interborough Rapid Transit Co. ....45.88  |
| 14 Liss, Irving & Harry Epstein—S Ershowsky & Bros. ....71.80  | 11 Pope, Albert A—N Y Edison Co. ....12.36                                    | 11 Schlansky, Jno F—C J Edwards. ....49.40   |
| 15 Liebes, Alvin J—Lamont Corliss & Co. ....129.36   | 11 Patterson, Robt S—C Rappaport. ....79.31                                   | 11 Supnick, Hyman—L Dubinsky. ....147.16   |
| 15 Lawrence, Mary F—Westchester Lighting Co. ....101.34  | 11 Poz, Wm M—Philip Hano & Co. ....49.31                                      | 11 Simon, Jacob—M Fuchs. ....534.41  |
| 15 Leake, Edwin C—A Johnston. ....80.55  | 11 Perry, Edna & Margaret or Marguerite*—E Bloodgood. ....348.65              | 12 Schiller, Oscar—A Hirsch et al. ....46.40   |
| 15 Leasing, Leo—Meyer & Nelson. ....143.77   | 11 Parks, Frank J—L W Beasley Jr. ....151.80                                  | 12 Stubblehein, Peter A—G H Brown et al. ....89.41   |
| 15 Lee, Jas—F Richard. ....139.41  | 11 Pastoro, Louis—B K Bloch. ....121.33                                       | 12 Scheff, Wm—Steinman & Byck. ....106.26  |
| 15 Lund, Francis B & Charlotte E—G R Sutherland. ....2,049.14  | 12 Peckerman, or Packerman, Nathan—Ph Kramer Diamond & Jewelry Co. ....461.41 | 12 Sanderson, Douglas M—Connecticut Cab Co. ....36.41  |
| 9 McAvoy, Jno W—G C Dennis. ....657.40   | 13 Prince, Sam—H Gertler. ....42.63   | 12 Schwartz, Louis—E M Maas. ....1,419.09  |
| 9 McManus, Francis J—M King. ....735.74  | 13 Pacher, Franz A—B Lenot. ....137.72  | 12 Schnurmacher, Josephine J—W F Patterson. ....88.58  |
| 9 Miller, Rebecca or Gobrofsky—M Kantor. ....33.03   | 13 Payne, Henry C—Surplus Assets Co. ....5,031.35                             | 12 Schuyler, Chas E—H Floy. ....111.91   |
| 9 Minaldi, Jno A—C E Gwynn et al. ....611.45   | 13 Pane, Luigi—A Caponigri. ....74.09   | 12 Shuttleworth, Geo L—Equitable Trust Co of N Y. ....149.45   |
| 9 McNulty, Patk J—City of N Y. ....costs, 107.85   | 13 Papazian, Vahn—T M McCarthy et al. ....41.17                               | 12 Saitta, Peter R—Fruit Auction Co. ....4,787.77  |
| 9 Murphy, Hugh J—J J Murphy et al. ....costs, 69.99  | 13 Palmer, Jos—Morse & Rogers. ....591.68                                     | 13 Sheridan, Paul N—W W Smith. ....437.11  |
| 11 Markowitz, Nathan—Poughkeepsie Foundry & Machine Co. ....132.54   | 14 Petroff, Geo—M Hychka. ....38.21   | 13 Swetlow, Isiah & Morris—Henry Kupfer & Co. ....186.07   |
| 11 Macomber, W Sturges—F P Munch. ....48.47  | 14 Poppe, Anna—Francis H Leggett & Co. ....39.74                              | 13 Singelton, Estello—G H Tiemeyer. ....116.48   |
| 11 Mossman, Eeland W—J W Roberts & Son. ....11.26  | 14 Perkins, Julius A—Whitehead Bros. ....2,733.51                             | 13 Skolnik, Geo—L Kohlmann. ....680.31   |
| 11 McGinniss, Thos P—L Emener. ....19.48   | 14 Pujel, Jno C—J J Donohue. ....costs, 112.09                                | 13 Steinberg, Max—H Palkowitz. ....60.51   |
| 11 McInnis, Jno W—W L Munson. ....7,831.18   | 15 Polansky, Isaac—J Reznik. ....498.32                                       | 13 Segalowitz, Yalio—L Benjamin & Sons. ....42.20  |
| 11 Marcus, Aaron—M W Solomon. ....104.41   | 15 Payne, Wm J—Norfolk & Portsmouth Traction Co. ....97,652.93                | 13 Smith, Eliz M—C L Brookheim. ....1,404.22   |
| 12 Mirsky, Jacob H—A Fries. ....400.16   | 15 Price, Richd—S McGovern. ....392.07  | 13 Schwartz, Jos & Herman Greenberger—M Schneider. ....475.67  |
| 12 Miller, Dr Richd—Saks & Co. ....116.18  | 15 Patello, Jos—R Aronson. ....costs, 108.18                                  | 13 Silpo, Elias—F F Ingram. ....17.81  |
| 12 Miller, Clarence—International Pro-vision Co. ....95.83   | 15 Patello, Frank—same. ....costs, 108.18                                     | 13 Santlifer, Morris & Jacob Goldstein—People, & c. ....100.00   |
| 12 Millstein, Hyman—R Bonar. ....169.93  | 15 Quinn, Cornelius F—A E Muggleston. ....19.72                               | 13 Schlosser, Mamie—M Geaser. ....175.22   |
| 12 McGlynn, Patk T—E M Maas. ....1,431.59  | 13 Quinn, Jas—Manhattan Mutual Realty Co. ....141.15                          | 13 Silver, Hyman—J Heineman et al. ....17.41   |
| 12 Mayerbeck, Wm—J Quinn. ....278.90   | 15 Quinby, Fredk J—A G Muller. ....236.61                                     | 14 Schick, Gottlieb—N Y Edison Co. ....9.47  |
| 12 Morris, Adolph—P Livingston. ....366.91   | 9 Rooney, Thos F—J Brodie. ....42.77  | 14 Spear, Benny—Abendroth Bros. ....68.67  |
| 12 McCue, Martin G—E B Robinson. ....566.23  | 9 Reddy, Patk H—the same. ....68.73   | 14 Soltenrich, Frank—A Ruff et al. ....44.91   |
| 12 Mustacchi, Leone—C Aandias. ....2,010.49  | 9 Rosenthal, David H—Traders Commercial Co. ....478.10                        | 14 Schiffman, Milton—A Grover. ....116.40  |
| 12 McKenna, Jno V—J Brodie. ....68.14  | 9 Redcliffe, Fredk J—Photochromo En-graving Co. ....187.58                    | 14 Sands, Philip J—Sheffield Farms Slawson Decker Co. ....43.11  |
| 12 Mencke, Nicholas G—M Haffen. ....costs, 106.75  | 11 Rogers, Harris & Alfred S Ratkowsky*—N Y Edison Co. ....25.72              | 14 Schulz, Jos—Blower Realty Co. ....38.25   |
| 12 Same—N G Mencke. ....costs, 126.35  | 11 Rosenthal, Morris I—Konig & Stoff. ....41.49                               | 14 Schultz, Henry—Fiat Automobile Co. ....1,590.53   |
| 12 Moran, Mary—City of N Y. ....costs, 117.17  | 11 the same—Van Zandt Jacobs & Co. ....119.92                                 | 14 Silverman, Nathan—U S Raincoat Co. ....76.83  |
| 12 McNally, Jno J—T H Cannon. ....643.86   | 11 Reynal, Nathaniel C—Udall & Bal-lou. ....3,111.17                          | 14 Schreiber, Saml—Ajax Paper & Card Co. ....19.51   |
| 13 Muller, Alfred—E H Sayre et al. ....144.96  | 11 Rosenthal, Saml B—Holmes Electric Protective Co. ....160.96                | 14 Shelly, Jno P—S Grimson. ....147.88   |
| 13 Miller, Alfred M—R A McKee. ....71.77   | 11 Russell, Wm C Jr—W E Bayles & Co. ....280.27                               | 14 Slipper, Chas J—Wm H Henry & Co. ....123.50   |
| 13 Muller, Alfred—J Seeman et al. ....68.12  | 11 Rossuck, Dora & Louis—B K Bloch. ....174.06                                | 15 Saxe, Eugene—S Ruff. ....295.05   |
| 13 Mitchell, Joshua S—Albermarle Lum-ber Co. ....566.40  | 12 Rosenberg, Israel & Eva Roses—T Metzger. ....234.41                        | 15 Salingler, Hanna—Barnett Bros. ....72.82  |
| 13 Matthews, Geo H—Thibaut & Walker Co. ....66.32  | 12 Ridgely, Edw—N A Hanway. ....1,905.84                                      | 15 Stover, Robt E, Jas McPhillips, Mary E Glavin, admr, & J C Keeney—First Natl Bank of Mechanicsville. ....1,151.79 |
| 13 Marshall, Wilbur A—Pennsylvania R R Co. ....costs, 93.77  |   | 15 Stibel, Saml J—A Spaulding. ....347.62  |

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Table with multiple columns listing names, addresses, and amounts. Includes sections for 'CORPORATIONS' and 'SATISFIED JUDGMENTS'.

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# DYCKERHOFF PORTLAND CEMENT

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Fowler, Jno S—L B Fordan; 1910. 1,299.73  
 Grammar, Richd—N Greenbaum et al; 1910. 1,290.78  
 Gent, Louis A—J Teitjen; 1892. 5,788.42  
 Gregory, Mrs Anna S—I Lamson; 1911. 184.81  
 Goldman, Frank—Simmons Hardware Co; 1911. 30.11  
 Gordon, Jas R—F S Geist; 1911. 2,969.20  
 Gordon, Wm K—H Herzog; 1910. 133.59  
 Giordano, Antonio—R Hill; 1908. 45.81  
 Gilroy, Eugene C & Twelfth Ward Bank—S Lathrop; 1910. 701.80  
 Ginsberg, Saml—F & M Cloak & Suit Co; 1911. 37.65  
 Gelles, Michl & Max Karp or Karpine—R Paumoehl; 1911. 29.60  
 Hoage, Dr Ivison—S L Kaye; 1909. 119.71  
 Hertell, Frank—B Glasser et al; 1911. 394.68  
 Hartley, Frank & Rowland—M B Miller et al; 1911. 133.50  
 Hochstein, Max—Tammany Pub Co; 1909. 25.59  
 Hone, Harold—K J M Bachman, Jr; 1911. 163.61  
 Same—W Hoey; 1911. 214.41  
 Hebbard, Lester C—Associated Merchants of N Y; 1911. 32.41  
 Hodges, Geo J—Jno Wanamaker, N Y; 1911. 92.97  
 Jno Kissel & Son—E Zehnanowitz; 1911. 250.00  
 Jacobowitz, M Felix—S M Hohl; 1911. 92.43  
 Jarashow, Nathan & Benj—J A McCafferty; 1910. 328.67  
 Jos J Thurner, Inc—T A McCole; 1911. 815.00  
 Kanter, David—J Ruppert et al; 1911. 108.52  
 Keahon, Virginia—J Lynch; 1911. 1,133.34  
 Kass, Barnet—L Rabstein; 1911. 269.65  
 Krausch, Philip H—J P Leo; 1911. 84.31  
 Kirby, Emma F—J W Butler; 1910. 580.64  
 Kantowitz, Isaac & Abr Kaplan—B Levine; 1908. 113.71  
 Lantry, Francis C—C J Mooney; 1911. 208.65  
 Lange, Jno B—C C Palmiter; 1911. 136.95  
 Lewis, Max J—O Lewis; 1902. 2,410.00  
 Loveman, David B—J Harden; 1911. 1,045.57  
 Morris, Irene, Eliz M & Jno R—S A Cook & Co; 1911. 286.38  
 Maloney, Edw R—M A Eisman; 1911. 140.53  
 Markowitz, Isidore & Morris—P Reich; 1899. 143.21  
 Markowitz, Morris & Isidore; also Philip Reich—S Schnur; 1898. 82.34  
 McStravick, Patk—H Spear et al; 1909. 176.69  
 Morris, Monson—Spratts Patent American, Ltd; 1910. 166.10  
 Same—J F Cutting et al; 1910. 494.42  
 Murray, Edw R—Mercantile Finance Co; 1911. 57.69  
 Moerk, Ernst—N Y Tel Co; 1907. 23.56  
 Nelson, Chas J—F R G Ely et al; 1908. 358.28  
 Pulman, Jno—F W Jackson; 1911. 118.17  
 Powers, Patk T—Isaac H Blanchard Co; 1911. 534.72  
 Phelps, Fred C—E R Breck; 1911. 202.25  
 Personein, Jos—J Gesualdi; 1910. 1,113.23  
 Peper, Wm F—A Doernberg; 1911. 82.11  
 Pascoello, Jos—N Y Tel Co; 1911. 45.82  
 Paris, David—H N Goodstein; 1911. 139.00  
 Rosendorf, Saml—D Kratenstein; 1908. 949.26  
 Reiss, Edw S—F Dennis; 1906. 190.76  
 Reid, Robt H—H J Guttman; 1910. 300.03  
 Same—H Guttman; 1910. 506.03  
 Reiss, Edw S—L Kahn; 1905. 59.41  
 Richards, Jos—Mayor, & Co; 1903. 106.85  
 Ried, Robt H & Max Rainer—Empire City Metallic Bed Co; 1910. 190.67  
 Ried, Rob H, Izella W Reid & Max Rainer—same; 1910. 288.07  
 Ryan, Fredk E—Fidelity & Casualty Co of N Y; 1911. 108.62  
 Scholerman, Wm—A Klenck; 1909. 449.45  
 Schuessler, August—S Gibson et al; 1911. 265.19  
 Stein, Chas P—Salter Silk Co; 1911. 105.80  
 Schlechterman, Adolf—C B Affenkrant; 1911. 34.41  
 Slosson, Harrison T—C H Lovett; 1909. 366.31  
 Stocker, F Wm—McGraw Pub Co; 1910. 392.80  
 Saffr, Louis—Bronx Gas & Electric Co; 1907. 25.22  
 Shapiro, Louis M & David I—N Y Tel Co; 1911. 72.90  
 Saper, Bernhard—R J Moolten; 1909. 62.42  
 Same—same; 1911. 27.72  
 Same—same; 1910. 27.72  
 Schnurmacher, Marcus—Illinois Surety Co; 1911. 329.41  
 Same—same; 1911. 244.41  
 Stratton, Wm D—W M Cohen; 1910. 3,208.00  
 Stillman, Paul R & Geo S Fulton—Dover Trust Co; 1910. 395.19  
 Stiner, Oscar—Dufor Garage Co; 1911. 545.29  
 Toporizer, Andreas—W Felber; 1909. 264.76  
 Widder, Lionel E—A I Widder; 1911. 34.28  
 Wattson, Edw F—H M Johnson; 1911. 1,810.26  
 Wagner, Sol—R Agin; 1911. 169.50  
 White, Horace, Chas A Spofford & Fanny G Villard—E C Benedict et al; 1908. 317.20  
 Same—W B Dickerman et al; 1908. 317.60  
 Whitehead, Lucy P—M L Meltzer et al; 1911. 56.25

White, Horace, Chas A Spofford & Fanny G Villard—P Fuller; 1908. 1,622.31  
 White, Horace, Chas A Spofford & Fanny G Villard—W L Stow; 1908. 316.52  
 Wortzman, Becky—S Cohen; 1911. 63.65

**CORPORATIONS.**

Tanzer Monjo Co—J L Bittenweiser; 1911. 75.31  
 Columbia Amusement Co—G Hill; 1911. 590.50  
 Jno J Hart Co—City of N Y; 1908. 110.35  
 Same—same; 1911. 127.85  
 Same—same; 1909. 105.05  
 Stanley S de Novens Co—Union Construction & Waterproofing Co; 1911. 464.31  
 Manhattan Ladies Hat Co—W Shamforoff; 1911. 840.86  
 American Peroxide & Chemical Co, Hydrox Chemical Co & Benj B Hamlin, Jr—C H Goddard; 1911. 134.66  
 City of N Y—R Garfien; 1910. 619.00  
 Same—Newtown Creek Towing Co; 1910. 100.55  
 Independent Skirt Co—B Massel; 1911. 749.79  
 Merrill Ruckgaber Co—G McCool; 1911. 1,800.54  
 Alliegro & Spallone Constn Co & Michel Alliegro—F B French; 1911. 115.49  
 Brooklyn Heights R R Co—M Friedman; 1911. 100.00  
 N Y Terrain & Building Co—S B Feinberg; 1911. 172.87  
 Wm G Maher Co—R Pease; 1911. 264.61

<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. 9.

104TH st, 313 W; Meyer J Feinberg agt Ellen T Machell. (90) 60.00  
 94TH st, 136 E; Meyer J Feinberg agt Ellen T Machell. (91) 23.00  
 Riverside Drive, nec 149th, 102x173.1; Christian Jacobs agt A Feldman Constn Co. (92) 241.00  
 77TH st, 502-10 E; Geo S Holmes Co agt Open Stair Tenement Co & Levin & Levin Contracting Co. (93) 2,298.00  
 102D st, 65 E; Abr Glantz agt Barnet Michelman, Dora Michelman & Jos B Drapkin. (94) 40.00  
 Fulton av, ws, 175 s 171st, 100x100; Standard Plumbing Supply Co agt Bethel Construction Co & Bonser & Dougherty. (95) 4,022.15  
 2D av, 111; Isaac Brown agt Sidonia Weiss & I Goldsmith. (96) 105.00  
 West st, ss, 60.5 w Honeywell av, 50x 117 to 181st x50.2x114; Jacob Kaplan agt A Warren Construction Co. (97) 1,950.00

DEC. 11.

La Fontaine av, ws, 112 n 178th, 37.6x 100; Saverio Scalzo agt Weller & Meeker Realty Co. (99) 1,095.00  
 77TH st, 502-10 E; Isaac Moritz agt Open Stair Tenement Co & Levin & Levin Contracting Co. (100) 1,415.00  
 Tieman st, sws, 400 w Boston Post rd, 125x—; Mechiore Cantone agt Jno Marx. (101) 42.00  
 Wales av, 672-S; Jarcho Bros agt Sarah B Hirschberg, Lena Davis, Minnie Rosing, David Rosing & Harry Levin (renewal). (102) 121.00  
 2D av, 111; Barnet Leibowitz agt Sidonia Weiss, Wm Weiss & Wm S Weiss. (103) 106.00

104TH st, 343-5 E; Jacob Zimmermann et al agt Adeline S Jordan, Globe Fire Proof Door & Sash Co & Jno Jordan. (104) 95.00

187TH st, 474 E; North American Wall Paper Co agt T T Reid Constn Co. (105) 154.60

Beaumont av, 2304-6; Chas Shapiro agt Montefiore Building Co. (106) 212.25

Fulton av, ws, 175.4 s 171st, 100x100; Nathan Kobelov agt Bethel Constn Co. (107) 884.00

Fulton av, ws, 175.4 s 171st, 100x100; Nathan Fass agt Bethel Constn Co & Nathan Kobelov. (108) 684.00

DEC. 12.

171ST st, ns, 100 e 3 av, 55x120; J P Duffy Co agt Chas Bjorkgren, Inc; Chas Bjorkgren. (109) 233.28

17TH st, 527 E; Wm H Downs agt Church of St Mary Magdelin & Dewey Engineering Co. (110) 180.00

34TH st, 161 W; H. P Hutchings Co agt Thos J, Jr, & Grace Powers. (111) 46.22

Broadway, es, 120 s 40th, 22x98; Morris Freudenheim agt Adolf Lorber & Levin & Levin Contracting Co. (112) 37.00

Broadway, 1896; Prince Iron Works agt E R Thomas Realty Co & Lenox Iron Works (113) 372.30

23D st, 8 E; Kingston Foundry Co agt Heyward Cutting's Devises, Timothy F Paddell & Lenox Iron Works. (114) 50.00

56TH st, 6 E; Same agt Jos Larocque & Lenox Iron Works. (115) 199.00

Broadway, 1420; Thos H Delaney agt Adolph Lorber & Levin & Levin Contracting Co. (116) 393.00

179TH st, 815 W; also PINEHURST AV, 42-50; also 180TH ST, 820 W; Henry Heil agt Rountree Realty & Construction Co. (117) 700.00

60TH st, 10 W; Danl Darrow et al agt Chas E Appleby & Jno Pugh & Son. (118) 200.25

33D st, 416-22 W; Welsh Machine Works agt 416 W 33d St Realty Co. (119) 1,089.26

160TH st, 735 E; Chester A Kirchoff agt Emma M L Mestaniz & Linbinir R Mestaniz. (120) 300.00

Hudson st, 503-7; Pietro Criscuolo agt Greenwich Investing Co. (121) 575.00

2D av, 1579; also 82D ST, 250 E; Vogel Cabinet Co agt Chas J & Fredk W Kroehle & Jno Griffin. (122) 2,695.33

Audubon av, 215; Abr Miller agt Thos H Rothwell. (123) 197.65

2D av, 111; Blechner Bros agt Sidonia Weiss & Wm S Weiss. (124) 162.00

DEC. 13.

77TH st, 502-10 E; Eureka Tile Co agt Open Stair Tenement Co & Levin & Levin Contracting Co. (125) 778.00

169TH st, 600 W; Robt Griffin Co agt Hugh J Lawles. (126) 283.81

Morris av, 677-9; Jno F Mason agt Jas A Cunningham. (127) 364.34

Audubon av, nwc 173d, 100x100; Raisler Heating Co agt Latham Realty Co & Anthony Schworer, Jr. (128) 1,800.00

Lexington av, 1; Frank Steckler agt Edw Corning Co & R C Fisher Co. (129) 110.00

11TH st, 342 E; David M Oltarsh Iron Works of N Y agt Simon Finburg & Jos Rosenzweig. (130) 25.00

Broadway, 447; also MERCER ST, 24; Same agt Gardner Estate, Bernard Epstein, trste, & Jos Rosenzweig. (131) 250.00

Lewis st, sec Broome, 125.10x150; Pelham Operating Co agt Minsky Realty Co & Max D Steuer. (132) 51.00

Cedar av, ws, 386.5 s 177th, 75x82.4; Chas Izmieian agt Plymton Constn Co. (133) 119.40

AV C, 146; Morris Spergel agt Grossman Investing Co. (134) 500.00

77TH st, ss, 98 w Av A, 200x100; Pietrowski & Konop Co agt Open Stair Tenement Co & Levin & Levin Contracting Co. (135) 2,800.00

179TH st, 825 W; Max Rosenthal & Son agt Eight Twenty-Five West One Hundred and Seventy-Ninth Street Co & Zipkes Construction Co. (136) 592.27

Riverside Drive, nec 149th, 102x173.1; U S Vault Light Constn Co agt A Feldman Constn Co & Oltarsh Iron Works of N Y. (137) 75.00

Broadway, 1896; Brooklyn Foundry Co agt E R Thomas Realty Co; Lenox Iron Works. (138) 110.00

Washington av, 1281; Abr Meckler agt Sarah Cohen & Knepper Realty Co. (139) 199.00

5TH av, 817; Fordham Stone Renovating Co agt Pentalfalfa Realty Co & Jas F Egan. (140) 840.00

5TH av, 353; Hyman Rosenberg agt David, Henry & Saml Korn & Levin & Levin Contracting Co. (141) 1,150.00

77TH st, 502-20 E; Lordi & De Respiris Constn Co agt Open Stair Tenement Co & Levin & Levin Constn Co. (142) 6,500.00

99TH st, 54-6 W; Harry Chirlin agt Navarre Realty Corp & M Leonard Frazier. (143) 67.50

Broadway, 3681; Edw Schaile et al agt Morris Levin. (144) 1,275.00

LaFontaine av, ws, 112.6 n 178th, 37.6x 100; Grossman Bros agt Weller Meeker Realty Co & Solid Constn Co. (145) 200.00

164TH st, 453 W; Philip Levitt agt Julius M Cohen. (146) 228.75

DEC. 14.

11TH st, 342 E; David M Oltarsh Iron Works of N Y agt Sol Feinberg & Jos Rosenzweig. (147) 25.00

129TH st, 115 E; Ernesto Magnetti agt Mary Berardino, Louis Garbarini, Rose Bosse & Theresa Garabini. (148) 75.00

178TH st, n & ss, whole front bet Northern & Haven avs, —; Angelo Sibillio agt Wm B Somerville, Pasquale Trotta, Donato Alteri & Jno B Devlin. (149) 15.00

178TH st, n & ss, whole front bet Northern & Haven avs, —x—; Antonio Bachicchi agt same. (150) 3.05

178TH st, n & ss, whole front bet Northern & Haven avs, —x—; Gerado Fiorillo agt same. (151) 3.05

178TH st, n & ss, whole front bet Northern & Haven avs, —x—; Raffael La Parcio agt same. (152) 42.24



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**178TH st, n & ss**, whole front bet North-ern & Haven avs. —x—; Andrea Cucci-niello agt same. (154) 3.05  
**178TH st, n & ss**, whole front bet North-ern & Haven avs. —x—; Antonio da Lesio agt same. (155) 26.40  
**77TH st, 502-20 E**; Max Solomon agt Open Stair Tenement Co & Levin & Levin Contracting Co. (156) 4,000.00  
**77th st, 502-20 E**; Jas W Johnson agt same. (157) 50.00  
**98TH st, 10-12 W**; Edw R Hotaling agt Zadah H Reakirt, Martin B Babcock & Schack & Co. (158) 684.00  
**75D st, 250 W**; Saml Smith agt Heinrich Stern, David Stone & Nathan Picket. (159) 25.00  
**Broadway, 1420**; Jno E Donovan agt Adolph Lorber & Levin & Levin Co. (160) 339.20  
**77TH st, ss, 98 e Av A, 200x100**; Webster Iron Works agt Open Stair Tenement Co & Levin & Levin Contracting So. (161) 1,182.70  
**Riverside Drive, nec 149th, 102x173**; Pittsburgh Plate Glass Co agt A Feldman Constn Co. (162) 214.43  
**Pinehurst av, 42-50**; also 179TH ST, 815 W; also 180TH ST, 820 W; Henry Heil agt Rountree Realty Constn Co & Moses E Rountree. (163) 700.00  
**5TH av, 353**; Jno Laura & Co agt Es-tate of Jacob Cohen & Levin & Levin Contracting Co. (164) 100.00  
**77TH st, 502-20 E**; Same agt Open Stair Tenement Co & Levin & Levin Contracting Co. (165) 410.00  
**Broadway, 3681**; Max Rosenthal & Son agt Morris Levin & Levin & Levin Con-tracting Co. (166) 142.30  
**42D st, 117 W**; Robt Wick Lumber Co agt Alonzo Hornby, Patk Shanley, lessee, Wm E Walsh, Louis Mader & Tide Water Trim & Door Co (renewal). (167) 312.00  
**58TH st, 308-10 W**; Chas Schneider agt Bernard Reich & Isaac Osserman. (168) 22.75  
 DEC. 15.  
**5TH av, 353**; Thos H Delaney agt David Henry & Saml Korn, & Levin & Levin Contracting Co. (169) 66.00  
**Broadway, 1420** Max Epstein agt Adolph Lorber & Levin & Levin Con-tracting Co. (170) 347.00  
**Riverside Drive, nec 149th, 120x173.1**; Maurice O'Meara Co agt A Feldman Constn Co. (171) 336.21  
**Unionport rd, 1679-81**; Louis Ippolito agt Rosa Maurer. (172) 90.50  
**Van Nest av, ns, 75 e Van Buren, 50x 100**; Clyde F Howes agt Mary Casparini. (173) 96.00  
**Tieman av, es, 100 s Chester av, 125x 100**; Same agt Kempf Realty Co & Jno Marx. (174) 225.00  
**98TH st, 6-12 W**; Edw R Hotaling agt Zadah H Reakirt, Martin B Babcock & Schack & Co. (175) 41.30  
**Fort Washington av, 385-95**; Consoli-dated Chandelier Co agt Hargood Realty & Constn Co, Harry, Goodstein, Annie Moss, Saml A Fuchs & Max Kobre. (176) 2,513.00  
**Belmont av, es, 107 s Pelham av, 25x100**; Domenico Toscano agt Teresina Vitale, Geraldi S Angelis & I Ferdinando. (177) 16.28  
**3D av, sec 22d, 25x100**; Harry Pinson et al agt Jno Doe & Jos Rosenzweig. (178) 630.00  
**6TH av, 501**; also 30TH ST, 101-109 W; Starratt & Jones Co agt Henry Morgen-thau, Fleischman Bros Co & Black & Bro. (179) 240.23  
**Riverside Drive, nec 149th, 102x173.1**; Realty Iron Works Co agt A Feldman Constn Co. (180) 7,850.00  
**Bailey av, sec 230th, 25x100**; Christian Virndran's Sons agt Harry Fried & Estate of Marcus Nathan (renewal). (181) 800.00  
**5TH av, 353**; Nathan Reisler agt David, Henry & Saml Korn, trstes, & Levine & Levine Contracting Co. (182) 675.00  
**Hudson st, 503-507**; Reliance Fireproof Door Co agt Greenwich Investing Co. (183) 717.85  
**Anthony av, nwc 175th, 45x90**; Federal Tile Co agt F A Ten Brook Co & Frank A Ten Brook (renewal). (184) 445.00  
**Pleasant av, 351-353**; Abraham Mach et al agt Stephen H Jackson & 481 East 167th Street, Inc. (185) 34.00

**Broadway, 1420**; Frank Nahodyl agt Adolph Lorber & Levin & Levin Contg Co. (186) 175.00

## BUILDING LOAN CONTRACTS.

DEC. 9.  
**87TH st, ss, 200 w West End av, 80x 100.8xirreg**; City Real Estate Co loans Brixton Constn Co to erect a — sty bldg; — payments. \$260,000  
 DEC. 11.  
**167TH st, ws, 225 n Lind av, 25x100**; Central Mortgage Co loans Mary J Kelly to erect a — sty bldg; — payments. 6,500  
**182D st, 514-6 W**; Sarah L Taylor loans Mary Halley to erect a — sty bldg; — payments. 35,000  
 DEC. 12.  
**Crotana av, es, 300 n 183d, 50x100**; City Mortgage Co loans Onawin Constn Co (redocket). 30,000  
**121ST st, ss, 100 e Ams av, 118x100.11**; Jos Hamerschlag loans Robt Wallace, Jr, to erect a — sty bldg; — payments. 175,000  
 DEC. 13.  
**7TH av, ws, 58.8 s 28th, 49.11x93.6xirreg**; Sanford Mortgage Co loans The 312 & 314 Seventh Avenue Co to erect a — sty bldg; — payments. 120,000  
 DEC. 14.  
**Mapes av, sec 179th, 48.2x95.2**; City Mtg Co loans Edw Muller Bldg Co to erect a 5-sty apartment; 12 payments. 33,000  
**Hester st, 173-5**; also MOTT ST, 118-20; Sadie Roth loans Soraci Contracting Co to complete erection of bldg; 6 payments. 32,000  
 DEC. 15.  
**Harrington av — s, 525 w Cornell av, 25 x100**; Frank Berchold loans Anna Vogel to erect a —sty bldg; — payments. 4,000  
**Vyse av, ws, 134 n Boston rd, 50x150**; Manhattan Mortgage Co loans Jacob Cohen Constn Co to erect a 5-sty apart-ment; 13 payments. 40,000  
**Mohegan av, swc 176h, 115.10x34**; Man-hatan Mortgage Co loans Schorn Co to erect a 5-sty apartment; 14 payments. 27,000  
**Kingsbridge Terrace, ws, 110 n 230th, 79.9x119.10xirreg**; Excelsior Mortgage Co loans Edmondson Constn Co to erect four 2-sty dwgs; 6 payments. 22,000

## SATISFIED MECHANICS LIENS.

DEC. 9  
**West st, es, 75 s Morris**; Saml Rosen-berg agt Whitehall Realty Co et al; June 23'11. \$60.00  
**9TH st, 43 E**; Same agt trstes of the Sailors Snug Harbor City of N Y; June 28 '11. 38.00  
**Bathgate av, es, 81.7 s 180th**; Richd E Thibaut, Inc, agt Chas R Faruolo et al; Dec'11. 315.40  
 DEC. 11.  
**399TH st, ns, 25.2 w Decatur av**; Raffo Sallite agt O'Rourke Bros Co et al; Nov 22'11. 679.36  
**McCombs rd, 1363**; Cerbone & Vetagliano agt Jerome Avenue Building & Impt Co e al; Aug1'10. 250.00  
**6TH av, 484-6**; Louis Prignano agt Thos Morgan et al; Oct20'11. 219.00  
**6TH av, 484-6**; Jno P Kane Co agt same; Oct9'11. 57.50  
**6TH av, 484**; J L Keating & Co agt same; Oct17'11. 128.00  
**6TH av, 484**; Hull, Grippen & Co agt same; Oct6'11. 61.16  
**6TH av, 484**; Church E Gates & Co agt same; Oct5'11. 367.54  
**45TH st, 17-9 W**; Jno Kennedy & Co agt Midvale Realty Co et al; July27'11. 19,818.32  
 DEC. 12.  
**Vyse av, swc 180th**; Savoy Glass Co agt Krabo Ernst Realty Co; Oct21'11. 300.00  
**4TH av, swc 31st**; Bernardo Ruffino & Co agt Quadam Realty Co et al; July13 '11. 3,200.00  
**6TH av, 180**; Geo German & Co agt Philip Smith et al; June20'11. 121.43  
**Whitlock av, 943-7**; Harry Harper agt Tully Construction Co et al; Dec1'11. 186.98

**145TH st, 256 W**; Israel Kessler agt Utility Realty Co et al; Nov28'11. 75.00  
 DEC. 13.  
**223D st, ns, 318 e White Plains av**; Per-illo & Sheil agt Morris Improvement Co et al; Dec4'11. 408.50  
**223D st, ns, 318 e White Plains av**; Francesco Cerbone agt same; Dec1'11. 1,040.00  
**223D st, ns, 318 e White Plains av**; Cohen & Levine Constn Co agt same; Nov29'11. 1,157.00  
**18TH st, 356-62W**; Brooklyn Vault Light Co agt Trades Realty Co et al; Nov10'11. 500.00  
 DEC. 14.  
**227TH st, 135-7 W**; Clark & Co agt Lo-well Constn Co et al; Nov29'11. 7,713.51  
**17TH st, 50 W**; Standard Utility Co agt Harwell Realty Co et al; Dec1'11. 96.93  
**165TH st, ns, 22.2 w Summitt av**; Wm G Kinney agt Wm Schlichter et al; Dec 13 '10. 87.08  
**Madison av, 228**; Adolph Shapiro agt Mrs Ackerson et al; Aug5'10. 150.25  
**165TH st, ns, 42.2 wSummitt av**; Lass & Netusak agt Wm Schlichter et al; Dec23'10 345.70  
**165TH st, ns, 42.2 w Summitt av**; Sarah Siegel agt same; Dec16'10. 72.00  
**6TH av, 484-6**; Herringbone Metal Lath Co agt Thos Morgans et al; Oct6'11. 335.94  
**165TH st, ns, 42.2 w Summitt av**; Hud-son Woodworking Co agt Wm Schlichter et al; Dec9'10. 260.20  
**104TH st, 219 W**; Louis E Voorhees agt Louis Servatius et al; Nov14'11. 17.50  
 DEC. 15.  
**Westchester av, nwc Barretto or Fox st**; Atlantic Terra Cotta Co agt Geo J Martin et al; Nov28'11. 725.50  
**White Plains av, ws, 81 n 243d**; Willson & Adams Co agt Jos Brandon et al; Dec 6'11. 189.29  
**43D st, 127 W**; Ford Bros agt Wood-stock Hotel Co et al; Jan27'11. 230.00  
**6TH av, 259-61**; Chauncey P McKnight agt Estate of Geo H Dressler et al; Nov 15'11. 610.90  
**Spofford av, ns, 45 w Tiffany**; A Mark agt Sophia Gorsch et al; Dec24'10. 100.00  
**2D av, 205**; Morris Fogel agt Bernard Roseno et al; July17'11. 165.00  
**2D av, 205**; Greater New York Sash & Door Co agt Bernard Roseno et al; Aug 17'11. 50.00  
**Av A, 1022**; Jno Wohn agt Chas Meise-zahl et al; Apr16'10. 226.00  
**8TH av, 2442**; Gordon & Greenberg agt Matilda Schwartz et al; Sept1'11. 302.70  
 1Discharged by deposit.  
 2Discharged by bond.  
 3Discharged by order of Court.

## ATTACHMENTS.

DEC. 7 & 8.  
 No Attachments filed these days.  
 DEC. 9.  
 Wm A Brady, Ltd; Arthur Forrest; \$1,500; Strong & Mellen.  
 DEC. 11.  
 Ludewig, Otto R H; A C Bosselmat & Co; \$42,681.60; R Marks.  
 Stiles, Chas A; Anna W Knight; \$500; Hyman & Campbell.  
 DEC. 12 & 13.  
 No Attachments filed these days.  

## CHATEL MORTGAGES

  
 AFFECTING REAL ESTATE.  
 DEC. 7, 8, 9, 11, 12 & 13.  
 Damanico Constn Co, Washington av, sec 164th st..Colonial Mantel & Refriger-ator Co. Refrigerators. 459  
 Erecting Co, 68 E 68th..Putnam Const Co. Bldg Material. 450  
 Frisbie Realty Co, 1611 & 1613 Over-ving st..Lincoln Mantel Co. Consols. 80  
 Reliant Realty & Const Co, Wilkins av & nwc 170th st..Hudson Mantel & M Co, Consols. 680  
 Sixth Ave & Fourth St Realty Co, Cor-nelia st & 4th st & 6th av..Otis Ele-levator Co. Elevator. (R)

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