

## ALTERING UNPROFITABLE APARTMENTS.

Reduced Incomes in Old Houses Can Be Offset By Intelligent Alterations  
—Changing Large Suites Into Small Ones a Frequent Source of Profit.

IT was pointed out in last week's issue of the Record and Guide that many owners of business property in various sections of the city fail to realize the income they should, because they do not devote sufficient time to studying conditions affecting their holdings. It was also shown by concrete examples how a number of property holders had added very materially to their incomes by altering buildings to meet changed conditions. In some of the more notable cases, the total cost of the alterations and a profit beside, were paid out of the increased rental the first year. Other instances disclosed very material profits and still others showed how owners by making small alterations were able to keep good tenants who would otherwise have moved to more modern structures.

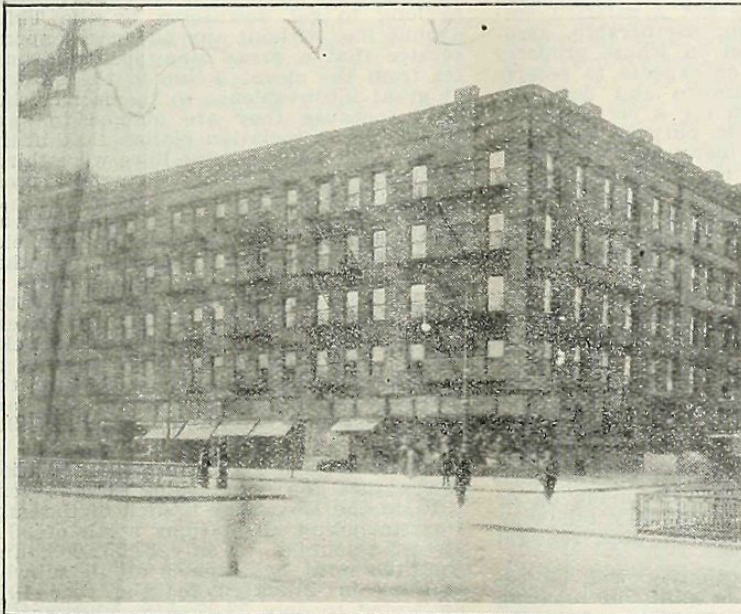
The problems which owners of business property have been called upon to solve, also confront the holders of apartment houses. In the last few years the need for apartment owners to keep abreast of the times, especially in the great apartment house district of the West Side, has been strongly emphasized. Since 1908, scores of modern houses have arisen in this part of the city and the

occur, and the majority of owners fail to appreciate that the amount lost by carrying vacancies would in a short time equal the cost of alterations. In some cases it is necessary to spend considerable amounts to modernize buildings. In others a very few dollars judiciously expended will obtain new tenants.

A broker recently showed an apartment on Central Park West to a prospective tenant and failed to make a lease because the premises looked dark and dingy. A few days later, another suite in the same house became vacant and, at the broker's suggestion, the owner had the kitchen and bath room enameled in white at a very slight expense. The same party that had refused to rent the first apartment, took the second after the touching up process, and the owner thus secured a responsible tenant by the use of a little labor and white paint.

Another house on 85th street had lost a number of tenants because a few modern conveniences were lacking. The owner was able to appreciate what was needed and installed electric lights, hardwood floors and modern plumbing. The cost was considerable, but before the alterations were completed tenants were

street. The original improvements consisted of several five-story apartments, containing seven rooms and bath. Each house had a separate entrance on Broadway. The average rent obtained from the old apartments was \$50 a month each, and the total rent-roll for the building was about \$20,000. It can be readily seen that the income obtained was entirely inadequate to the present value of Broadway property. The owner, not knowing what to do, leased the houses to a practical real estate man, and the lessee immediately altered the buildings extensively. By removing all the avenue entrances and making one large entrance on 78th street, the entire Broadway frontage was left available for stores. The old flats were sub-divided into suites of two, three and four rooms with either kitchens or kitchenettes. Good plumbing, electric lights and other modern conveniences were installed. Within a very short time after the alterations were completed the apartments were entirely rented to an excellent class of tenants. The three-room apartments now bring in as much as did the seven-room flats before, and the entire income of the house is about \$50,000, two and a half



A PROFITABLE ALTERATION ON THE WEST SIDE.



AN OLD BUILDING THAT BRINGS IN A BIG RENTAL.

builders have vied with one another in producing modern and luxurious quarters. The normal increase in population has been insufficient to fill all the structures, both new and old, and many of the tenants in the modern buildings have been drawn from older houses. Apartments which have always been successful heretofore, have experienced losses this year, never previously known, and the indications are that another year will find these same buildings suffering still more.

The owner of the substantial apartment of ten years ago, but which lacks the modern finishing touches so essential in the eyes of the present-day tenant, is facing a situation which requires study and the exercise of good business judgment. Instead of maintaining an attitude of supine discontent and bemoaning the fate which has befallen him, he should apply himself to the task of keeping up with the times and by making necessary and intelligent expenditures, place his property in a position to compete with newer structures. Brokers and agents are constantly trying to impress on their principals the necessity of making reasonable changes and are continually being met with the reply, "I cannot afford to spend any money now because I have several vacancies." The time to spend money is when vacancies

secured for all the vacant suites; to-day the house is in a profitable condition. A corner building on Manhattan avenue which, because of its light and well planned suites, was desirable, became unproductive because the plumbing was old and the bath rooms contained tin tubs. The owner became disgusted and sold the house. The buyer immediately put in new plumbing and enameled iron tubs, and in a short time rented all his apartments at a higher price than had ever before been obtained. These are examples of what may be accomplished by a moderate expenditure of money.

In some cases radical alterations are necessary to meet the changing conditions in certain neighborhoods and while these frequently involve considerable outlay, the results obtained are sure to justify the expenditures. For three years past there has been a constantly increasing demand, on the part of responsible tenants, for apartments of two, three and four rooms. The supply has not equalled the demand, as only a few new houses of this type have been erected. Many of the older houses which contain large suites are so planned as to permit of subdivision, and in some cases this has been done with astonishing results.

One of the most conspicuous examples of this form of alteration can be found on Broadway, at the corner of 78th

times the original amount. Of course, the stores are capable of producing a much better return than the old ground floor apartments, and exclusive of the stores there are now fifty tenants as against thirty before altering. The cost was considerable, probably in the neighborhood of \$50,000, but the greatly increased income makes the property one of the most productive in the district.

Now and then one finds an owner far-seeing enough to keep abreast of the changes in a given neighborhood by adjusting his property to meet conditions as they arise. The owner of the Pasadena apartment house at the corner of Broadway and 61st street is one of these. The building is twelve stories high, of skeleton steel construction and was completed about six years ago. Originally it was planned to contain only large suites of nine or ten rooms. This part of Broadway is fast going entirely into business, and apparently it will not be long before apartment houses will be hard to find in the neighborhood. Five years from now there will probably be a much greater demand for a transient hotel or an office building at this point than for a residential structure. Fully realizing this trend the owner has altered several of his large suites into ones containing only four or five rooms, and on the Broadway side, the second floor apartment has been



altered for business use, and an automobile concern has leased it as offices. The expense of these changes was considerable, but the return has been greater than before and the building is gradually being put in such shape that it can continue to compete with any new buildings erected in the vicinity, whatever may be their nature. When it becomes advisable to make a radical change of occupancy it can be accomplished without great loss of time and the expenditure of a large sum of money. In this case it has seemed expedient to the owner to make alterations, even while the building is producing a good revenue, rather than wait for the time when it becomes a necessity by reason of decreased income.

The plan of altering large apartments into small ones is beginning to receive considerable attention on the part of West Side owners, as they are now realizing that there is a greater demand for this form of housing than ever before. In the past this has not been a favored form of construction, and certain strong objections to houses containing small suites existed. These objections are fast being eliminated, and the best proof that such houses are profitable is furnished by the rents obtained in the few now existing.

That there is a strong demand for buildings of this type is shown by the following statement from the office of Pease & Elliman, who have made a specialty of apartment house management on the West Side:

"While apartment house construction on the West Side has been brisk for the past few years and builders have apparently tried to out-do one another in planning large quarters, which will appeal to the most fastidious tenants, there is a decided shortage in apartments containing two, three and four rooms, with kitchen or kitchenette. We have found in the last two years a greater demand for this style of apartments than ever before, particularly on the part of well-to-do and highly respectable people. This year we have found it almost impossible to offer these prospective tenants any varied list of first-class small apartments, and this notwithstanding the fact that the West Side this year has been somewhat over-produced. It seems to us that considerable building of this nature might be indulged in without fear on the part of the owners of carrying many vacancies, and we know that the increased cost of construction in buildings of this character is more than offset by the greater return per room which can be obtained. We have been strongly urging builders with whom we work to construct apartments of this class, and we have also advised many of our clients who own old-style apartments containing large suites, to alter them in order to meet this demand. We do not think that this demand for small apartments is a temporary one but believe that it will increase with each coming year."

In view of the successes which some owners have made in altering their old houses, as proven by the above examples, it would seem that many owners who are now facing a reduced rent roll, would do well to give this matter serious attention and consult practical men on the possibility and advisability of making changes such as have been pointed out above.

### AGro ing Center.

Broadway from Bloomingdale square northward to the University grounds exhibits constantly improving conditions since about two years ago. It has become a most popular shopping center for both the Morningside Heights and the upper Bloomingdale sections. A row of stores has just been opened at the southwest corner of Cathedral Parkway and another two-story store building has been started at the northeast corner.

Three years ago Broadway north of Bloomingdale square was practically dark after sunset, but it now presents an almost continuous double line of stores up to 114th street, where the Fourth Avenue Presbyterian Church is being constructed, and on these holiday nights the sidewalks and stores are thronged with people. Two large business firms, whose main stores are elsewhere, have opened branch places in this quarter recently, which is mentioned as some indication of its new importance.

—The Manhattan portion of the Brooklyn Loop Subway is finished with the exception of the terminal section at Park Row, construction of which was delayed by the erection of the new Municipal Building, in the basement of which will be the terminal station of the subway.

## NEW INSURANCE LAW.

### Fire Insurance Brokers Must Register— Real Estate Men Not Disturbed.

After the first of the year fire insurance brokers in this State will be required to register with the State Superintendent of Insurance and be regularly licensed in order to do business. The licenses will be restricted to qualified persons, and those whose principal business has been something else than insurance and real estate will be prohibited from obtaining a license.

The new statute will in effect exclude, for example, lawyers and savings bank clerks, many of whom have hitherto added to their income by acting as fire insurance agents also. Heretofore the Fire Insurance Exchange in this city has been able to exercise a certain control over city business and has issued certificates of authority. The new statute will be effective throughout the entire State.

It provides that on and after January 1, 1912, that no person, partnership, association or corporation shall act as broker in the solicitation or procurement of applications for insurance or receive for services in obtaining or placing such insurance any commission or other compensation from any company or underwriter (or agent thereof) authorized or permitted to transact in this State the business of fire, health and accident, automobile, plate glass, surety, liability, or any of the casualty lines of insurance specified in section 70 of the Insurance Law, without first procuring a certificate of authority so to act from the Superintendent of Insurance.

The statute further provides that before a broker's certificate of authority shall be issued by the Superintendent of Insurance, there must be filed in his office a written application for such certificate which must set forth, among other things, that the applicant is engaged or intends to engage, in good faith, principally in the insurance brokerage business or that he conducts or intends to conduct such business in connection with a real estate agency or real estate brokerage business, and is not a salaried employee of any person, partnership, association or corporation on whose property or risk he receives or expects to receive application for insurance and does not make the application for a certificate of authority for the sole purpose of securing commissions on insurance written on his own property or risks. Such application must be signed and verified by the applicant, and, if made by a partnership, by each member thereof, and if made by a corporation, by any proper officer thereof.

The department has prepared an application blank which it will be necessary for each applicant to execute and file before a certificate of authority will be issued. Certificates will be issued for the year ending December 31, 1912, but will remain effective thereafter for such period, not exceeding six months, as may be required for the issuance of renewal certificates, provided applications for such renewal certificates shall be made on or before the first day of January following the expiration of the certificates, renewal of which is required.

A certificate of authority will be revoked if the broker is guilty of rebating or violating any other provision of the Insurance Law by any act or thing done in respect to insurance for which such certificate is required, and no person whose certificate is revoked, nor any partnership of which he is a member, nor any corporation of which he is an officer will be entitled to any certificate of authority for a period of one year after such revocation; and if any such certificate, held by a partnership or corporation, is revoked, no member of the partnership or officer of the corporation will be entitled to another certificate for the same period of time.

The statutory fee for a broker's certificate of authority, which must accompany each application and be paid annually thereafter by every licensed broker, is ten dollars where the broker's principal place of business in the State is in any of the following cities: New York, Buffalo, Rochester, Syracuse, Albany, Troy, Schenectady, Utica or Yonkers, and two dollars where the applicant's principal place of business in the State is elsewhere.

Certificates will be issued in the order in which applications are received, and as soon after January 1 as possible.

Willis O. Robb, manager of the New York Fire Insurance Exchange, says that the only changes now anticipated in the practice of the New York Fire Insurance Exchange as to the issue of its own certificates to brokers and the cancellation

thereof, because of the passage of the new State law herein referred to, are as follows:

1st. Any holder of a broker's certificate from the Exchange who fails to apply on or before January 1, 1912, for a Broker's Certificate of Authority from the Insurance Department of the State, or who, after so applying fails to procure such State certificate of authority, or who, after procuring such certificate fails to retain same, whether because of revocation or cancellation, or because of failure to procure renewal thereof, will by any such failure render useless the certificate of the Exchange, and the holder will thereupon be entitled, on surrender of same, to a pro rata return of the fee paid therefor, for the unexpired term thereof.

2d. Every applicant for a broker's certificate from the Exchange to be dated on or after January 1, 1912, must produce satisfactory evidence that said applicant holds an uncanceled and unexpired broker's certificate of authority from the State.

## SUBWAY CONGESTION.

### The Bronx Transit Association Has a Plan for Relieving It at Once.

The Bronx Transit Association, after a study of the ticket sales of the subway and elevated lines, has drawn up a plan which it claims will furnish immediate relief from the present subway and elevated congestion without waiting five years for the new subway. The plan is based on the fact that free transfers are given between the subway and the Third avenue elevated line at 149th street and Third avenue, where the two lines intersect.

The association shows that the ticket sales on the subway north of 149th street up to Bronx Park in 1910 were 23,943,321 and that the ticket sales on the Third avenue elevated line north of 149th street were 27,737,704, making a total of over 50,000,000 tickets sold on these two lines north of 149th street.

The association points out that at present there are so many delays and it takes so long to get downtown by the Third avenue line without any adequate express service that a great many people transfer from the elevated line to the subway at great inconvenience to themselves, but do it because they are obliged to save time. The association claims that if the Second and Third avenue lines were third-tracked, thus affording adequate express service, thousands of passengers who at present transfer and take the subway would continue on downtown on the elevated line and that thousands of other passengers would leave the subway at 149th street and transfer to the elevated line, especially in warmer months, if express service was furnished on the elevated. This would relieve the subway of a great deal of congestion, because the Brooklyn express trains at present are often crowded before they leave 149th street.

The tabulation made by the association shows that the ticket sales for the year 1910 on the Broadway branch of the subway, including all stations north of 96th street, amounted to only 32,752,668, and that the total ticket sales at all subway stations in Brooklyn for the year 1910 amounted to only 33,378,518, whereas the ticket sales on the subway alone in the Bronx north of the transfer point at 149th street amounted to nearly 24,000,000, and that these, combined with the elevated sales, amounted to over 50,000,000. This comparison shows the great relief which would be afforded if the Second and Third avenue elevated lines were third-tracked, which could be done within twelve or eighteen months. Adequate express service on the elevated would not only relieve the present congestion of the elevated lines but would relieve the congestion on the Brooklyn express trains, and would be a great relief to all subway users.

The third-tracking of the elevated lines would not require the expenditure of any city funds, because the Interborough company has expressed its willingness to do the third-tracking at its own expense. The chief difference between the city and the company has been on the question of the division of profits. The Bronx Transit Association asserts that the city ought to be willing to make sufficiently liberal terms with the company to attract the capital required for the improvement, and then if the company would not accept these terms, the city ought to instigate legal proceedings to acquire the property itself. It will be at least five years before the new subway will afford any relief, and if something is not done in the meantime, the congestion of the existing transit lines will be utterly intolerable.



## HINTS ON CITY OFFICE BUILDINGS.

Expert Advice on Construction and Management of Skyscrapers,  
By Clarke Dailey Before the Y. M. C. A. Real Estate Class.

A VERY interesting lecture on the "Construction and Management of Office Buildings" was delivered this week before the Real Estate Class of the West Side Y. M. C. A. by Clarke Dailey, vice-president of the Alliance Realty Co. Mr. Dailey said in part:

"I am often asked how much do office buildings pay. As a friend of mine used to say, this is like asking, 'How long is a piece of string?'"

"It is frequently stated that office buildings bring in only about 3% or 4% on the investment. This is often true when the building is no longer an adequate improvement. A 10-story office structure built a decade ago, may pay 4% on the value of the land to-day, but it undoubtedly paid 6% or 8% on the value at the time it was built.

"I also find confusion as to whether the return is based upon the equity when the property is mortgaged, or upon the basis of a free and clear investment.

"An office building which has just been erected, and which is fairly successful, certainly should bring in 6% net on the total value of the operation. This means from 8% to 10% on the equity. I should consider any new building which did not bring in this amount an unsatisfactory operation. Our most successful office building operation brought in about 9% on the total value, or nearly 20% on the equity, but this was unusual and due largely to the low price at which the land was obtained.

"In selecting a site for an office building, light is the first essential. To-day you cannot rent offices where there is not plenty of good natural light. The next important feature is accessibility. We used to think that an office building must be upon some busy thoroughfare, but this is not necessarily so, if the property be accessible. When we first considered constructing the original Whitehall Building, and the one at the corner of 41st street and Park avenue, we were told that neither proposition would pay, as both sites were off the line of travel. Both, however, were accessible, and the success of these operations amply justified our convictions. It is well, though not indispensable, that a location be secured where a definite line of business is centered. In the office building district, as in the mercantile section, there are certain well-defined centers where business firms in a similar line congregate. We have the financial center on Wall and Broad streets; the insurance center on and near William street, and the jewelry center on Maiden lane. The builders should, of course, keep in mind the needs of the class of tenants to whom he expects to appeal.

"The next most important consideration is the price to be paid for the property, and let me emphasize one thing, consider quality before price. I do not mean by this that you should buy at any price asked, because it is true that, other things being equal, the more you pay for the land the less will be your profit. Here is where judgment must be used, but remember that an unsuitable location should not be selected, no matter how attractive the price may seem.

### Have Experts Examine Plans.

"In constructing an office building, the plans should not be left entirely to an architect, as he is sometimes apt to be carried away by his artistic feelings. It is essential that the plans should be gone over first by an expert builder. From his practical experience he will point out many ways by which money can be saved in construction. Secondly, plans should be gone over by an insurance expert. He will see that every feature is introduced which will reduce the fire hazard and keep the insurance rate on the building and its contents at a minimum. Thirdly, a rental expert should examine the plans in detail. His suggestions will be valuable, as he is the man who sells the goods.

"The percentage of land which may be covered by a building depends entirely upon the nature of the plot. A flatiron plot, for instance, can be covered to the extent of 100%. Flatirons, by the way, should have a square point, if you will excuse the paradox. One with a sharp point has too shallow offices and is very expensive to construct. The ideal flatiron plot has a width at the end of from thirty to forty feet. If the building is on a busy thoroughfare, it is well to economize on entrance space so that more room is left available for stores.

"The height of a building depends on the size of the plot and the value of the

land. Perhaps it is truer to say, that the value of the land depends on the height to which one can successfully build upon it. I should say that, as a general average, land under a 20-story building is worth about \$100 a square foot, and under a 12-story building about \$60 a square foot, but this, of course, is a rough estimate and given only as a matter of interest. Excessively high buildings are undesirable. They diminish light and increase the congestion in the streets. Buildings such as the Woolworth, Singer, and Metropolitan Life are designed, not only to be investments, but great advertisements, or at least monuments, for their owners.

"The finish of the building depends to a great extent upon the class of tenants to whom one expects to rent. Where it is expected to obtain a rental of \$3 per square foot, the finish must be of the finest, but where less is expected some economies can be effected. The endeavor should always be to get a maximum of quality at a minimum expenditure.

### Maintenance a Big Feature.

"The cost of maintenance is a feature which should always be borne in mind. For instance, we now make it a point to avoid polished brass knobs, as we have found it expensive to keep them in proper condition. Roughing for future wash basins should be brought through the wall and capped and the electrical conduits should be laid out with judgment and foresight. In a new building it is well not to sub-divide all the floors. Very often large tenants desire their own sub-division. By not extending corridors the full length of the building we are frequently able to save on the cost of construction, and to charge tenants for space which would otherwise be lost. In renting large space care must be taken in cutting off stairways, as trouble on this score may arise later with the fire department.

"In a building of over twelve stories in height all wood must be fireproof. This is a requirement of the Building Department, but the Fire Insurance Exchange does not seem to have a very high opinion of this so-called fireproof wood. Many builders now prefer concrete floors, as they are less expensive and much more fireproof. Tenants, however, have not as a rule become accustomed to these floors. A simple style of architecture is always safe, as simplicity is usually artistic and certainly economical. Light colors are to be preferred. They are to me more pleasing, and in the dark canyons of lower New York more neighborly. Courts should always be built of light faced brick.

"The question of elevators is an extremely important one, as the New York business man is always in a hurry. There should be at least one for every 20,000 feet of rentable space, but this depends somewhat on the height of the building. Details must also be carefully watched in constructing an office building, such as outlets for desk lights, vacuum cleaning system and suitable storage space for coal. A smokestack is always an undesirable citizen. If it is an interior stack it is apt to make adjoining offices hot; and an outside stack usually blocks the light of some window, and is always an eyesore. A little ingenuity will usually solve this problem.

"The management of an office building is very important, and the best of service should always be given. Besides watching the details connected with running a building, the manager must see that his tenants are satisfied, and in this respect personality plays a big factor. After all your tenants are your best advertisers, and a satisfied tenant will always bring others to a building. A good elevator starter is important, as more criticism arises on the elevator service than on any other one thing in connection with the running of a building. It is, therefore, important that the maximum efficiency be obtained from the elevator installation. Great care must be taken in the purchasing of supplies, and we have found it expedient to deal only with reliable firms. The operating expense, including taxes, in an office building generally runs from 35% to 40%.

"In leasing space it is necessary to have a first-class renting man, and a competent corps of canvassers. It has grown to be a custom to take over unexpired leases in order to obtain a tenant, but this is a policy which should be adopted with caution, as it may easily be overdone. Another important point which is often over-

looked is that one should keep the expiration of leases on each floor as near as possible in the same year, as you can never tell when some large tenant will want considerable space. It is also advisable in renting a new building to make special concessions to obtain some large tenants who are leaders in their particular lines, as they will surely attract similar tenants in the same field.

"There is some overproduction of office buildings at the present time, but in my judgment one year of good business throughout the country will cause the absorption of all the available space. The old buildings and dark space will always suffer."

### Loft Building Construction.

Edwin H. Hess, of the firm of M. & L. Hess, also spoke on the subject of "Loft Buildings." Among other things he said "that the tendency to-day was toward the construction of loft buildings on large plots, and 20-story buildings where manufacturing was carried on, are coming to be a common feature.

"Light is an important feature in the construction of the present day loft building, and great care must be taken to provide windows of sufficient size to admit light to all parts of the floor. In order to properly accomplish this, windows should extend as near as possible to the ceiling.

"The item of insurance in loft buildings where manufacturing is carried on, or where large stocks of goods are in storage, is an important feature. Many devices are now employed to lessen the chance of damage by both fire and water. In most of the new buildings sprinkler systems are installed, and many of them are provided with scuppers to permit the rapid draining of water from the floors immediately after a fire.

"The tendency of the wholesale trade to-day is to locate in certain well defined centers, of which the new Fourth avenue section is a type. The old section of Broadway and the Greene street district have suffered extensively from this migration, and it is doubtful if they can ever recover their former value. In this connection, however, I do not believe that many of the owners are really suffering any severe loss, as for many years the property in these districts was producing an abnormally large income, and if the owners were thrifty enough to set aside a sinking fund each year, they will find on casting up their accounts that they have paid for their entire investment, and obtained a good, fair percentage as well.

"Accessibility is an important feature to-day in the construction of loft buildings, and the new wholesale centers are all located close to the lines which afford rapid transit."

### Free Rent.

It has become a custom of late years to allow a reduction in the rent either in time or money, originally adopted by owners or agents as a means of procuring tenants for new buildings or on new buildings out of the renting season. The habit has spread until it includes old buildings as well, and it affects nearly every section of the city. The custom is a bad one, and not only inflicts a hardship on the owner but reflects on the tenant, whose present attitude seems to be to get more for his money than he is justly entitled to.

Free rent is partially concealed under the new name of concessions, and concessions reduce the income value of property and increase the proportion of expenses, thus placing the owner at a disadvantage, increasing his liabilities and depriving him of legitimate profit. Both landlord and tenant are interested parties in the property in which their relation exists the one for business and the other for a home.

If the business goes badly the tenant will suffer, so will the landlord, but each in a different way. If the tenant, by conduct, waste or negligence, deprives himself or his neighbors of the full value of the betterments or proper up-keep of the property, by so much does he affect the common interest of all.—"Real Estate Brokers' Bulletin."

### A Popular Amusement.

Moving picture theatres are multiplying, and there are now said to be over seven hundred places in the city where such pictures are exhibited. During the current year, owing to the careful censorship exercised by a national board, the moving picture shows have become extremely popular and many new places have been opened, especially in uptown sections of Manhattan.



## CONFLAGRATION HAZARD.

### Why the Insurance Rate for Clothing Factories Was Raised.

According to the investigating engineers of the National Board of Fire Underwriters, New York to-day has more chances of a conflagration than had Baltimore and San Francisco before theirs came. A conflagration is a fire that gets away. In the eight square miles between 42d street and the Battery there are alleged to be one hundred and thirty blocks of conflagration breeders.

It is the loft building that would have one of the largest parts in burning New York, if it burned, the insurance specialists assert—for it is only their view that is being reported here. These loft buildings are nowadays mostly occupied by textile factories, which represent the largest branch of manufacturing in the city.

It is supposed by many that New York's steel-frame factories and warehouses would in some way constitute fire barriers for the city. No expert believes this. In October, 1910, at a meeting of the American Society of Mechanical Engineers, they were made a subject of discussion by Professor Ira H. Woolson, for twenty years head of the fire-testing laboratory of Columbia University, and at present chief engineering adviser of the National Board of Fire Underwriters. "This type of building," he said, "would offer very little resistance to a conflagration. Blasts of hot air from nearby burning buildings would ignite the window-frames and break the windows in a whole front at once. Under such conditions, complete destruction would be certain. Whether the occupancy was domestic or commercial in character, the buildings would burn with equal fierceness."

#### An Insurance Rate Doubled.

Following the fire in the Triangle waist factory the Fire Insurance Exchange doubled the rate on clothing factories in New York City, and the Merchants' Association has been asking the reason.

Under date of June 14, 1911, the New York Fire Insurance Exchange issued a circular announcing an increase of 100 per cent. in the base rate on clothing factory and other garment works risks. In response to an inquiry from Frank R. Chambers, chairman of the association's committee, Manager Robb of the New York Fire Insurance Exchange gave in part the following explanation of the reasons for the advance:

"Referring again to your inquiry of the 18th inst., as to the data upon which this Exchange based its increase in the fire insurance rates on clothing factory and other garment working risks in June last, I now have to report as follows:

#### Unprofitable Clothing Risks.

"In April, 1909, a company reported to the Exchange that its losses in Greater New York from January, 1906, to February, 1909, inclusive, on its clothing factory class (which included also corset, shirt, collar and cuff, dress and overall factories, covering risks of fireproof as well as of ordinary brick construction), had been \$36,765.00 on a premium income of \$34,732.00, or 105.9 per cent. That information was submitted to the Rate Committee of the Exchange, but no action was taken at that time.

"In September of the same year, another and very large company took up the same subject and reported confidentially that it had been examining its clothing factory classification loss record for the seven years ending December 31, 1908. With it, the class excluded sprinklered risks on the one hand and sweatshops on the other, its further definition of the kind of risk covered being as follows: 'One where sewing machines are used with power, or where 10 or more operators are engaged without power, the process, however, going beyond mere cutting, and including manufacturing of dress trimming, and embroidery, neckwear, stays and corsets, shirts, waists and underwear (without laundering), cloaks and suits and cloth hats and caps, but excluding furriers, shirt makers, collar and cuff factories, merchant tailors and custom work.'

"This company's record for the seven years, on a premium income of about \$155,000.00 and a liability of about \$13,500,000, showed an average premium rate of about 1.15 and a ratio of losses to premiums of almost exactly 70 per cent., where, in New York City, at least, 60 per cent. usually means a net loss to the underwriter. The last three years of the seven, which had just their pro rata share of liability written, showed an average premium rate of 1.35, but in spite of this upward tendency of the rate

a loss ratio of 73½ per cent., also above the average for the whole 7-year period. "About this time another company contributed its New York experience figures on the same class for 12 years, its clothing class showing an 85 per cent. loss record and its white goods factories one of 84 per cent., on a premium income of some \$60,000, practically all derived from the writing of comparatively small policies. Still no action was taken.

#### Magnitude of Interest.

"The then Manager of the Exchange, Mr. Henry E. Hess, noted at the time that the industry involved, according to the census of 1905, yielded the largest manufactured product of any single industry in our territory, about 14 per cent. of the whole; and apparently the magnitude of the interests affected seemed to the Rate Committee to justify great care in reaching and acting on conclusions. In 1910, the same subject came up again, companies previously reporting then advising us that their unprofitable experience with the clothing factory business had continued through 1909. Not only was no advance immediately ordered, but the clothing classes were allowed to share in the general reduction of rates made in December, 1910, though not without strong protest.

#### Action for Advance.

"Early in 1911, the pressure was greatly increased from many directions, the members of the Rate Committee with one accord now reporting that their own experience confirmed the earlier figures. In March, after long consideration, the Rate Committee voted an advance of 20 per cent. for unprotected pressing tables and in April a 25-cent charge for the smoking of employees on the premises. On June 14, on its recommendation, the Exchange finally made the general advance in base rates for various classes of garment-making risks to which your letter refers. It is too soon to judge of the results of these changes, as many risks have not yet in due course been re-rated on the new basis, but it is quite certain that, during 1911 at least, the clothing factory risks in Greater New York will not yield premiums enough to pay their own losses and their pro rata share of the expense of the underwriting business.

#### Heavy Loss Factor.

"Let me add that my experience of 25 years as an adjuster of fire losses, first in the Central West and afterwards in New York City, confirms fully the conclusions of the local underwriters. There is an inherent heavy loss factor in the clothing business that cannot be reached by penalties for specific faults, but must be partly taken care of by increases in base rates. Even the great retail concerns with a minimum of manufacturing hazard and presumably no moral hazard at all—Rogers, Peet & Co.; Hackett, Carhart & Co.; Smith, Gray & Co., in New York City; Browning, King & Co. and J. L. Hudson in the Middle West, to mention only firms whose losses have occurred within my own experience—have all been through the mill once or oftener, to say nothing of thousands of smaller firms. One of the greatest of British companies advised its New York office within a year that clothing and clothing factory risks had been unprofitable the world over; and certainly it is the general testimony of American underwriters that in this country New York City is not at all unique in its bad experience with the general class."

In response, Mr. Chambers wrote Mr. Robb pointing out the fact that due consideration had not been given to the relation of sprinklered risks which were included in the general advance, and asking the Rate Committee to consider the exemption of sprinklered risks.

#### When Closing a Title.

Each of the parties should produce all insurance policies, and duplicates if the same are in their possession, or a memorandum thereof, if held by others.

Also produce the tax and water receipts of the current year and any leases, deeds or agreements.

If there is a water meter on the premises it should be read and bill therefor produced.

If there is a mortgage on the premises to be conveyed, the receipts should be produced, showing to what date the interest has been paid, and if the principal has been reduced, showing that fact.

If any money is to be paid, the person required to pay it should be prepared with money or a certified check drawn to his own order. This check may be certified for an approximate amount and cash provided for the balance of the settlement.—"Board of Brokers' Bulletin."

## OLD BRONX VILLAGES.

### The Northeast Corner of the Bronx a Consolidation of Historic Places.

The far northeasterly corner of the Bronx, one of the oldest parts of the borough, is a consolidation of several ancient and more or less historic villages. Williamsbridge, Wakefield, Bronxdale, Eastchester and Edenwald have all been individual communities, which have merged their identity in the Greater City, but have kept to a certain extent their local character. Within the last few years the population of these villages has had a decided increase, and as the territory possesses many natural advantages, both for residential and manufacturing purposes, a greater development is looked for in the near future. Besides offering many inducements to the home-builder, the district is well supplied with waterways, useful for mercantile purposes. On the east are Long Island Sound and the Hutchinson River, while the western boundary is formed by the Bronx River. Situated high on the east bank of the Bronx Valley, there is an abundant water supply, perfect natural drainage, and in the major portion of the district a good sewerage system.

The main artery of travel for Williamsbridge is White Plains avenue, a beautiful, well-paved boulevard, one hundred feet and more in width, and well and favorably known to automobilists. Considerable building along the line of travel is taking place in this district. Nearly all the buildings of prominence, such as the Bronx Borough Bank, the newly completed Methodist Episcopal Church, as well as retail stores, are located on this thoroughfare. The old White Plains Avenue Square still bears some of the marks of its past existence and reminds one of the town squares in many of the New England villages.

#### Widening Boston Road.

To facilitate the heavy travel over White Plains avenue, work has been started on the widening of Boston Post road to the city line. This road will be completed in about a year's time, and owing to the absence of trolley lines, it will be used chiefly by automobilists and moving vans going to the upper part of Westchester County.

The lines of transportation are not as numerous here as in other sections, and this probably accounts for the slow building movement in the past few years. It is hoped that the new Westchester and Boston road, which runs diagonally northeast from Van Nest through Williamsbridge and its neighboring territory, will tap this area and open up a large amount of land heretofore undeveloped. From East 205th street, north to 242d street, which territory was formerly the villages of Wakefield and Williamsbridge, many new enterprises have been opened, and together with those which were in operation prior to annexation in 1895, will find employment for many thousands of people. This fact alone has materially aided the increase of realty values.

Within a short time three large lace factories have located within this area, all operated by Manhattan concerns and employing a large number of people. The Gobelin Tapestry Works and the Passamenterie Works, the latter devoted exclusively to the cutting of fine building and sculpture stone, are also located here. In addition, the Fleischmanns have built at the Bronx Boulevard and 208th street a large model bakery. These industries employ many people in their operation, and a considerable number of employees have located their homes as near the plants as possible.

Future improvements are in store for this section. While work on the upper portion of the Bronx Boulevard has not commenced yet, it is a certainty that when it is completed this will be one of the finest avenues in Greater New York. Near at hand is the intended Bronx Valley Parkway, for which the State commissioners are now taking testimony as to values, with a view to condemnation of property. The beautiful Pelham Bay Park, at the extreme north and easterly part of the section, containing 1,765 acres and facing Eastchester Bay and Long Island Sound, will be the most extensively visited public park in the world when the proper transit facilities are completed. As it is now, the park entertains thousands of visitors daily, and on Sundays the number is so large that it can only be estimated.

City Island, just beyond, reached by the handsome Pelham Bay bridge, has had a realty boom of its own. Property has increased almost twofold within the past five years, and it is now held at



practically prohibitive prices. It can thus be readily seen why residents and property owners are pleased with a section that has developed so rapidly in the past and is bound to attract attention in the future.

The greater part of the building development seems to have centered along White Plains avenue and the adjoining two blocks to the east and west. Those who are in close touch with affairs in this section have every reason to believe that the Public Service Commission and the Board of Estimate and Apportionment will, before long, relieve the transit situation to the extent that a through five-cent fare may be obtained to the Mount Vernon City line, whether by a subway extension from West Farms, which has been spoken of, or an extension of the Third Avenue Elevated from Bronx Park, by way of Webster and White Plains avenues. In anticipation of such a step, some four years ago, property values doubled, and owners and builders who held on are, consequently, much nettled over what is considered unnecessary wrangling and delay. There are hundreds of builders and others ready to improve their vacant holdings if relief was afforded, and ready buyers and tenants for new buildings could be found. It would also be the means of bringing more help to the industrial enterprises mentioned above, all of whom are short-handed in unskilled labor, as a ten-cent fare has a deterrent effect on the small wage-earner, and is almost prohibitive to families where four and five go to work each day.

It is a well-known fact that few people care to move to a new section unless assured of steady employment and a quick and cheap means of transportation. Besides this, about the only kind of dwelling available is the detached house, whose rent is somewhat high. The large five and six-story apartments and flats found in other parts of the Bronx are not very numerous here, and what few there are bring rents of from \$14 upward a month.

The building of new apartments and pleasant homes could be brought about by the adoption of a five-cent fare. Money for permanent mortgages and for building operations has never been difficult to obtain; in fact, small amounts on one and two-family houses can almost always be had at 5, 5½ and 6 per cent. interest. The records will prove that, and although in the past five years there have been many mortgages recorded, lis pendens and foreclosure suits are a rarity.

For residential purposes, this area has many avenues and streets which are most desirable, all of them shaded by stately elms planted generations ago. Willett avenue is probably the most desirable, but as yet it contains exclusively one and two-family frame detached dwellings. Other very desirable avenues in Williamsbridge are Park, Pleasant, Elliott and Prospect Terrace. In Wakefield there are Richardson, Mathilda and Carpenter avenues and Garden place, while in the Edenwald section is the old historic Kingsbridge road, running out to Eastchester. The streets have been laid out in anticipation of future development, and from 205th street north to 242d street there are five streets running east and west that are one hundred feet in width.

Within the same area are located three large public schools and one high school; also a large parochial school, offering as fine educational advantages as can be found in any part of the Bronx. The fire-protection throughout this district is unsurpassed by any in Greater New York; two newly completed edifices, half a mile apart, house two large engines, two trucks and two hook and ladder companies, and in addition to these there is a water supply of eight pounds' pressure. A new municipal building, an adjunct of the main building on Tremont avenue, is located at Olinville avenue and 209th street.

It is evident that this section is bound to become a factor in the realty activity of the future, and if the much-talked-of consolidation of Mount Vernon, Yonkers and New Rochelle with New York City ever comes to pass, and it probably will within ten years, the territory around Williamsbridge Square, at 210th street, will be developed in a fashion similar to 149th street at Third avenue.

### Rents Higher in Paris.

An investigation into the rents of apartments throughout the thirty-five quarters of Paris has disclosed that there has been a large advance in rents in the last decade. From 1900 to 1911 rents under \$50 per annum have increased 20 per cent.; rents from \$50 to \$100, 16 per cent.; rents from \$100 to \$200, 12 per cent.; rents from \$200 to \$500, 9 per cent.

A remarkable fact is that the increase for 1910 and 1911 is exactly half of the amount of the entire increase for the period of years between 1900 and 1910.

## ENCROACHMENT LAW.

### Borough President Miller of the Bronx Comments on Latest Decision.

As reported in last week's Record and Guide, page 923, the Court of Appeals of the State of New York has handed down a decision, without opinion, affirming the decision of the Appellate Division, First Department, in the case of the people ex rel Browning-King Company vs. Charles B. Stover and others as Commissioners of Parks of the City of New York, the English-American Realty Company, and John David, declaring that show windows whose cornices and glass fronts encroach upon the public street from 3 to 4 feet, and entrance porticoes encroaching over 7 feet on the highway, are unlawful and public nuisances.

The decision was that the Park Commissioners must remove the encroachments.

Appertaining to this case the Record and Guide has received the following note from Borough President Miller of the Bronx:

"On November 15, 1910, I issued an order through the Superintendent of Buildings of this Borough, forbidding such encroachments in the future, and since then the builders of this Borough, gladly or otherwise, have complied with such order. This was done because I realized that building such encroachments would result in much loss and in many legal entanglements and that it was far better for builders to comply with the law rather than to erect encroachments which would cause great injury to subsequent investors.

"Since that time the other Boroughs of the City of New York have expressed themselves as complying with the same rule wholly or in part, and I think eventually all the Boroughs must comply with the law and enforce the same rule.

"I send you this communication so that you may know that the order of November 15, 1910 was not made because of any arbitrary whim on the part of the Borough officials, but was designed for the benefit and protection of the builders and owners of property throughout the whole Borough. Since then many builders have told me that they considered the change a good one and I think the improved appearance of the Borough, wherever new buildings have been erected without encroachments, will more than compensate for the trouble necessary to adjust conditions to the new rule. It is my desire to do everything to improve our Borough so as to increase values, to attract people here, and to make the Borough a fine place in which to live."

The defendants in this case referred to, the English-American Realty Company and John David, are the owners and lessee respectively of a building which has been standing on the southerly side of 32d street, the westerly side of Broadway and the easterly side of 6th avenue, in the City of New York, Borough of Manhattan, known for many years as the "Union Dime Savings Bank Building." The defendants erected and now maintain under what purports to be a permit from the Park Department, show windows on all three sides of their building, with cornices encroaching upon 32d street, Broadway and 6th avenue, from 4 feet 9 inches to 5 feet 6 inches, the glass fronts of the windows encroaching from 3 feet 7¼ inches to 4 feet 8 inches. The space occupied by them was formerly an open area protected by a railing which was put there when the building was erected about thirty-five years ago. There are also two massive entrance porticoes, one on 32d street and one on Broadway, each of which encroaches upon the street from 7 to 7½ feet. Browning-King Company, the adjoining owner, began the proceeding for a mandamus directing the City of New York, by its Park Commissioners, to remove such encroachments upon the highway beyond the building line.

### Brokers' Manual.

The Diary and Manual of the Real Estate Board of Brokers for 1912 has just been published and is on sale at the Board Room, 115 Broadway, at \$1. This year's book is the most pretentious the Board has yet attempted. It contains a large amount of general information for everyone having to do with real estate. It has both the Davies and Hoffman rule, the Building Code, the Tenement House Department Regulations, the Rules and Regulations of all the various Municipal Departments and in fact the book is a fine reference book practically indispensable to real estate men.

—You cannot give a better title than you have.

### Sale Opposite American League Park.

Franklin Pettit has sold the entire square block bounded by Broadway, St. Nicholas avenue, 165th and 166th streets, opposite American League Park. The block comprises nearly eighteen city lots, with frontages of 220 feet on Broadway, 284 feet on St. Nicholas avenue, 269 feet in 165th street and 123 feet in 166th street. The price was about \$650,000 and the deal involves no element of trade. The seller acquired the property from the New York Institution for the Blind about three years ago.

### Hendrik Hudson in Big Trade.

The American Real Estate Company has bought from the Hendrik Hudson Company, George F. Johnson, president, the Hendrik Hudson apartment house, occupying the block front on Riverside Drive, between Cathedral Parkway and 111th street. The property has been held at \$1,750,000. In part payment the buyer gave a plot of about 30 lots in Marble Hill on 225th street, Adrian avenue and Jacobus place, and two vacant plots on Fox street, south of Westchester avenue. Mark Rafalsky & Co. were the brokers.

The buyer has owned the annex building on Broadway for three years. The two houses contain 130 apartments and there are but 2 vacancies at present. The houses have always been considered among the best on the West side.

### The Nevada Sold for Investment.

The estate of D. Willis James bought from the Alliance Realty Co., William H. Cheesebrough, president, the Nevada apartment house, a seven story building, occupying the entire block bounded by Broadway, Amsterdam avenue, 69th street and Sherman square, and has leased the property, as a whole, for a period of sixty-three years, to the Nevada Realty Co., a new corporation.

The property has a frontage of 225.8 feet on Broadway, 200.10 feet on Amsterdam avenue, 138 feet in 68th street and 35.8 feet on the square, and contains forty-two apartments and eight stores. The present gross rental of the property is reported to be approximately \$100,000.

In part payment the buyer gave 144 to 172 West 87th street, fifteen private dwellings, and 151 to 163 West 86th street, seven private dwellings. The property has frontages of 272.6 feet in 87th street and 140 feet in 86th street.

### Broadway Lease Concluded.

The Childs Company is the lessee of the property at 1437 Broadway and 143 and 145 West 40th street abutting, the lease of which was first reported in the Record and Guide last week.

The lease is for a term of 21 years, with a renewal privilege. Alterations involving about \$100,000 will be made. The Willard S. Burrows Co. represented the lessees and Mooyer & Marston the owner.

## PRIVATE REALTY SALES.

### South of 59th Street.

ALLEN ST.—Morris Silverman sold 172 Allen st, a 6-sty tenement, on lot 26.6x87.6, adjoining the southeast corner of Stanton st.

BLEECKER ST.—John J. Bogert sold for the estate of Mary P. Pringle the old 3-sty building, with stores, at 341 Bleecker st, on plot 21x70.

COMMERCE ST.—H. J. Scheuber & Bro. sold for Trinity Corporation 50 to 54 Commerce st, corner of Barrow st, a 3-sty building, on lot 60.4x55.8x20.4x irregular.

GREENWICH ST.—John Sanders sold the 6-sty loft building at 719 and 721 Greenwich st to an investor. The structure occupies a plot 37.8x92x irregular, between Charles and Perry sts, and was erected about two years ago by the Greenwich Holding Co. and turned over to George Alexander Macdonald. The latter transferred it last June to John Sanders, the present owner of record.

LEROY ST.—The Duross Co. sold 7 Leroy st, a 3-sty front and rear house, on lot 22x90, for Cornelius Van Saun to Antone Contino.

MACDOUGAL ST.—Edgar T. Kingsley resold for Catherine Cuneo 25 Macdougall st, a 3-sty building on lot 23.6x38.6, to Rosa and Louise Laneri, owners of the adjoining property, at No. 23. The buyers now control a plot with a frontage of 48.4 ft.

ST. MARKS PL.—Pierre M. Clear & Co. sold for Ezekial Fixman, as attorney, to Lowenfeld & Prager, 105 and 105½ St. Mark's pl, two 5-sty tenements, on plot 37.6x97.10.

4TH ST.—Collins & Rowe and E. H. Ludlow & Co. sold for Mary S. Andrews to Albert Sokalaski 94 East 4th st, 3-sty front and rear buildings, on lot 25x115. The property has been in the family of the seller for nearly 70 years.

29TH ST.—The Twenty-fifth Construction Co., Geo. L. Felt, president, sold the recently completed 12-sty loft building at 143 and 145 West 29th st to Aaron Coleman, who has been identified with several big operations in the section. The property has been held at \$300,000.



and the gross rent roll is estimated slightly in excess of \$30,000. The building is on a plot 48x98.9, with a depth of 98.9 ft. In connection with the sale, leases for the store and basement were signed by George Sachs & Co., who have taken possession for a term of 5 years, at an annual reported rental of \$4,000.

32D ST.—William Boyd sold 128 East 32d st, a 2-sty stable, on lot 20x98.9. The property adjoins the southwest corner of Lexington av and 32d st, a 4-sty structure, on lot 24.8x80, which was sold last week by the Levy estate.

42D ST.—Harry H. Frazee, of the theatrical firm of Frazee & Lederer, and P. Chauncey Anderson, resold the old Central Baptist Church property, at 220 to 226 West 42d st, to a syndicate, which will improve the plot with a new theatre building. The property is situated about 200 ft. west of Broadway, and has a frontage of 78 ft. and a depth of 98.9 ft. O. B. & H. V. Dike were the brokers. The sellers acquired the property in October from the trustees of the church, and it is understood that the present sale's price is about \$450,000.

46TH ST.—John N. Golding sold for Mrs. Sarah J. Allen 46 West 46th st, a 4-sty dwellings, on lot 20x100.5.

BROADWAY.—William H. Whiting & Co. resold for Chas. Laue to Wm. H. Browning, of Browning, King & Co., the 5 and 6-sty store and loft buildings at 502 and 504 Broadway, extending through to 44 to 52 Crosby st, and covering a plot containing 16,600 sq. ft. of ground area. The property has a frontage on Broadway of 46.6 ft., extending through 200 ft. to Crosby st, with a frontage of 120 ft. in the latter thoroughfare. On November 16, Mooyer & Marston sold the Laue property for Seth Low for \$251,000, whereas the site is assessed at \$445,000. The buyer is said to be the Coca-Cola Co., and it is understood that the adjoining parcel at No. 218, has also been acquired.

WEST BROADWAY.—H. J. Schenber & Bro. sold for Alexander McGarren 174 West Broadway, a 1-sty building, on lot 24x50.

### North of 59th Street.

63D ST.—H. C. Senior & Co. sold for Mrs. Lizzie W. Coulter, Harriet W. Phelps and Frances M. D. Hughes, heirs of the estate of Thurlow W. Coulter, 112 West 53d st, a 5-sty flat, on lot 25x100. Senior & Stout represented the buyer.

64TH ST.—Goodale and Perry sold for the Herman Estate to E. L. Davis 142 West 64th st, a 4-sty dwelling, on lot 18x100.5.

73D ST.—H. W. Krumwiede, Jr., sold for Dr. George E. Brewer 102 East 73d st, a 4-sty dwelling, on lot 18x102.2, adjoining the southeast corner of Park av, to a buyer for occupancy. Dr. Levy recently acquired the house from Robert I. Levy.

89TH ST.—George C. Heitner sold the 3-sty dwelling, on lot 20x100.8, at 311 West 89th st. The property is located between Riverside Drive and West End av. The buyer is Charles Gulden.

105TH ST.—John R. Davidson sold for the estate of S. P. Carmichael the 3-sty dwelling at 51 West 105th st, northwest corner of Manhattan av, together with the 1-sty building in the rear, to Mrs. Frances Hoertel. The plot is 17.7x75.

118TH ST.—Warren & Skillin sold for Selina Aronson the 5-sty single flat at 58 East 118th st, on lot 20x100.11, to an investor. A cottage in Sayre av, Long Branch, N. J., was given in part payment.

119TH ST.—De Selding Bros. and M. Cohn & Co. sold for Bing & Bing the 6-sty apartment house, known as Rosmond Court, at 424 to 430 West 119th st, on plot 100x127, 50 ft. east of the south corner of Amsterdam av. The buyer are Henry H. & Harriet W. Holly, who gave in part payment 20 West 30th st, a building on plot 27x98.9.

149TH ST.—The Duff & Brown Co. sold for Clara E. Luyster 533 West 149th st, a 3-sty dwelling on lot 16x100.

157TH ST.—The McMorrow Engineering and Construction Co., Patrick McMorrow, president, sold to Thomas J. McBride the Columbus Annex, an 8-sty fireproof apartment house, on plot 75x100, in the south side of 157th st, 125 ft. east of Broadway. The property was held at \$250,000. In part payment, the buyer gave the tract of 10 acres on the west side of Boston rd, 300 ft. north of the city line. The acreage was held at \$60,000.

163D ST.—Freidus & Co. sold for Edward A. Isaacs 440 and 442 West 163d st, two 5-sty triple flats, each on lot 25x100, near Amsterdam av.

AUDUBON AV.—The Queen Mab Realty Co., Alexander McDowell, president, bought, through L. J. Phillips & Co., from William E. White, the southeast corner of Audubon av and 184th st, fronting 80 ft. on the avenue and 70 ft. in the street. The plot will be improved with a high-class apartment house.

BROADWAY.—Barton Chapin sold for the Old Lyceum Building Co. the Continental, a 6-sty elevator apartment, on plot 92x100, at the northeast corner of Broadway and 177th st. The property has been held at \$275,000. The buyer, Clara L. Belden, gave in part payment the 4-sty dwelling at 18 East 31st st, on lot 21x75, which has been held at \$80,000.

BUENA VISTA AV.—The York Investing Co., M. L. Hymes, president, sold, through the William Lemberg Co., the plot, 50x200, on the west side of Buena Vista av, running through to Riverside Drive Terrace, opposite 179th st. It is understood the buyer is a builder. The plot was at one time owned by the Fort Washington syndicate, and was sold through Joseph P. Day to Mr. Hymes at public auction, in April, 1909, for \$17,700.

LEXINGTON AV.—Freidus & Co. sold for Jannie Cohen 1940 Lexington av, a 4-sty single flat, on lot 20x65, near 120th st.

ST. NICHOLAS AV.—Fish & Marvin and Chauncey B. Griffin sold the apartment house at the southeast corner of St. Nicholas av and 129th st for Frederick C. McLaughlin.

WEST END AV.—Ennis & Sinnott bought, through Frank J. Riley, from Louis G. Benziger, the 5-sty American basement dwelling, on lot 25x50, at the northwest corner of West End av and 71st st. In 1905 the lot was purchased from the late Hugh G. Grant by Edmund Coffin, who built the residence.

### Bronx.

TRAFALGAR PL.—Williamson & Bryan sold the plot, 75x80, at the southeast corner of Trafalgar pl and 176th st.

157TH ST.—Cahn & Cahn sold to M. Wagner 319 and 321 East 157th st, 2 three-family houses, on plot 34x100.

164TH ST.—Nicholas Lopard sold for S. Sussman the 3-sty two-family house at 859 East 164th st to Dr. A. C. Toerner.

165TH ST.—Williamson & Bryan sold for Jennie Helhorn the block front on the south side of 165th st, from Morris to Grant av. The buyer is a builder, who will improve the property with 5-sty flats.

AQUEDUCT AV.—Charles Edward Jones sold for J. T. Mooney a plot, 75x137x irregular, on the east side of Aqueduct av, north of Featherbed lane. The buyer is a builder, who will improve the plot with two 5-sty apartment houses.

CROTONA AV.—John A. Steinmetz sold for Albert J. Adoboy 2166 Crotona av, a 3-family house, on full lot.

CARPENTER AV.—Kurz & Uren, Inc., sold for C. Werner 6 lots on the west side of Carpenter av, 400 ft. north of 239th st.

EASTERN BOULEVARD.—Frank Gass, Inc., sold for Lillian Kelly to Bartholomew Racco a lot, 25x100, on the south side of Eastern Boulevard, 230 ft. east of Havemeyer av.

GERARD AV.—Cahn & Cahn sold for L. E. Manning 4 lots on Gerard av, 25 ft. south of 168th st, 95x125.

GRAND AV.—Thorn & Co. sold for F. C. Heizenroeder 2535 Grand av, a private dwelling, on plot 50x106.

KATONAH AV.—Cahn & Cahn sold to the Picone Realty Co. 4 two-family houses at 4319 to 4325 Katonah av.

PROSPECT AV.—Cahn & Cahn sold for the Tully Construction Co. the 5-sty new law apartment house at 1315 Prospect av, on plot 40x100.

ROBBINS AV.—Cahn & Cahn sold for Otis & Otis 449 Robbins av, a 4-sty law apartment house, on lot 25x100.

PARKER AV.—Frank Gass, Inc., sold for John W. McKinley to E. A. Hartmann, a lot, 25x100, on the south side of Parker av, 25 ft. west of Glebe av.

PARKER AV.—Frank Gass, Inc., sold for Caroline Kubnel the southwest corner of Parker and Glebe avs, a house and stable, on lot 25x100, to E. A. Hartmann.

ST. ANN'S AV.—Cahn & Cahn sold to N. Schreibersdorf 356 St. Ann's av, a 4-sty double flat, on lot 25x95.

VALENTINE AV.—Cahn & Cahn sold to the Verio Land Co. a 6-sty apartment house at 3026 Valentine av, on plot 50x100.

WALLACE AV.—John A. Steinmetz sold for a client 1879 Wallace av, a 2-family house, on lot 25x100. The buyer gave in exchange a residence at 92 Horton av, New Rochelle, on plot 75x200.

WILKINS AV.—Williamson & Bryan sold for the Dwyer & Carey Construction Co., 1409 and 1411 Wilkins av, a 5-sty apartment house with stores, on plot 50x100.

WASHINGTON AV.—Richard Dickson sold for the estate of Fanny Schneider 1317 Washington av, a lot 24x140, with a one-family frame house.

WALTON AV.—The Duross Co. and Pierre A. Geis sold for the West Bronx Realty Co. 2403 Walton av, a 3-sty dwelling, on lot 20x100, near Fordham rd. The buyer gave in exchange 50 lots at Hasbrouck Heights, N. J.

WESTCHESTER AV.—Frank Gass, Inc., sold for Rev. S. M. Clendening the northeast corner of Westchester and Zerega avs, a plot 100x100, to Charles Devermann.

WESTCHESTER AV.—Hyman and Henry Sohn sold to Edward Hirsh the northwest corner of Westchester av and Tiffany st, comprising a plot of about 5 lots, through Leo M. Mosauer. The buyer will improve the corner with an office building with stores.

3D AV.—Williamson & Bryan sold for the estate of John Haffen the 4-sty building, 2785 3d av, with a frontage in Courtlandt av and located near the 149th st business center of the Bronx.

### Leases.

THE PALACE REALTY AMUSEMENT CO., Martin Beck, president, and Herman Fehr, secretary, have closed negotiations with a Philadelphia syndicate, composed of Frank H. Earle, Felix Isman and Mr. Sullivan, for a 100-year lease, with an option to purchase, on the property at 1564 and 1566 Broadway and 158 to 170 West 47th st. The plot, which is covered by nine old 3 and 4-sty buildings, forms an "L" around the southeast corner of these thoroughfares and occupies a plot 40x80 on Broadway and 121x100 on 47th st. The annual rental for the property is reported as \$60,000. Leopold Weil was the broker. The lessees have also bought from the Somerset Realty Co., 156 West 47th st, a 3-sty dwelling, on lot 16.8x100.5, adjoining the Somerset Hotel. Twelve feet of the latter parcel carries with it a restriction for thirty years to protect the westerly light of the hotel. On the combined site the lessee will erect a high-class theatre, having a seating capacity of about 2,000 persons.

OGDEN & CLARKSON leased the top loft in 107 West 27th st to Adolph J. Taub.

HERMAN FRANKFORT leased to Morell Brothers the store in 74 and 76 Greene st.

MARK RAFALSKY & CO. leased the store in 2279 Broadway to Adolph Faick for a term of years.

COOKE & ODDIE leased for Siebrecht & Son to the Behning Piano Co. the rear store in 423 to 427 5th av.

ALBERT B. ASHFORTH leased a large space in the Tilden Building on West 40th st to the Alfred E. Norton Co.

OGDEN & CLARKSON leased the 2d loft in 7 and 9 West 18th st to F. S. & M. Blum & Co. and O. Falk & Co.

JOHN G. TAYLOR leased for Amelia K. Storm the 3-sty dwelling, 132 West 136th st, to G. F. Rose for a term of years.

A. & H. GOLDSCHMIDT leased to Jacob B. Wagner and Fannie Goldberg the building at 344 East 15th st, on lot 43x103.

LEWIS B. PRESTON leased the 5th floor of the Clarendon Building, 4th av and 18th st, for 10 years to F. A. Foster & Co.

ROYAL SCOTT GULDEN leased for Frank N. Widner, Jr., the 3d loft south in 402 5th av to Albert R. Louis, antique dealer.

GEORGE KETCHAM AND THE CHARLES F. NOYES CO. leased offices in 95 and 97 Liberty st to Schultz, Cummins & Brown.

THE CROSS & BROWN CO. leased for Conover T. Silver the 2 lower floors and basement in 215 and 217 West 48th st to Wallace S. Todd.

THE ERNESTUS GULICK CO. leased to Dr. Frederick Smith 2 floors in 66 West 49th st, and to Miss W. J. Michaels a studio in 147 West 55th st.

WM. H. WHITING & CO. leased to Dr. Fred Smith two floors in the building at 66 West 49th st; also to Miss W. Michaels a studio at 147 West 55th st.

THE CROSS & BROWN CO. leased for the Lisle Realty Co. space in the building at 14 and 16 East 33d st, to the Lighting Studios Co. for a term of years.

EDGAR A. MANNING leased 106 West 57th st to C. H. Lang, for the estate of William M. Leslie. The tenant will remodel the premises for business purposes.

THE ERNESTUS GULICK CO. leased to the New York State Training School for Boys offices on the 10th floor of the Putnam Building, at 2 to 6 West 45th st.

THE DOUGLAS ROBINSON, CHARLES S. BROWN CO. leased for John E. Roosevelt the furnished residence at 818 Madison av to William T. Blodgett for the season.

J. H. MAYERS leased for Minnie Bendheim the 6-sty apartment house at 113 and 115 West 102d st to David Jacobs for 5 years, at an aggregate rental of about \$30,000.

MOOYER & MARSTON leased the front part of the 5th floor in 9 West 46th st to a Mrs. Rushmore. This completes the renting of the entire building, which was recently remodeled.

TUCKER, SPEYERS & CO. leased for the Madison Holding Co. the north store and basement in the building at 72 and 74 Madison av; also the south half of the store to Cox Sons & Vining.

THE WILLIAM S. ANDERSON CO. leased stores in 135 and 137 East 23d st to the Western Union Telegraph Co. and J. H. Stumpf. This completes the renting of the stores in these buildings.

THE ERNESTUS GULICK CO. leased for T. A. Sperry 3,500 sq. ft. in the Putnam Building, at 2 to 6 West 45th st, to Mathille Spiegl for a long term of years. Eugene Ashley was associated as broker.

ABRAHAM & LEO L. SCHWAB leased the southeast corner of 4th av and 30th st as a whole through the Frederick T. Barry Co. to Ginsburg & Levy, dealers in antiques, for a term of three years.

MOORE & WYCKOFF leased the two houses at 303 and 305 West 19th st for Laura M. Moore; also for Elinor G. Waldo 461 West 23d st, and the basement store in 41 West 36th st to Mrs. Gerda Simonson.

THE CROSS BROWN CO. leased to Cimitotti Bros. for Henry D. Winans & May the store and basement in 1655 Broadway; also to the same firm a loft in the building, 246 West 65th st for the Taxi Service Co.

S. OSGOOD PELL & CO. leased for the E. R. Thomas Realty Co. to the Renault Freres Selling Branch, Inc., for a term of years, the southerly store in the building at the southeast corner of Broadway and 63d st.

ALBERT A. SHERMAN leased to the Otto Gas Engine Works the store and basement, comprising about 15,000 sq. ft., in the Engineering Building, at 114 to 118 Liberty st, at one time occupied by the Worthington Pump Co.

H. C. SENIOR & CO. and Daniel Birdsall & Co. leased for the estate of Charles Bates, of Boston, Mass., the 3-sty building at 258 West 69th st, for a term of years, to the Twombly Power Co. D. Stuart Dodge is president.

THE RULAND & WHITING CO. leased to Hobson, Houghton & Co., Ltd., the store, basement and sub-basement in 83 Beekman st; also in 478 and 480 Pearl st the loft to the J. Rogers Silver Co., and the 5th loft to D. J. Nolan.

M. & L. HESS leased the 2d loft in 34 to 38 West 27th st to E. Steinberg & Co.; also the 5th loft in 38 West 18th st to J. M. Goldson; also the 5th loft in 115 and 117th 4th av, and the 7th loft in 89 and 82 4th av to Leon & Hyman Cohen.

WORTHINGTON WHITEHOUSE leased for a long term of years to Julius Kruttschnitt, Director of Maintenance and Operation of the Harriman Lines, a large apartment, occupying an entire floor in the new apartment house at 12 East 87th 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

FREDERICK FOX & CO. leased space in 663 and 665 Broadway to the Ostrich Company of America; also, with Heil & Stern, space in 692 and 694 Broadway to Proser Brothers, and the 2d loft in 779 Broadway to the Levy & Goodman Co., Inc.

THE MUTUAL PROFIT REALTY CO. leased for 5 years the 21st floor of the Herald Square Building, at 141 West 36th st. The company will occupy this space at the beginning of the new year, jointly with other real estate companies of allied ownership.

MOORE & WYCKOFF leased for a term of years the store and basement in 205 8th av to John Palmer; also the 3 stores in 249 to 253 8th av to various tenants, and the 2d floor in 219 8th av to the Republican Organization of the Seventh Assembly District.

L. TANENBAUM, STRAUSS & CO. leased for a term of 2 years for Frederick Potter and Clarence H. Kelsey, trustees, the basement and part of the sub-basement in the building in 740 to 744 Broadway, at the southeast corner of Astor pl, to the Exchange Buffet Corporation.

PEASE & ELLIMAN leased for the Victor Nunes Co. the upper portion of the building at 14 East 42d st to Pierre Villgny, an importer of perfumes, for his headquarters in America. After extensive alterations have been completed, the lessee will occupy the entire premises.

WILLIAM H. WHITING & CO. leased for a term of years, for E. C. Gregory, the 5-sty building, on lot 25x78, at 213 Front st, to the William C. Robinson & Sons Co., of Baltimore; also space in the building at the corner of Greenwich and Thames sts, to C. F. Hammond & Co.

THE ERNESTUS GULICK CO. leased for the New York-Pennsylvania Real Estate Association the 5th loft in the Cluett Building at 19 to 23 West 18th st and 22 to 28 West 19th st, to Fisk, Clark & Flagg, men's furnishings, and the 9th loft in the same building to Davidoff & Serwer, manufacturers of cloaks and suits.

MAX FERTIG leased from Edward Margolies 4 stores in the old Wysong residence, at the southwest corner of Madison av and 34th st; the Philippine Embroidery Co. leased the west store, which will occupy what was formerly the yard space. The property is owned by William Waldorf Astor, and was leased by Mr. Margolies for a term of years.

THE DUROSS CO. leased for Holoher Bros. the new hotel at the southeast corner of 21st st and Marginal av, facing the new Chelsea piers, to John Shanley, of Lynbrook, L. I. The same brokers have also leased the 6-sty mercantile building at 163 West 19th st, adjoining the northeast corner of 7th av, for R. J. Lewis to S. Schmidt & Co., for a term of 5 years.

JOHN I. DOWNEY leased from the plans the new 12-sty business building to be erected at 9 and 11 East 40th st. The property was for many years owned by the late Henry B. Hyde, founder of the Equitable Life Assurance Society, and was sold a few days ago by the estate to Mr. Downey. The plot is 50x96.10. The lessee is understood to be the Yale & Towne Mfg. Co.

PEASE & ELLIMAN leased the building at 96 Chambers st for a term of years for Alexander Reiman to Kirtland Brothers & Co.; also for the Charles A. Baudouine estate the Broadway front of the 5th floor in 180 Broadway; also to G. Schirmer, Inc., for storage and shipping purposes the 1st and 2d lofts in 59 Bank st, and in 123 Liberty st offices to J. E. Adams, Jr.

LOUIS C. MULLER leased for Peter A. H. Jackson's Sons the southwest corner of 134th st and Park av, a plot 100x140, to Gideon L. Young, who will build a 2-sty building to cover the entire property. The lease is for 21 years, with a privilege of renewal. Brandt Brothers are now preparing plans for the erection of the building, which will probably be completed about May, 1912.

DOUGLAS L. ELLIMAN & CO. leased apartments in the following buildings: 780 Madison av to W. J. Wilgus, formerly vice-president of the N. Y. Central; 772 Park av to Mrs. Cornelia Du Bois Floyd; 116 East 158th st to George W. H. Allen, of Cazenovia, N. Y.; 75 East 54th st to George A. Crocker, Jr.; and 152 Madison av to Alexander Wetherill; also for Frances K. Pendleton to Lorillard Spencer the dwelling at 7 East 86th st.

HEIL & STERN leased the 10th loft in 39 to 47 West 19th st to H. J. Mendetz & Co.; also the 10th loft in 26 to 32 West 17th st to Zelenko & Moskowitz; also the 3d loft in 32 and 34 West 24th st to George & Rosenbaum Co.; also the 5th loft in 663 Broadway to Alexander Stone; also the 10th loft in 692 Broadway to Proser Brothers; also the 5th loft in 628 Broadway to Sivin Brothers, and the 8th loft in 594 and 596 Broadway to Stadecker & Emsheimer.

CORN & CO. leased, for H. J. Sachs & Co., the top loft in 38 to 44 West 21st st, to Schwartz & Lustig; also for the Midwest Realty Co. a loft in 159 to 163 West 25th st, to the Straus-Bromberg Co.; also for the B. & L. Construction Co. a loft in 12 and 14 West 18th st, to Greenberg Bros.; also for David Herring the top loft in 26 West 26th st, to Rosenzweig & Rosenberg, and for Taigman & Wald the store and basement in 40 to 44 West 4th st, to A. & S. Rothenberg.

THE CHARLES F. NOYES CO. leased the store and basement in 289 3d av for 5 years to Robert R. Rose for restaurant purposes; also the 5th floor in 408 to 412 Pearl st to Van Cott, Pedlar & Schmid; also the 2d loft in 36 Pearl st to Sumner & Van Vleck; also a floor in 142 Fulton st to Stein & Hochberger; also the 4th

loft in 134 William st to Morris Moscow; also a suite of offices in 30 Church st to the Catesville Boiler Works for 5 years, and 4 and 6 Cedar st to Henry Chapin and George W. Chester.

L. TANENBAUM, STRAUSS & CO. leased to Thom & Bayley the store in 3 and 5 Washington pl, and the 2d loft to Goldman & Morris; also to Leo Rosenwasser the 5th loft in 132 to 136 West 14th st; also to Daniel Greenwald the store in 25 Mercer st; also to E. W. Bedell the store in 21 and 23 Mercer st; also the entire lofts in 42 to 50 Greene st to the Aetna Doll and Toy Co.; also for Julius Loewenthal & Co. space in 197 to 201 Greene st; also for Walton C. Althouse space in 148 and 150 Mercer st; and to David Silva the 6th loft in 570 to 576 West Broadway.

LEONARD J. MUHLFELDER leased for Charles Bayer the store and basement in 146 to 160 West 25th st to J. Dreyfus; also the following: for Bailey, Green & Elger, 10,000 ft. in 507 and 509 Broadway to I. C. Herman; for William C. Walker's Sons, 7,500 ft. in 189 to 195 Greene st to the Metropolitan Juvenile Clothing Co.; for Robert B. Honeyman, 7,500 ft. in 428 to 432 Broadway to the Peerless Garter Co.; for Carstein & Linnekin, 5,000 ft. in 465 and 467 Broome st to Neuman & Smit; and for Henry C. Krueger, 5,000 ft. in 213 4th av to Greenstein & Pelz.

L. TANENBAUM, STRAUSS & CO. leased for Thomas Body et al the lofts in 42 to 50 Greene st, containing 45,000 sq. ft.; also to Henry P. McKenny the store and basement in 153 to 159 West 19th st; also to the Tip-Top Waist Co. the 8th loft and to Amson Furtch the west half of 1st loft in 133 to 141 West 21st st; also to the London Button Co. the 2d loft in 102 Bleeker st; also to Shapiro & Linder the top loft in 43 West 17th st; also to Fromm & Berkwitz the 3d loft in 691 Broadway; also to Charles J. Levy the 2d loft in 645 Broadway; also to various tenants 15,000 sq. ft. in 413 Broome st, and to various tenants 40,000 sq. ft. in 35 to 39 Bond st.

## Real Estate Notes.

DOUGLAS GRANT SCOTT, former manager of the Trinity Building and the United States Realty Building, has become associated with Edward J. Hogan, with offices at 3 Park Row and 542 5th av. Mr. Scott will have charge of the new Woolworth Building, on Broadway.

ALBERT B. ASHFORTH was the broker in the sale of 44 and 46 West 38th st for Dr. Robert C. Myles to Wm. H. Chesebrough and D. B. Freedman, reported last week. Credit was incorrectly given to another broker.

THE LEWIS H. MAY CO. has been appointed agent for the new 12-sty loft and office building at 18 West 27th st, recently sold by them to the present owner.



THE HERMAN ARMS CO. was the broker in the sale of 325 West 50th st to the Rudolph Wallach Co.

THE CARLTON-CHAMBERS CO. is the lessee of 23 and 25 East 47th st, at the northwest corner of Madison av. The company will erect on the site a 6-story office, store and studio building at a cost of about \$75,000, plans for which have been completed by Henry Otis Chapman. S. Osgood Pell & Co., who negotiated the lease, have been appointed agents for the property. The building will be ready for occupancy May 1.

EARL & CALHOUN were the brokers in the sale of the 5-story flat at 552 West 184th st for the Cabot Real Estate Co. to Irene Saier, recorded this week.

DOUGLAS L. ELLIMAN & CO. have been appointed agents for the new 12-story apartment house being erected at the northwest corner of 76th st and Park av, by the Seventy-sixth Street and Park Avenue Co., Frederick Johnson, president.

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

WM. A. WHITE & SONS have placed a loan of \$400,000 on the 12-story mercantile building at the southwest corner of Duane and Hudson sts, for the Duane Street Co. They have also recently placed other loans aggregating \$1,126,000 on various properties in Manhattan and the Bronx.

### Richmond.

CORNELIUS G. KOLFF sold for William Cava to Thomas Garaventa a lot, 25x100, on the east side of Britton av, south of Clove av, Grasmere, S. I.

### Suburban Sales.

CAMMANN, VOORHEES & FLOYD sold the Van Namee farm property, near Mount Kisco, N. Y., to Charles A. Slosson. Mr. Slosson will build a country residence upon the property.

THE ESTATE OF THE LATE CHARLES L. ADAMS, which owns Langdon Terrace, one of the large real estate developments in Mount Vernon, bought through Z. A. Close, as broker, from Charles E. Proctor and Warren T. Dieffendorf, a one-half interest in Alandale Park, which contains over 40 acres, between New Rochelle av (or Pondfield rd) and California rd. The tract will be improved in acre and half-acre plots and carefully restricted.

MRS. MILDRED B. EHRGOTT bought from the Tuckahoe Lime & Lumber Co. the large tract of land between Larchmont and Mamaroneck, which the latter acquired recently. The property is just north of the recently burned Blossom Heath Inn, and consists of about 220 villa plots, each plot containing several lots. The tract is valued by the new owner at about \$500,000. A large portion will be offered at auction, probably next spring, under restrictions for high-class residential development, and a number of improvements are to be made to the property. Walter Brown was the broker.

## MUNICIPAL FORECAST.

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

TUESDAY, DECEMBER 26.

MINERVA PL.—Opening, between Jerome av and the Grand Boulevard and Concourse; 2 p. m.

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

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

DAVIDSON AV.—Opening, from Grand av to West 177th st; of GRAND AV, from Macomb's rd to Tremont av; of WEST 176TH ST, from Macomb's rd to Jerome av; and of WEST 177TH ST, from Jerome to Tremont avs; 11 a. m.

HAVILAND AV.—Opening, from Virginia to Zerega avs; and of BLACKROCK AV; CHAT- TERTON AV, from Virginia av to the bulkhead line of Westchester Creek; and of WATSON AV, from Clasons Point rd to Havemeyer av, and from the unnamed street west of Zerega av to the bulkhead line of Westchester Creek; 3 p. m.

WEDNESDAY, DECEMBER 27.

ST. LAWRENCE AV.—Opening, COMMON- WEALTH AV; ROSEDALE AV; NOBLE AV; CROES AV; and FTELEY AV, from Westches- ter av to Clasons Point rd; 2:30 p. m.

MORRIS AV.—Closing, from Tremont av to Park View Terrace; 11 a. m.

PUGSLEY AV.—Opening, from the McGraw av to Clasons Point rd; CORNELL AV, from Clasons Point rd to Pugsley av; ELLIS AV; NEWBOLD AV, from Tremont to Pugsley avs; 3:45 p. m.

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

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

GRAND BOULEVARD AND CONCOURSE.—Opening, extension of and approaches to the southerly end, from East 158th to East 164th sts; 1 p. m.

THURSDAY, DECEMBER 28.

SENECA AV.—Opening, from Hunts Point rd to the Bronx River; 2:30 p. m.

GRAND AV.—Opening, from Burnside av to Fordham rd; of WEST 150TH ST, from Aque- duct av east to Davidson av; and of AQUE- DUCT AV east, from West 180th to West 184th sts; 3:15 p. m.

HOUGHTON AV.—Opening, from Bolton av to the bulkhead line of Westchester Creek; QUIMBY AV; STORY AV; HERMANY AV; and TURNBULL AV, from White Plains rd to the bulkhead line of Westchester Creek; 3:30 p. m.

WEST 138TH ST.—Widening, at its junction with 5th av; 10:30 p. m.

FRIDAY, DECEMBER 29.

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

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

## LOCAL BOARD CALENDARS.

### Local Board of Washington Heights.

CITY HALL, DEC. 23.

215TH ST.—Sewer bet Park Terrace east and the summit west.

207TH ST.—Receiving basin at southwest corner of 10th av.

207TH ST.—Receiving basin at the southeast corner of Post av.

### Local Board of Chester.

BOROUGH HALL, JAN. 3.

WHITE PLAINS RD, bet East 177th st and Walker av; in WOOD AV, bet White Plains rd and Beach av; in MCGRAW AV, bet White Plains rd and East 177th st; in EAST 177TH ST, bet McGraw av and Theriot av; in LE- LAND AV, bet McGraw av and Wood av; and in THERIOT AV, bet East 177th st and Wood av; together with all work incidental thereto.

DYRE AV.—Acquiring title to the lands necessary for DYRE AV, from Boston rd to the north line of the City of New York.

CROSBY AV.—Acquiring title to the lands necessary for CROSBY AV, from the Eastern boulevard to Westchester av.

### Local Board of Van Cortlandt.

BOROUGH HALL, JAN. 3.

165TH ST.—To rescind resolution of March 22, 1906, which provided for the regulating and grading, etc., building approaches and erecting fences where necessary in 165TH ST, bet Woodycrest av and Jerome av, and build- ing steps, constructing drains, etc., where required.

FINDLEY AV.—Paving with asphalt blocks on a concrete foundation the roadway from 165th st to 166th st, setting curb where necessary, together with all work incidental thereto. Said pavement is designated under chapter 546 of the Laws of 1910 as Class "A" pavement.

EAST 193D ST.—Regulating, grading, etc., building approaches and erecting fences where necessary in and paving with bituminous pavement on a concrete foundation, the roadway from Bainbridge av to Webster av, together with all work incidental thereto; said pavement being designated as Class "B" or preliminary pavement; meeting Jan. 2.

### Local Board of Morrisania.

BOROUGH HALL, JAN. 3.

TIFFANY ST.—For regulating and regrad- ing, etc., and paving with asphalt blocks on a concrete foundation the roadway from South- ern boulevard to Lafayette av, together with all work incidental thereto. Said pavement being designated as Class "A" under chapter 546, Laws of 1910.

COSTER ST.—Paving with bituminous pave- ment on a concrete foundation the roadway from Lafayette av to Randall av, adjusting curb where necessary, and doing all work in- cidental thereto, in accordance with chapter 546 of the Laws of 1910; said pavement being designated under said Law as Class "B" or preliminary pavement.

### Local Board of Crotona.

BOROUGH HALL, JAN. 3.

VYSE AV.—Paving with asphalt blocks on a concrete foundation the roadway from East 172d st to Boston rd, and setting curb where necessary, together with all work incidental thereto. Said pavement being designated under chapter 546, Laws of 1910, as Class "A" pavement.

BEAUMONT AV.—Paving with sheet asphalt on a concrete foundation the roadway from Grote st to East 189th st, setting curb where necessary, etc.; said pavement being designated under chapter 546 of the Laws of 1910 as Class "A" pavement.

DALY AV.—Regulating and resetting flagging on the east side, for 130 ft beginning at a point 129 ft south of 177th st and running south, the said walk having been reported about 8 inches below the grade of the curb.

## CONDEMNATION PROCEED-INGS.

### Final Reports.

The final supplemental and amended reports of the commissioners of estimate and assess- ment in the following proceeding will be pre- sented for confirmation to Part III., Special Term, of the Supreme Court, on Dec. 28, 1911, at 10:30 a. m.

MATTHEWS AV.—Acquiring title to the lands, etc., required for opening and extending from Burke av to Boston rd, 24th Ward, Bronx.

## Bill of Costs.

WADSWORTH TERRACE, ETC.—Acquiring title to the lands, etc., required for opening and extending of WADSWORTH TERRACE, from West 188th st to Fairview av; of BROAD- WAY TERRACE, from West 193d st to Fair- view av; of WEST 188TH ST, from Wadsworth av to Wadsworth Terrace; of WEST 190TH ST, from Wadsworth av to Wadsworth Terrace; and of WEST 193 ST, from Broadway to Broad- way Terrace, 12th Ward. Bill of costs will be presented for taxation to Part I, Special Term of Supreme Court, on Jan. 3, 1912.

## ASSESSMENTS.

The following proposed assessments have been completed and are open to public inspection at the office of the Board of Assessors, 320 Broad- way; and all persons opposed to any of these assessments must file their objections, in writ- ing, with the Secretary of the Board on or be- fore Jan. 6, 1912, at 11 a. m., when testimony will be taken:

BUENA VISTA AV.—Regulating, grading, etc., from West 177th st to the north line of West 178th st, 12th Ward. Entered on Dec. 12, 1911, and payable within 60 days from that date, with interest at the rate of 7 per cent. a year thereafter.

120TH ST.—Extension to outlet sewer at the foot of 120th st and Harlem River. Area of assessment: Blocks 1768, 1769, 1784 to 1786, 1795 to 1798, 1806 to 1809, 1816 and 1817. List 2128.

168TH ST.—Paving, curbing and recurring bet Broadway and Fort Washington av, and fur- nishing and setting necessary manholes. List 2133.

The following proposed assessment has been completed and is lodged for public examination in the office of the Board of Assessors, 320 Broadway; and all persons opposed to the same must file their objections, in writing, with the Secretary of the Board on or before Jan. 16, 1912, at 11 a. m., when testimony will be taken:

EDENWALD (JEFFERSON) AV.—Regulat- ing, grading, etc., bet East 233d st and the boundary line bet the cities of New York and Mount Vernon. Area of assessment: Extends to within one-half the block at the intersecting streets. List 2004.

The following assessments in the borough of Richmond were entered on Dec. 5, 1911, and are payable within 60 days from that date, with interest at the rate of 7 per cent. a year thereafter:

11TH ST.—Constructing a temporary sanitary sewer from York av to a point 280 ft. west, 1st Ward.

DE KAY ST.—Constructing a sanitary sewer bet Davis and Bard avs, 1st Ward.

A NEW STREET, ETC.—Regulating and grad- ing a new street, which is the extension of CASTLETON AV, from Columbia st to Jewett av; also building a bridge, etc., across PALM- ERS RUN, 1st and 3d Wards.

HOPE AV.—Constructing a temporary com- bined sewer from New York av to the Staten Island Rapid Transit Railroad tracks, 4th Ward.

## LAW DEPARTMENT

### Auctioneers' Substitutes.

Editor of the RECORD AND GUIDE.

Kindly inform me in your next issue, whether an auctioneer designated by a referee to conduct a sale under foreclos- ure can lawfully permit an employee or other person to act as his substitute at such a sale. Having suffered a loss of over \$1,000 during 1910, at the Vesey street salesroom, I should like to know whether the same is permitted by law, and if not, who can be held liable for said loss.

Answer.—All the acts of a legal sale are those of the Court, and nothing is final until the referee makes his report, and it is confirmed by the court. In the sale the referee is the officer of the court and all acting under him are his agents. Parties aggrieved apply to the court.—Ed.

### Legality of a Note.

Editor of the RECORD AND GUIDE:

The question has been raised as to whether a note which does not contain the place of issue is void?

Answer.—We know of no rule of law or decision of the courts making a note voidable for the above reason.—Ed.

## SUBWAYS

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The demand for structural steel is a reliable barometer of building construction: "As goes steel, so go other building materials." The good cheer of the coming holidays will be doubly spiced by the reflection that the current month has proved to be the banner month of the year for bookings of structural iron and steel.

The new subways planned in Chicago are meeting with so much opposition, mainly on the ground that they might injure business concerns in the outlying sections, that a referendum vote is suggested by Mayor Harrison. Wonder how Richmond would vote on a proposition to link up that borough with Manhattan by a genuine rapid transit system?

The regular daily ticket sales at some of the more important subway stations are now approaching the extraordinary records achieved during the Hudson-Fulton celebration. The increase of traffic on the elevated lines is equally notable. The Third avenue alone is carrying about as many passengers daily as all the elevated roads in Chicago.

The Bronx Transit Association has compiled some interesting figures on the subway and elevated ticket sales in the Bronx, north of 149th street. These figures, which are contrasted with the sales on the Broadway and Brooklyn subways, have suggested to the association a plan for immediately relieving the subway traffic congestion. The plan is explained on another page and deserves careful attention.

Comptroller Prendergast announced this week the discovery of a sum of \$9,534,905.85, which is available for the general fund of the city. The windfall, consists of unexpended balances in budgetary and special revenue bond fund appropriations made in 1910 and previous years. It was come upon in the course of the work of the Expert Accounting Division of the Comptroller's office in reconciling the fund balances on the books of the city and county departments with those in the Department of Finance. The addition of this sum will effect a reduction in the 1912 tax rate of about eleven cents on each \$100 of assessed valuation. A good argument for further expert investigation.

Without question the handsomest and most valuable holiday remembrance ever distributed in this town by a real estate brokerage house to its clients is "The Investors' Map of Manhattan," which bears on its title page the autograph of Mark Rafalsky. The book is as complete as any commercial reference work of its kind in use by professional real estate men. It is bound in morocco and its 190 plates are interleaved with ruled pages for memoranda. We may say in confidence that we attribute the excellent judgment and correct taste shown in editing the volume to Henry Rafalsky, now a member of the firm of Mark Rafalsky & Co., who, as a graduate real estate news editor of the Record and Guide, ought to know what good editing is.

### The Sullivan-Shortt Bill.

The last issue of the Record and Guide contained a series of interviews on the changes in the local system of taxation proposed by the Sullivan-Shortt bill, which fairly represented the views of both the advocates and the opponents of this measure. We sincerely advise every reader of this paper to examine the conflicting arguments carefully, because the economic question raised by the bill is of great and increasing importance. The real estate owners of New York should not delude themselves with the idea that they are facing merely a temporary agitation which will gradually fade away in case they succeed in preventing the passage of this particular bill during the coming session of the Legislature. On the contrary, they are facing an agitation based upon economic ideas that are obtaining an increasing number of adherents among social reformers and are supported by a respectable body of expert economic opinion. These economic ideas in effect challenge the justice and expediency of the private ownership of urban land; and the owners of such land, in case they propose effectually to protect their interests, must recognize the danger and organize effectually to meet it.

The agitation of which the Sullivan-Shortt bill is the local expression is not confined to New York. It is not confined to the United States. In all advanced industrial communities the increasing cost of the work imposed upon the general and local governments by programs of social reform has resulted in a search for new sources of revenue that can be taxed without adding to the burdens upon active business. In all these countries the attention of legislators has been directed to the opportunity offered by the value of urban land. It is generally agreed that taxes placed on the value of urban land cannot be shifted to the community; and inasmuch as this form of property has certain characteristics of monopoly value, it is not considered unjust to deprive the owner of at least part of his property. Germany was the first European country to make experiments in this direction. Various German cities began about ten years ago to levy an increment tax, amounting usually to some 20 per cent. of the future increased land value, within the municipal limits. The tax proved to be fruitful, and last year the Reichstag appropriated the idea and levied a similar increment tax for the benefit of the Imperial Treasury. It is notorious, of course, that the Lloyd-George budget of 1909 added an increment tax to the fiscal system of Great Britain. In our own country such a tax could not be levied by the general government without an apportionment of its incidence among the States according to population. Taxation of site value in any form is under the American system necessarily left to the local authorities, but it by no means follows that if it is adopted by cities like New York for local purposes the Legislature at Albany may not seize it as another means of obtaining State revenue from the wealth created by the business and population of New York City.

The increased taxation of site value proposed by the Sullivan-Shortt bill and the German increment tax are based upon the same economic idea, but they reach the result by different means. The German increment tax recognizes that in the past land values have been exchangeable with values created by other means, and it does not propose to take away by taxation any part of such existing value. The property owner who has invested in land made in another way is protected in his existing holdings. He is even allowed to retain the major share of the increased value of his property. The municipality or the State merely appropriates a certain proportion of the increment. This proportion of the increasing value of the land is written off for the benefit of the municipal and Imperial Treasury; and houses built upon such land will be rented for a sum which will be smaller because of the existence of the tax. If land does not increase in value, it is not subject to any additional tax.

The method proposed by the New York reformers is entirely different. Taxes on

land values are to be increased one-half, and taxes on buildings correspondingly diminished. It is admitted that the real estate owner will have to pay the additional tax, and that the value of his property will be diminished by just so much. Such an appropriation of ground value by the municipality is, indeed, the whole object of the tax. The property owner would not be compensated by the diminished tax on his building, because the effect of the tax would be to stimulate new construction until rents were reduced to an amount corresponding to the interest on the ground value which had been appropriated. The net result would be the disappearance of a certain proportion of existing site value and of future increases in site value. Rents would be lower, but the city would not have increased its income. What it gained from the land it would lose on the buildings.

If site value has to be taxed, the method of the German increment tax certainly looks fairer to the individual property owner and more remunerative to the city than does the method proposed in the Sullivan-Shortt bill. Some discussion has arisen over the charge that the latter bill "confiscates" land values. Advocates of the bill object to the word. The tax is only confiscatory, they say, in the sense that all taxes are confiscatory. It is true that all taxation is an appropriation of private property for public purposes, and in a sense confiscates the property. But whether the confiscation is felt by the owner as such depends largely upon what he has been led to expect in the way of taxation by past and existing practices. In this country we have always taxed site value, but we have never discriminated between the land and the improvements. Large amounts of property in land have been purchased on the basis of a method of taxation which has endured for generations. Suddenly to deprive the property owner of an additional proportion is most assuredly confiscation, in case changes in the system of taxation can be called confiscatory. It does not follow that the community has not a perfect right to increase the tax on ground value, but if it does so, it should select a method which is much more careful of vested interests. The national government has a perfect right to remove, for instance, all the duties now levied on imports from foreign countries, but if it did so all at once or in a manner to diminish seriously the value of capital invested in American manufactures, it would be guilty of bad faith. The Sullivan-Shortt bill proposes an act of similar bad faith in regard to those individuals who have invested their capital in land value.

Assuming for the moment that public opinion has decided that the public interest demands the appropriation for the city or State of a certain proportion of the city value, the method proposed by the Sullivan-Shortt bill is open to grave objections. In case the increased taxation of land is to be accompanied by the diminished taxation of buildings, the change ought to be spread over a period much longer than five years. Just how long should be a matter of careful consideration, but it should be long enough to allow property owners who have invested their money on the strength of long established practice to get out with comparatively little loss. Furthermore, the question should be considered with equal care whether the German method of taxing a certain proportion of the increasing land value is not in the long run more equitable and more expedient. The whole matter, as well as the choice among possible expedients, deserves much more discussion and ventilation than it has yet received.

But, of course, we have no right to assume as yet that public opinion has consented to any such radical alteration in the present system of taxation. A respectable body of opinion has been expressed in favor of the bill, but a measure which makes such an attack on vested interests is bound to arouse an equally or more vigorous body of opposing opinion. The real estate owners of New York should realize clearly what the Sullivan-Shortt bill really means. It means the first step in the direction of the Single Tax. Once the validity of the principle behind



the bill is admitted, and this particular method of accomplishing the end has been selected as the best, the adoption of the Single Tax is only a question of time. The advocates of the bill will never rest content with such a preliminary victory. If the effects of this bill are beneficial, the next step will be, of course, to remove all local taxes from buildings and concentrate all local taxes on land. Every argument which can be used in favor of this bill applies even more strongly to the more radical measure; and if the State is willing to confiscate a certain proportion of existing land values it should be equally willing on analogous grounds to confiscate all the land value it can reach. It is consequently perfectly fair to raise in reference to the Sullivan-Shortt bill the ultimate question of the Single Tax, and the owners of real estate should conduct their argument on that basis. The bill commits the State and the city to the principle and method of that tax. If it is passed the resistance to the Single Tax will have its back broken, and can scarcely prevent a more drastic application of the same ideas. The bill raises, consequently, the fundamental question: "Do the people of New York City want all their local taxes to be levied exclusively on land values?"

### The Week in Real Estate.

Manhattan real estate has felt the effect this week of the approaching holidays, at least as far as the amount of business was concerned. The number of sales reported was small, but several deals of more than ordinary size and interest were put through. In the last few weeks the market has assumed a character similar to that displayed during the first six months of the year; a moderate amount of miscellaneous trading, backed up each week by several spectacular transactions. A market of this kind offers advantages to the big traders and at the same time possessed potential features of general strength. The better feeling which seems to exist in nearly all quarters is quite likely to be strengthened by the large transactions which are becoming a weekly feature.

By far the most important sale of the week was the purchase of the Hendrick Hudson apartment house at 110th street and Riverside Drive by the American Real Estate Company. The buyer has owned the annex adjoining on Broadway for three years and is in a position to judge accurately the value of the property as an investment. The house had always been considered one of the most desirable and profitable apartments on the West Side, and the readiness with which the suites rent is a good example of the esteem in which it is held. Out of 130 apartments in the Hendrick Hudson and the annex, there are at present but two vacancies. As the buying company is marketing real estate securities, the acquisition of this property should prove a strong asset.

In the same class with this transaction was the deal by which the Alliance Realty Company disposed of the old Nevada apartment house on Broadway, between 69th and 70th streets, in exchange for a large parcel occupied by private dwellings, on 86th street running through to 87th street. The new owner of the Nevada, the D. Willis James estate, has already leased the property to one tenant for a term of years and the other plot will be resold to a builder for improvement. Other important transactions were the resale of the old Central Baptist Church property on 42d street and the lease of the southwest corner of Seventh avenue and 47th street for use as a theatre site. On the heels of this latter report came the announcement that the directors of the New Theatre had decided to abandon their building project for the present and that negotiations are pending for a lease of the site selected on 44th and 45th streets.

The report still persists along Fifth avenue that the Burton plot, between 38th and 39th streets, will soon pass into other hands and, as before, the name of Stern is connected with the transaction. The recent heavy buying in both 38th and 39th streets lends color to this report, as it is difficult to account for the sudden amount of activity on both these streets, on any other basis than that some large improvement is shortly to take place there. The sale of another plot at 16 and 18 West 38th street was made this week. A report was also circulated that the Levi P. Morton house, recently placed on the market, had been leased, but while it is known that negotiations are pending, nothing definite has yet been arranged.

About the only interesting transaction in lower Manhattan was the resale of the old Seth Low property at 502 and 504 Broadway. Charles Laue acquired this plot a short time ago for \$251,000, which was \$194,000 less than the assessed value. No figure was given on the resale.

Business leasing continues in moderate volume but is hardly up to the standard of former years, although a number of large net ground leases are being made.

Bronx trading maintains about the same level which it has for some time past. Small vacant plots and one and two-family houses constitute the mainstay of the Bronx selling market at present. Leasing in this borough continues to be rather good and owners of apartment houses in good sections report that they have very few vacancies.

Buyers of Hudson River common brick will find the wholesale market price twenty-five cents a thousand higher on Tuesday, Dec. 27. They will also find the marble market stiffer and linseed oil probably will be quoted at seventy-four to seventy-five cents a gallon, instead of seventy-three cents, although spot purchases probably will continue to be at the seventy-one cent level. Purchasers of structural steel will find concessions harder to obtain and the market stiff in view of the fact that December, usually the leanest month, has been a banner month in an otherwise dull year, with 1,000,000 tons sold between December 1 and December 15, and more than 500,000 tons still to be rolled.

The higher levels for plain steel and wire products, ranging from one to three dollars a ton, indicate a general upward trend in the building material market much earlier than was anticipated at the beginning of the last quarter. It substantiates previous reports and warnings which urged early buying, and the present upward trend of all commodity prices, with the single exception of Portland cement, further emphasizes the wisdom of making early purchases because the building season, already stimulated by mild weather, will be carried on practically without interruption through the winter, thus maintaining a steady drain upon the material market.

Even in the case of Portland cement, prices cannot long remain at the present ridiculously low level and as soon as the present over-supply has been worked off, which should not be later than February first, sharp advances are expected to occur.

If the upward trend of building material prices continues as it has in November and December, the cost of suburban residential construction will be increased from six to eight cents a cubic foot to eight to ten cents, and for fireproof buildings of the loft or apartment house type, from ten or fifteen cents, to fifteen or twenty cents a cubic foot. This is made possible by reason of the heavy drain so far this winter upon reserve stocks such as common brick, manufactured hardwood lumber, stone and lime.

Loan negotiations so far reported in the Metropolitan district show little speculative work contemplated in comparison with the totals for other years. Actual requirements are being demanded as a condition of loan in many quarters, and even with this retarding factor the demand for materials, for the first and early second quarter delivery, is such as to warrant a repetition of the advice: Buy now.

### A Proper Use of Expert Testimony.

Editor of the RECORD AND GUIDE:

Your devoting of so much space as you do in your issue of Dec. 16 to the report of the New York Commission on Congestion of Population is a deserved tribute to the work of that commission which will doubtless be appreciated by the members of the commission. Your reference to the support achieved by the Sullivan-Shortt bill as being "in marked contrast with the neglect experienced by the other measures of the congestion commission," is due, I presume, to misinformation on your part.

Let me inform you that owners of real estate vigorously fought bills carrying out other measures recommended by the Congestion Commission, which were introduced in this year's session of the Legislature. Among these measures may be enumerated:

1. A bill giving the Tenement House Department authority to vacate rooms which are so dark that they are unfit for human habitation and dangerous to life and health.

2. A bill to limit the height of all tenements in New York City, except south of 181st street, in Manhattan to four stories, but permitting an additional story for every 10 per cent. of lot area

left unoccupied more than is now required to be left unoccupied.

3. A bill requiring all tenements over four stories, hereafter erected, to be of fireproof construction. (In Chicago, as you are probably aware, all tenements over three stories must be fireproof.)

All of these bills were smothered in committees as was also a bill to prevent the terrible overcrowding in factories which was one important cause of the great loss of life in the Asch building fire. This bill passed the Senate but was killed in the Assembly Rules Committee.

You, perhaps naively, underestimate the influence of "big business" at Albany to prevent measures of economic justice from being enacted into law. In any case, I am sure that the Record and Guide has a laudable ambition to be accurate in the statements of historical events, even if not in its economic theories, although I do not intend to impugn the motives underlying its publication.

Your charming reference to Prof. Devine's criticism of the commission's report also seems to fall a little short of the truth, since the withholding of certain facts gives an unfair impression.

Dr. Devine is the head of a conservative wealthy charitable organization which has had little effect in exterminating poverty, if not charity, so that it is not strange that he opposed these measures.

He gave two reasons to the Committee on Charities, of which Alderman Stephen J. Callaghan, recently elected a municipal judge of Brooklyn, was chairman. Judge Callaghan is one of the members of the commission whom perhaps you would designate as "unknown so far as qualification for the work expected of them is concerned." Mr. Devine stated frankly that public outdoor relief would tie up the sources of private charity and was susceptible of political influence. The first of these evils he regarded as the greater of the two incalculable evils.

Permit me to say, however, that you should have quoted Dr. Devine's signed editorial in the issue of The Survey, for June 10, 1911, on these two bills to limit the heights of all tenements in New York City, and making the rate of taxation on all buildings one-half the rate of taxation on all land. I quote his concluding sentences, which please print in bold type, and am enclosing the full editorial:

"These two policies—encouraging the use of unoccupied land, and determining in the most drastic way the conditions under which buildings, especially tenement buildings, shall be erected—are consistent and complementary. These are the particular measures recommended by the congestion commission which bear directly upon the subject of congestion, and they represent a policy which sooner or later we shall have to adopt. It will be better for the present generation and that of the immediate future if it is adopted now."

I am confident that you will appreciate that, while Dr. Devine may have objected to a change in the status of private charity in this city, he strongly endorsed editorially, the measure which you, I trust not purposely, intimate that he is opposed to. Dr. Devine is Schiff Professor of Social Economics at Columbia University.

Let me assure you also that several of the other measures of the Congestion Commission have been almost as widely endorsed as the proposal to halve the tax rate on buildings.

The commission recommended that the number of cubic feet of air space per occupant of an apartment should be increased from 250 for a minor under twelve years of age, and 400 for an adult to 300 and 600 cubic feet respectively. Doubtless this would appeal strongly to people who would like to compel the poor on insufficient wages who cannot afford to pay for the present requirements, to pay one-half as much again for additional space.

The Congestion Commission recognized, however, that an additional measure was needed and that the lower tax rate on buildings would afford the desired relief.

The seven considerations which you suggest should be kept in mind in relation to your interviews also deserve some thought.

1. It is true that the bill proposes to reduce the rate of taxation on all personality as well as on buildings. The advisability of this Prof. Woolston has shown in your symposium.

2. While the bill will doubtless prevent speculative increases in land values it will not materially reduce the value of land for use.

3. No one has suggested that an enforced largess be levied on one class of the community in order to assure a given "standard of living" to another. On the other hand, it is merely an effort to se-



cure part of the community created and maintained values for the creators of these values, instead of permitting them to be retained as a largess by a few.

4. Most people who own personally, own land, or derive their income from land values and by halving the tax rate on all building and personalty, they would pay properly a larger proportion of taxes on land.

5. The commission does not concede that the bill is "not even an important means" of relieving congestion. The Committee on Taxation which recommended this bill showed that they were not narrow in their point of view, nor considered this the only means of relieving and preventing congestion. The commission showed the same attitude when it adopted the recommendation to halve the tax rate on buildings.

6. Owners of land are not complete idiots. That we concede to some of those who participated in your symposium. Owners of land will not invest large sums of money in huge buildings simply for the sake of losing money. There is, of course, no intention to provide dry nurses for the owners of land, and they will, as in the past, probably exercise their brains and energies in determining what sort of buildings will be most advantageous, considering further limitations upon the size of buildings which must be enacted, and is it not strange that many owners of land in outlying sections of the city are fighting any further restrictions on the size of buildings out there?

7. The best answer to your solicitude for the suburban home buyers is that the Metropolitan League of Savings and Loan Associations, which are trying to induce people to secure their own homes, has endorsed the proposal unanimously.

I trust that you will pardon the length of this communication as I am sure that many other people will similarly write you. BENJAMIN C. MARSH.

New York, Dec. 16.

[Our reason for quoting Prof. Devine was plainly stated: "Its (the commission's) 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." Prof. Devine is a specialist on the subject of charities. We quoted him on that subject. He is not known as an authority on other matters, notably taxation, dealt with in the commission's report.—Ed.]

**A Loyal Worker.**

Editor of the RECORD AND GUIDE:

The undersigned heartily endorses everything said by our fellow member, Mr. David A. Clarkson, of the Real Estate Board of Brokers, regarding the unexcelled devotion shown to the said Board by the late William Henry Folsom.

Having been also one of the founders of the Board, and having been very intimately connected with our first president during the early years of its existence, I think it is only fair to state that I have never known a more loyal and disinterested worker than he was in behalf of said Board.

FRANK R. HOUGHTON,  
New York, Dec. 22.

**Manufacture of Electrical Machinery.**

The value of the machinery and apparatus manufactured for use in the generation and utilization of electricity increased from \$105,832,000 in 1899 to \$159,551,000 in 1904 and \$243,967,000 in 1909, or 130 per cent. during the decade.

Dynamos, motor-generators and similar machines constitute the most important generic group of electrical machinery. The number of dynamos manufactured annually increased from 10,527 in 1899 to 15,080 in 1904 and 16,791 in 1909, an increase of 59 per cent. for the decade. The value of the dynamos for each year was \$10,473,000, \$11,084,000 and \$13,081,000 respectively. The average capacity per machine increased from 55 kw. in 1899 to 66 kw. in 1904 and 84 kw. in 1909. The value of the dynamotors, motor-generators, boosters, rotary converters and double-current generators manufactured increased from \$380,000 in 1899 to \$3,155,000 in 1909, or 730 per cent.

The value of transformers manufactured increased from \$2,963,000 in 1899 to \$4,469,000 in 1904, or 51 per cent., and to \$8,801,000 in 1909, or 197 per cent. The value of the switchboards, panelboards and cut-out cabinets for light and power increased from \$1,847,000 in 1899 to \$3,766,000 in 1904, or 104 per cent., and to \$5,972,000 in 1909, or 223 per cent.

**REAL ESTATE STATISTICS**

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

**MANHATTAN**

**CONVEYANCES**

	1911 Dec. 15 to 21	1910 Dec. 16 to 22
Total No.....	187	163
Assessed value.....	\$12,543,400	\$7,163,500
No. with consideration..	14	14
Consideration.....	\$637,250	\$1,188,500
Assessed value.....	\$528,000	\$922,000

	Jan. 1 to Dec. 21	Jan. 1 to Dec. 22
Total No.....	8,911	9,719
Assessed value.....	\$503,738,375	\$548,146,540
No. with consideration..	768	848
Consideration.....	\$44,146,644	\$46,858,948
Assessed value.....	\$40,621,675	\$40,368,975

**MORTGAGES**

	Dec. 15 to 21	Dec. 16 to 22
Total No.....	129	133
Amount.....	\$5,738,040	\$17,609,178
To Banks & Ins. Cos.....	22	47
Amount.....	\$2,933,500	\$16,345,700
No. at 6%.....	56	47
Amount.....	\$2,826,290	\$449,646
No. at 5½%.....	6	2
Amount.....	\$281,500	\$79,000
No. at 5%.....	31	48
Amount.....	\$725,500	\$12,644,300
No. at 4½%.....	8	11
Amount.....	\$521,500	\$2,107,000
No. at 4%.....	4	.....
Amount.....	\$56,500	.....
Unusual rates.....	1	.....
Amount.....	\$650,000	.....
Interest not given.....	23	25
Amount.....	\$676,750	\$2,329,232

	Jan. 1 to Dec. 21	Jan. 1 to Dec. 22
Total No.....	7,012	7,881
Amount.....	\$289,145,291	\$296,672,999
To Bank & Ins. Cos.....	1,517	.....
Amount.....	\$158,510,644	.....

**MORTGAGE EXTENSIONS**

	Dec. 15 to 21	Dec. 16 to 22
Total No.....	67	38
Amount.....	\$2,684,500	\$908,000
To Banks & Ins. Cos.....	13	7
Amount.....	\$975,500	\$129,500

	Jan. 1 to Dec. 21	Jan. 1 to Dec. 22
Total No.....	2,208	2,306
Amount.....	\$87,407,617	\$98,705,590
To Banks & Ins. Cos.....	751	.....
Amount.....	\$47,689,705	.....

**BUILDING PERMITS**

	Dec. 16 to 22	Dec. 17 to 23
New buildings.....	13	17
Cost.....	\$1,600,000	\$2,998,400
Alterations.....	\$195,725	\$175,638

	Jan. 1 to Dec. 22	Jan. 1 to Dec. 23
New buildings.....	812	804
Cost.....	\$95,846,250	\$96,919,269
Alterations.....	\$12,318,312	.....

**BRONX**

**CONVEYANCES**

	Dec. 15 to 21	Dec. 16 to 22
Total No.....	214	118
No. with consideration..	77	7
Consideration.....	\$126,228	\$150,750

	Jan. 1 to Dec. 21	Jan. 1 to Dec. 22
Total No.....	6,965	6,816
No. with consideration..	535	.....
Consideration.....	\$4,845,727	\$6,131,525

**MORTGAGES**

	Dec. 15 to 21	Dec. 16 to 22
Total No.....	157	113
Amount.....	\$1,778,080	\$1,209,131
To Banks & Ins. Cos.....	37	6
Amount.....	\$178,405	\$108,200
No. at 6%.....	57	51
Amount.....	\$758,611	\$380,956
No. at 5½%.....	22	5
Amount.....	\$193,300	\$26,325
No. at 5%.....	26	29
Amount.....	\$527,300	\$565,000
Unusual rates.....	.....	2
Amount.....	.....	\$21,500
Interest not given.....	52	26
Amount.....	\$298,869	\$215,350

	Jan. 1 to Dec. 21	Jan. 1 to Dec. 22
Total No.....	5,929	6,580
Amount.....	\$58,154,293	\$60,062,945
To Banks & Ins. Cos.....	688	.....
Amount.....	\$12,553,755	.....

**MORTGAGE EXTENSIONS**

	Dec. 15 to 21	Dec. 16 to 22
Total No.....	31	8
Amount.....	\$482,700	\$70,115
To Banks & Ins. Cos.....	4	.....
Amount.....	\$189,000	.....

	Jan. 1 to Dec. 21	Jan. 1 to Dec. 22
Total No.....	671	622
Amount.....	\$10,861,877	\$8,114,702
To Banks & Ins. Cos.....	136	.....
Amount.....	\$4,409,750	.....

**BUILDING PERMITS**

	Dec. 16 to 22	Dec. 17 to 23
New buildings.....	18	9
Cost.....	\$582,375	\$22,500
Alterations.....	\$3,800	\$100,175

	Jan. 1 to Dec. 22	Jan. 1 to Dec. 23
New buildings.....	1,306	1,977
Cost.....	\$22,688,785	\$43,746,265
Alterations.....	\$1,480,520	.....

**BROOKLYN CONVEYANCES**

	1911 Dec. 14 to 20	1910 Dec. 15 to 21
Total No.....	425	400
No. with consideration..	24	20
Consideration.....	\$153,965	\$100,557

	Jan. 1 to Dec. 20	Jan. 1 to Dec. 21
Total No.....	24,740	26,263
No. with consideration..	1,485	.....
Consideration.....	\$12,844,572	\$12,725,789

**MORTGAGES**

	Dec. 14 to 20	Dec. 15 to 21
Total No.....	424	425
Amount.....	\$1,482,143	\$1,728,132
To Banks & Ins. Cos.....	150	.....
Amount.....	\$666,400	.....
No. at 6%.....	253	256
Amount.....	\$643,278	\$712,548
No. at 5½%.....	58	97
Amount.....	\$213,700	\$450,025
No. at 5%.....	89	46
Amount.....	\$571,488	\$481,823
Unusual rates.....	1	1
Amount.....	\$465	\$3,000
Interest not given.....	23	25
Amount.....	\$53,212	\$80,736

	Jan. 1 to Dec. 20	Jan. 1 to Dec. 21
Total No.....	21,591	24,149
Amount.....	\$94,494,635	\$106,372,202

**BUILDING PERMITS**

	Dec. 14 to 20	Dec. 15 to 21
New buildings.....	114	57
Cost.....	\$589,750	\$487,780
Alterations.....	\$25,690	\$94,967

	Jan. 1 to Dec. 20	Jan. 1 to Dec. 21
Total No.....	5,049	5,725
Cost.....	\$31,510,238	\$34,504,742
Alterations.....	\$4,480,424	\$4,536,744

**QUEENS**

**BUILDING PERMITS**

	Dec. 15 to 21	Dec. 16 to 22
New buildings.....	68	28
Cost.....	[\$303,540	\$108,290
Alterations.....	\$14,815	\$19,590

	Jan. 1 to Dec. 21	Jan. 1 to Dec. 22
New buildings.....	5,279	3,917
Cost.....	\$21,321,478	\$15,058,493
Alterations.....	\$836,937	\$820,719

**RICHMOND**

**BUILDING PERMITS**

	Dec. 15 to 21	.....
New buildings.....	15	.....
Cost.....	\$47,885	.....
Alterations.....	\$4,055	.....

**Westchester Railroad Work Delayed.**

The New York, Boston & Westchester Railroad Company will not be able to complete the four tracks of its main line between East 174th street and the north-erly line of the city by February 2, 1912. It will therefore be obliged to ask for an extension of time. President Miller's explanation is that the bridge company will be unable to commence the shipment of steel before January, and that the shipment will not be completed before March.

It will require a month to complete the erection of the steel and thirty days to lay the tracks and install the signals. Plans for the street crossings have not as yet been approved by the Board of Estimate, although all the plans were submitted on October 23.

The delay between 180th street and Unionport road, the railroad company's president alleges was due to the change of plans required, as it is not believed Adams and Berrian streets will be closed as requested.

—The Federal government, unlike the government of New York City, seems to find no insuperable difficulty in putting an occasional check on rising expenditures. In the budget for 1913-14 submitted to the House of Representatives, the total amount asked for, exclusive of the appropriation needed by the Post Office Department, is \$745,834,564. This is approximately \$3,000,000 less than the estimates for 1911-12 and \$21,283,922 under the sum of the corresponding appropriations made by the last session of the Sixty-first Congress. The Post Office appropriation for the current year was \$257,539,113. For next year Mr. Hitchcock wants \$260,938,483. Under his management the postal service is now practically self-supporting.



# BUILDING SECTION

## SIMPLIFYING LEGAL BUILDING REQUIREMENTS.

Conditions That Are Burdensome, Yet Have to Be Complied With—How Builders Can Save Themselves Annoyance.

IT has been said that it is more difficult to carry on building construction work in New York city than in any other city, with the single exception of San Francisco. In the local case the difficulties are due to complexity of building laws. In the latter case the difficulties are those imposed by labor. The difference is that here in the East labor, working through philanthropic organizations, has forced into law many of its tenets, while in the Western metropolis its tenets have been applied with the aid of the law where possible, and where this was not practicable it has enforced its dictum through organization rules. In either case some benefits have resulted, but in both instances builders have had to carry excessive cost burdens in practically every operation projected.

While this penalization has not, of course, been intended, it is, nevertheless, a stern reality, and is directly responsible for the higher construction costs as compared with those in other cities. In New York construction is about two cents a cubic foot higher than in San Francisco, while San Francisco construction costs run from twelve to fifteen cents more than in other cities similarly situated with regard to shipping and railroad facilities. As a matter of fact, construction in both New York and San Francisco should be lower than in New Orleans, Denver and Chicago. Yet the range of costs for average buildings in American cities range as follows:

**Construction Costs.**

	Cents per cu. ft.
New York (Greater).....	23 to 28
San Francisco .....	21 to 26
Chicago .....	20 to 25
Boston .....	20 to 23
Pittsburgh .....	20 to 22
New Orleans .....	19 to 20
Oakland .....	18 to 21
Denver .....	18 to 19
New Haven .....	18 to 19
Philadelphia .....	16 to 18

It is therefore apparent that the local operator has to pay more for the legal requirements imposed upon his contractor than do operators in other cities, due allowance being made for the fact that union wages are higher here and in San Francisco than they are in any other city. What, then, are the requirements that place such a burden upon builders here?

In the first place, the operator through his architect has a complexity of authorities to deal with. In each of the five boroughs there is a Superintendent of Buildings possessing discretionary power in interpreting the building code. In addition each makes local rulings which must be complied with, though they may be different from the rules in other boroughs. These rulings may apply to sidewalk covering during construction or it may apply to the thickness of bearing walls, the character of foundation setting, and even down to the minutest feature of the work. In this case alone, the man who operates from Manhattan and at the same time carries on construction work in outlying sections, encounters expensive delays, and he has no alternative but to pay. It has been suggested that a remedy for this condition would be the establishment of a central Bureau of Buildings for the entire city, the Superintendent of that Bureau being the sole person permitted to make rulings on, or to interpret, the building code. His standards should be acceptable by the Board of Underwriters, tenement house and the hundred and one other departments to which the operator is liable for infraction of the building law and departmental rulings.

**One Inspection for All Departments.**

As a further means of cutting down construction costs in New York City, all the inspectors in the building, tenement house, gas, water, and electricity, encumbrances, fire and fire prevention, health and other departments having jurisdiction over building construction, should

be merged into one bureau with full police powers and with thoroughly trained department chiefs and staffs so that the operator may not be harassed by a hundred and one petty delays and annoyances, all of which contribute to run up the cost of construction in this city.

Space forbids enumeration of all the legal requirements, rules, conditions and what not that are imposed upon the New York builder. Some architects and builders have become inured to them and they accept them as a matter of fact, their time and trouble being amply paid for in most instances by a liberal incidental item in the estimate of cost.

Most of the trouble experienced by builders who are prone to complain of the burdens placed upon them, is self-inflicted. It is the fruit of trying to go behind the law and to save expense. Architects frequently complain of red tape in the department when, as a matter of fact, the delays they encounter are directly traceable to their own carelessness in nine cases out of ten.

One of the many innovations introduced into the Manhattan Bureau of Buildings by Superintendent R. P. Miller when he assumed office was the elimination of as many burdensome requirements as possible, and to have necessary rulings used as precedents, the same as judicial decisions are used. In one sweep he gave the builder a path practically free from incumbrances providing he came into court with clean hands. Impossible legal and departmental requirements which had proved not only vexations, but costly, under other administrations, were removed where a spirit of mutual co-operative compliance was evident.

Some of these rulings were in the form of instructions to inspectors. Others called upon the applicant for more complete data, such as the noting of lot and block numbers in affidavits of ownership, while others dealt primarily with construction.

Another way in which Superintendent Miller simplified building construction was by ruling that no interlineations or corrections should be made upon the applications, but only upon amendments filed as riders to the original papers. This saved a great amount of time and eliminated error to a large extent.

Some of these requirements are here-with reprinted from a special report of rulings and instructions made by Mr. Miller's permission in the Record and Guide of February 26, 1910. Every builder contemplating operating in Manhattan or any of the five boroughs should be conversant with these and other requirements printed under the Departmental Rulings section of the Record and Guide at frequent intervals. By following them closely in building practice operators will save themselves much time, labor and expense:

**Errors and Corrections.**

"Changes, alterations, interlineations, or other mutilation of any application, amendment or other papers filed in connection therewith, are not to be permitted or tolerated under any circumstances.

"If errors have been made in any of these papers by the applicant, the correction must be noted in amendments or subsequent statements filed with the papers.

"If errors have been made on the part of any employe of this bureau, corrections of the same must be noted in written statements attached to the papers."

**Sheds Over Sidewalks.**

"1. The shed shall extend from building line to curb.

"2. The shed shall be erected as soon as practicable after the building operation is started, and must be completed before any part of the construction is carried more than thirty-five feet above the curb.

"3. The material shall be good sound timber, and all work shall be done in a substantial manner and shall be securely bolted or spiked.

"4. The girders and sills shall be fastened to the posts by means of battens not less than two ins. thick, and with not less than two 20d spikes.

"5. The structure shall be braced by means of kneebraces, both longitudinally and across at every post; the braces shall be placed at an angle of about 45 degrees, and shall connect with the post, beams and girders. The connection to the post shall be at a distance of not less than three feet below the top.

"The braces shall not be less than 6 ins. x 2 ins., and there shall not be less than two 20d spikes in each member connected.

"6. The flooring shall be spiked to the cross beams by sufficient 20d spikes to hold the flooring securely in place.

"7. For buildings exceeding 100 feet in height and where the sidewalks are ten feet or less in width, beams shall be not less than ten inches by three inches, and spaced not exceeding two feet center to center; girders not less than 8 ins. x 8 ins.; posts not less than 8 ins. x 8 ins., and spaced not exceeding eight feet center to center; sills not less than 8 ins. x 6 ins.; and flooring not less than 2 ins. in thickness.

"8. For buildings exceeding one hundred feet in height, and where sidewalks are over ten feet in width, beams shall be not less than ten inches by four inches, and spaced not exceeding two feet center to center; girders not less than 8 ins. x 8 ins., posts not less than 8 ins. x 8 ins., and spaced not exceeding 8 feet center to center; sills not less than 8 ins. x 6 ins., and flooring not less than two inches in thickness.

"9. For buildings exceeding 65 feet and less than 100 feet in height, and where sidewalks are ten feet or less in width, beams shall not be less than 8 ins. x 3 ins. and spaced not exceeding two feet center to center; girders not less than 8 ins. x 8 ins.; posts not less than 8 ins. x 8 ins. and spaced not exceeding 8 feet center to center; sills not less than 8 ins. x 6 ins. and flooring not less than two ins. in thickness.

"10. For buildings exceeding 65 feet and less than 100 feet in height and when sidewalks are over 10 feet in width, beams shall not be less than 10 inches by 3 inches and spaced not exceeding 2 feet center to center; girders not less than 8 inches x 8 inches; posts not less than 8 inches x 8 inches; and spaced not exceeding 8 feet center to center; sills not less than 8 inches x 6 inches, and flooring not less than 2 inches in thickness.

"11. These requirements are for ordinary conditions. If extraordinary loads are to be placed upon the shed, heavier timbers shall be used. Deviations from these requirements may be permitted, provided the same strength of construction is secured, but all such cases must be reported to the Chief Inspector or Superintendent for approval.

**Fireproofing of Beams and Girders.**

"No system of fireproof floor construction must hereafter be approved or installed that does not contemplate encasing the bottom flanges of all beams and girders, and the exposed portions of such beams and girders, with terra cotta or other fireproofing material allowed to be used for the filling between the beams under the provisions of Sec. 106 of the Building Code. Such protection shall be not less than one inch thick in the case of terra cotta, nor less than one and one-half inches thick in the case of other building materials. Materials other than terra cotta must be thoroughly secured by metal fabric in an approved manner. Protection of bottom flanges of beams and girders by means of metal lath and plaster shall not be permitted.

**Elevator Openings.**

"In all buildings in which passenger elevators are placed, no more than one opening shall be provided to the elevator shaft on any one floor, and all openings in the several stories shall be one above the other.

"An outside staircase of satisfactory construction, that is, with easy thresholds and risers, accessible at each floor by means of a door, and having an exterior outlet to the street, either direct or



through a fireproof passage connecting with a corridor with the street on the first story, can be accepted as equivalent to a staircase called for under section 75 of the building code.

"When ever two buildings are connected by door openings provided with self-closing fireproof doors, and such openings are not larger than six feet in width and the total width of such door openings at any one story is not more than twenty per cent. of the length of the wall, the two buildings may be treated as separate buildings.

#### Partitions in Fireproof Buildings.

"All partitions in fireproof buildings which are of a permanent character, shall be constructed of approved fireproof material and construction. Permanent partitions shall include all partitions enclosing halls and toilet rooms and partitions separating the space occupied by one tenant from that of another.

"Partitions constructed within the space occupied by any one tenant, and used only for the purpose of dividing such space into office or rooms, may be of wood and glass, whether the same are so called dwarf partitions or extend from floor to ceiling. It is not required in any building that the wood used in such partitions shall be treated to render it fireproof.

"Where there is any doubt as to the use of the partitions a report should be submitted to the Superintendent before such partitions are approved or a violation filed for the erection of the same."

These are fair samples of the changes that have been made in building construction requirements in New York within the recent past. But because certain routine procedure has been simplified, attempts have been made to take advantage of the spirit of cooperation shown in official places by unscrupulous parties.

In the suburbs the builder will find conditions less rigid than in crowded Manhattan, but, even so, builders are inclined frequently to complain that they are harassed, and annoyed by red tape procedure. Builders of experience as well as newcomers in the field, should bear in mind that subterfuge, indifference and hostility to legal requirements is not the proper way to correct bad laws or to remedy bad conditions.

If builders would take their grievances directly to the Superintendent of Buildings in his borough, or the borough in which his operation is going on, they would probably get more satisfaction than when they take the law in their own hands.

### The New Vanderbilt Hotel.

The structural work on the hotel building which Alfred Vanderbilt is erecting on the site of his great grandfather's residence at 34th street and Park avenue is in its last stages, and the house is now receiving its furnishings.

It is one of the most thoroughly fireproof hotels in the city. Nothing burnable is contained in its structure. Everywhere the floors are concrete, even though covered with carpets and rugs; and the doors and frames are of hollow metal with brass fittings. Wall surfaces are in imitation of caen stone, and wainscotings and bases are of marble. Only the furniture, curtains, carpets and other furnishings could feed a fire.

The bedroom furniture is mostly upholstered in strawberry color, with carpets and hangings to match. Doors and trim are finished in cream enamel. The two lower floors are still in the hands of the masons and plasterers.

A large suite of rooms, as yet unfurnished, has been set aside at the top of the house for Mr. and Mrs. Vanderbilt. Warren & Wetmore are the architects. Thomas Hilliard, formerly of the Waldorf is the head of the operating company.

### American Society of Civil Engineers.

The fifty-ninth annual meeting will be held at the House of the Society on Wednesday and Thursday, January 17 and 18, 1912. The business meeting will be called to order at 10 o'clock on Wednesday morning. The annual reports will be read; officers for the ensuing year elected; members of the nominating committee appointed; reports of special committees presented, and other business transacted.

In connection with the annual meeting, three special meetings of the society are scheduled for Friday and Saturday, January 19 and 20. The subject for topical discussion is "Road Construction and Maintenance."

The arrangements for excursions and entertainments will be announced later.

## TO PROMOTE FAIR DEALING.

### Objects of the New Builders' Protective Association in the Bronx.

About fifty different firms and corporations are represented in the new Builders' Protective Association, which has opened headquarters at Melrose Hall, 150th street and Melrose avenue, Bronx.

The Constitution states that the objects of the association are to promote and obtain a fair dealing between the members, contractors, materialmen, loaners of money, mechanics and laborers in connection with all building enterprises in which any of the members shall be interested, and in all lawful ways to promote and protect the best interest of the members in connection with their building enterprises, and reform all abuses that occur in connection therewith.

Any person, firm or corporation engaged in the erection of buildings may become a member. The dues are \$10 annually. The executive committee is to appoint and maintain a grievance committee of nine members, who shall have power, subject to the approval of the executive committee, to make such rules as it shall deem reasonable for the regulation of its hearings and decisions. Any member of the association who feels that he has been unjustly treated by any person or corporation concerning any matter relating to its building enterprises may present a complaint to the grievance committee, provided he will previously agree to be bound by its decision, and the grievance committee will then investigate the complaint and take such action as shall be fair and just.

In the event that the grievance committee shall desire to refer any complaint back to the executive committee, it will be the duty of the president to call a meeting of the executive committee within four days, and if after investigation the executive committee shall decide that such complaint is well founded, it may use its best endeavors to have the controversy arbitrated by a board of arbitration of five persons, two chosen by the complainant, two by the defendant, and an umpire chosen by the four so selected. The award shall in all respects be final and binding. If the party complained against shall refuse to submit to arbitration, the executive committee may in its discretion call a meeting of the association to take such action as it may think wise and just.

The annual meeting of the association for the election of permanent officers will be held on the first Wednesday after New Year's, and other meetings semi-monthly on the first and third Mondays of each month.

The chairman of the new association is Patrick J. Revelle, former Superintendent of Buildings in the Bronx; H. W. Perelman and Albert J. Schwarzler, vice-chairmen; Charles Schaefer, Jr., secretary; Harry S. Plough, treasurer.

#### The Membership.

The following are enrolled as members: August F. Schwarzler, 1718 Southern boulevard; A. Warren, 2304 Morris avenue; H. Eckman, 1054 Grant avenue; B. Benenson, 407 East 153d street; A. J. Schwarzler, 1340 Brook avenue; O. J. Schwarzler, 1340 Brook avenue; Friedman Const. Co., 171 Broadway; Henry J. Semke, 1718 Southern boulevard; J. O'Leary, 991 East 167th street; Morris Levin, 3681 Broadway; Morris Frankel, 1027 Faile street; J. J. Frankel, 1037 Teller avenue; H. Lehr, 1231 Hoe avenue; N. Hodes, 245 East 200th street; Emanuel Doctor, 26 East 119th street; Stephen J. Still, 1446 Minford place; Charles Schaefer, Jr., 401-3 Tremont avenue; F. M. Melkert, 1692 Monroe avenue; Fieldman Const. Co., 149th street and Riverside drive; Joseph Hyman, 842 Kelly street; Harry W. Perelman, 200 Broadway; John McNulty, 3058 Bainbridge avenue; James Fanning, 4529 Third avenue; P. J. Revelle, 1054 Trinity avenue; Henry F. A. Wolff Co., 549 East 138th street; Chas. T. Streeter Co., 432 East 158th street; Weller Meeker Co., 784 Garden street; Abram W. Herbst, 1956 Crotona parkway; Jacob Streifer Co., 1340 Wilkins avenue; Tulare Realty Co., 442 East 165th street; August Nelson, 195 West 168th street; O. G. Bertelsen, 441 182d street; Louis E. Kleban, 1130 Union avenue; Maurice Muller, 2614 Third avenue, Bronx; Chas. Bjorkregen, 2148 Mapes avenue; Jacob Leitner, 836 Westchester avenue; Joseph Leitner, 103 East 125th street; Geo. Hoffman, 493 East 162d street; Edward Muller Bldg. Co., 811 East 180th street; Iscan, 485 East 174th street; Max Cohen, 1056 Morris avenue; Lentz Realty Co., 271 West 125th street; Re-

liable Construction Co., 1126 Union avenue; S. Williams, 71 West 113th street; Henry S. Camp, 1935 Clinton avenue; Plough & Fox Co., 391 East 149th street; Pirk Realty Co., 114 East 198th street; T. Giordano, 864 East 180th street; Jos. Reiss, 1509 Bryant avenue; Peter Fox, 183d street and Washington avenue; Putman Realty Co., 391 East 149th street; Graham & Adams Co., 391 East 149th street.

Asked why an organization separate from the two general building trades employers' associations was deemed necessary at this time, Secretary Schaefer, who is an architect and engineer at 401 Tremont avenue, said:

"Neither of the organizations mentioned arbitrate with the builder, but arbitrate among themselves, and their decision is final, offering the builder no representation whatsoever as to the measures of protection to be adopted—arbitration.

"There will be no order of procedure in any given case other than the merits of the case being considered. As to the undertaking to deal with labor questions the committee is not sufficiently organized to answer this particular question."

## BOOM FOR L. I. CITY.

### Expected to Become a Big Center for Automobile Works.

The wonderful swiftness with which Broadway between 50th street and Empire square was transformed into a colony of automobile salesrooms is within the knowledge of everyone. Colonies have grown up in other sections of the city for other trades at different periods, but generally have been of slower growth. In view of what has happened on Broadway, it seems probable that something similar will develop on the other side of Queensboro Bridge from the purchase of manufacturing sites by a number of automobile manufacturers.

The Queensboro Bridge has fulfilled the prediction that it would be a great thoroughfare for motorists. With hundreds of automobile salesrooms near the Manhattan end, what would be more natural than that automobile factories should congregate near the Long Island end, following the lead of Brewster & Co., the Ford Company, the American Locomotive Works and the Simplex Company? The last named has this week purchased a manufacturing site in Long Island City and at least two other firms are negotiating.

The real estate interests around the Queensboro Plaza are reported to have agreed among themselves to let no more manufactories settle on the Plaza. Brewster & Co., the first automobile concern to build at Long Island City, secured a site on the Plaza, but no others will be permitted, real estate men say.

However this may be, land values are likely to more effectually determine the matter. Manufacturers rarely will pay a higher rate than \$3,000 per city lot for a large tract of land and this limitation will keep them away from the Plaza, where lots are held at \$20,000 and over. While the automobile people are well financed as a trade, they are not likely to build large shops on office building sites when manufacturing sites at appropriate prices are obtainable a few blocks away.

Numbers of manufacturers of automobile accessories are expected to follow the big companies to Long Island City, because New York has become the principal center of the industry in the East and transportation costs can be greatly lessened by having either a main or auxiliary manufacturing plant in or near this city. The signs are at the moment propitious that Long Island City is about to get its first real industrial lift since the opening of the bridge from the automobile manufacturers. The Simplex Company's site is on Webster avenue and Pomeroy street, directly opposite the plant of the American Locomotive Company.

### Seventh Avenue Parkway.

Park Commissioner Stover is completing arrangements for starting work on the Seventh avenue parkway improvement. A schedule of wages to be paid has been approved by the Board of Estimate. The schedule is based on an estimate by the landscape architect in charge, covering the carting of top soil, digging tree pits, grading, etc. Provision is to be made for a foreman and a gardener, each for two months; laborers for 500 days, and hired teams with drivers for 500 days. The total schedule is \$4,600.



## NINE-STORY HOUSES FOR THE WEST END.

Beginnings of a Fresh Building Movement in the Lateral Streets  
—Private Dwellings Giving Way to Tall Apartment Houses.

AN operation has been started in 104th street, between Broadway and West End avenue, that seems to foretell the future of all that section of Bloomingdale south of Cathedral Parkway covering the two series of blocks between Broadway and Riverside Drive. Especial reference is directed at this time to the lateral streets which have hitherto been exclusively occupied by private dwellings. Riverside Drive and West End avenue, the two longitudinal thoroughfares running through the section, several years ago yielded supremacy to the modern 12-story apartment house, but the side streets have kept their rows of dwelling houses intact until the present time.

All this section was once restricted to private houses—the Riverside Drive and West End avenue lots as well as the lots on the side streets. In some instances restrictions have been disregarded with apparently the general consent of the community, because of the obvious des-

the number of stories as eight. In other cases the same architects have succeeded with the ordinary forms of construction in bringing nine stories within an altitude of ninety feet, as in the building of the Carnegie Construction Company in West 115th street, between Broadway and Riverside Drive, and one in West 107th street, west of Amsterdam avenue.

### The Financial Proposition.

The four houses that are being demolished are valued by the Tax Department at \$77,000, of which total \$56,400 is for the land and \$20,600 for the buildings. One house and lot is valued at \$20,000 and the other three at \$19,000 each. The new building is estimated to cost \$200,000. It will contain thirty-seven apartments, which at the prevailing rentals in that section will, of course, produce a much larger proportionate income on the investment than the private dwellings would have been able to do. Should the operation prove entirely successful its influence, as an example and inducement for other similar operations will be pronounced. The owner in this case is the Bloomingdale Construction Company, of which Dr. Stemm, of 526 West 111th street, is the head.

Another nine-story apartment on a sixty-foot street in the West End section is being erected in West 87th street near Riverside Drive, at Nos. 314 to 320. This house will be for the Brixton Construction Co., from plans of Rouse & Goldstone. Edward S. Buckner of 808 West End avenue, is president of the construction company, and John M. Stoddard is secretary and treasurer. The building will have a frontage of 88 feet and cost \$290,000.

These two nine-story houses are presumed to represent what is considered the best future type of housing for the inside lateral streets in the West End section. The architect who built the first house on Riverside Drive, which was the residence of James A. Deering, at the south corner of 103d street, is still engaged in his profession in this city. The same architect built the first private house on West End avenue, which was for his own residence,

and is situated one door south of the corner of 102d street on the west side.

The architect referred to is Mr. Ralph S. Townsend, of Townsend, Steinle & Haskel, of Broadway and 34th street, who has practiced his profession for fifty years in this city and had a great deal to do with the building up of the Bloomingdale section, which includes also what was for many years called the "West End." Mr. Townsend has built houses for the grandparents of present owners. At this moment, for example, he is supervising as architect the erection of an apartment house in West 106th street, near Amsterdam avenue, for Mrs. Clara L. Eakins, who is the granddaughter of the late David H. Knapp, for whom Mr. Townsend built both private dwellings and apartment houses in 105th street at and near the corner of Amsterdam avenue.

### An Architect's Reminiscences.

"The first houses erected in that section of the city," remarked Mr. Townsend this week, "were, of course, private houses. There were no 'apartment houses' in those days, for the modern apartment house is not a very old type. For David H. Knapp I first planned the row of brownstone dwellings on the south side of 105th street, east of Amsterdam avenue, afterwards the two flats on the corner, and then the stone flats across on

the north side of 105th street, which have my name engraved on the base as architect. I planned houses also for Mr. Knapp's daughter, Mrs. McMann, and now for his granddaughter, Mrs. Clara Eakins. When Mr. Deering's house was built Riverside Drive was still in an unfinished state, and the same was true of West End avenue when I built my residence, which was the first house on that street. I haven't the dates in my mind now, but it was only about thirty years ago."

How long the restrictions in favor of private dwellings will operate is very problematical, but it seems certain from looking at the numerous new apartment operations along West End avenue that the general effect of the restrictions will be merely to regulate the annual amount of reconstruction without absolutely prohibiting it or actually preventing the ultimate result that now seems inevitable.

Four twelve-story apartment houses are under way at this time on West End avenue, the owners and builders being Charles E. McManus, the West End Company (Everett Jacobs, president), Henry Schiff and Mulliken & Moeller. These operations are all between 78th and 88th street. A fifth project which has not yet taken physical shape is for a twelve-story house north of the northeast corner of 87th street, on a 78-foot frontage. With the exception of Mr. Schiff's house at the southeast corner of 88th street, all will have frontages of less than 100 feet, and his will have 123 feet.

Business has so far been kept out of West End avenue and construction has proceeded at a rate which has not oversupplied the market with apartments, which does not seem to be an easy thing to do in view of the high public estimation in which the avenue has always been held. Between 72d street and Bloomingdale square there are as yet but forty-eight houses of the apartment type, from seven to twelve stories high, some of which were built years ago. Builders have no difficulty in obtaining loans for improvements on the avenue.

### Obituary.

SAMUEL VERPLANCK died at his home at Fishkill-on-the-Hudson on Monday. He belonged to a family which settled at Fishkill in Colonial days. Branches of the family built homes on several of the headlands on both sides of the river and engaged in forwarding and brick manufacturing, owning sloops and clay lands. Verplancks Point, on the east shore of the river opposite Stony Point, forming with the latter the southern portal to the Highlands, is named in honor of the family. During and anterior to the Revolution Kings ferry ran between Verplancks Point and Stony Point, and here the French army crossed on its way to and from Yorktown and encamped for a time. At the Fishkill homestead Baron Steuben made his headquarters. One of the Verplancks lived at New Windsor, a suburb of Newburgh, in an old Colonial house with great columns in front, that was destroyed by fire twenty years ago and never rebuilt.

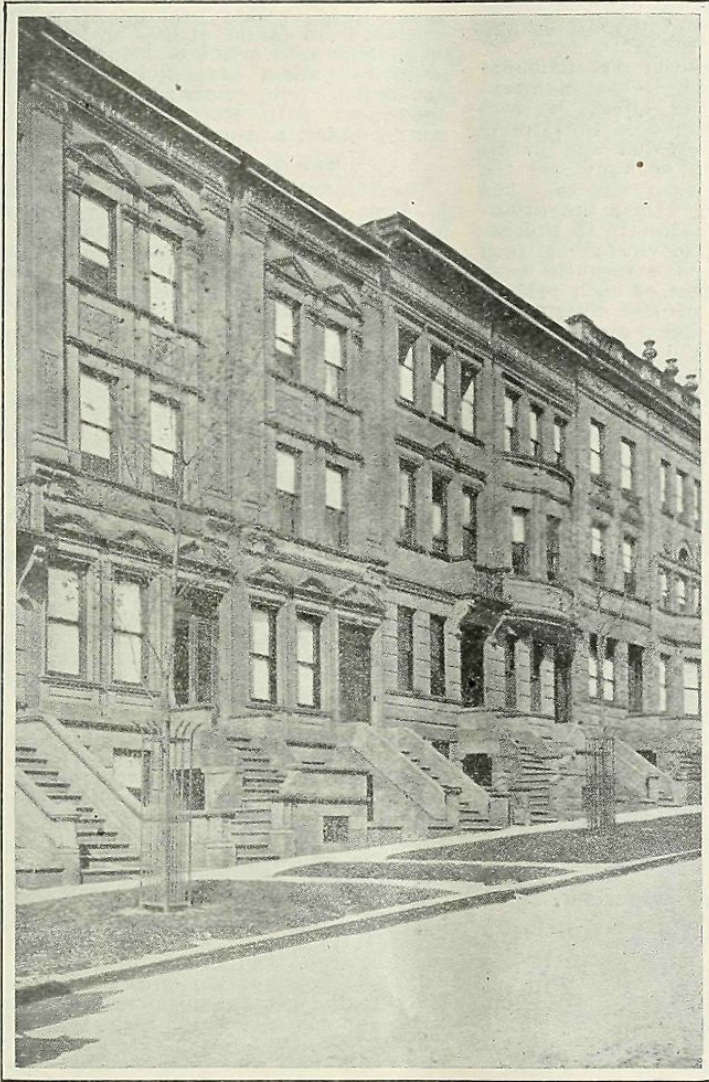
The history of the Verplanck family is entwined with that of the Hudson River, and in fact, the river made the fortune of the family. Recently Mr. Verplanck wrote and had published in book form a narrative of the old sailing vessels on the river, some of which were owned by his people. Before the steamboat era and for many years afterward the building materials largely used in this city were brought here in sailing vessels. The captains were most often agents for the sale of the cargo, whatever it was, or had an interest in its production, and being more than merely carriers they were designated as "forwarders." Some of the existing transportation lines had their inception in the forwarding business carried on by means of sloops and schooners.

Samuel Verplanck leaves a widow, who several years ago was Regent of the Daughters of the American Revolution.

### National Electric Light Association.

The State armory in Seattle, Wash., has been engaged for the annual convention which will be held June 9-15, 1912. There will be this year the usual exhibition of electric lighting apparatus by manufacturers—a feature which was omitted from the 1911 convention in New York City on account of lack of facilities, and of the various exhibits to be found about the city.

—Ten years ago Andrew Carnegie was the most prominent figure in the steel industry, as Mr. Rockefeller was in the oil industry, but, according to the Directory of Directors, he is now connected in an official capacity with but one business enterprise and that a small bridge company.



TYPICAL HOUSES ON WEST END AVENUE.

tiny of the two avenues to be utilized for speculative improvements of costly description. Not all the restrictions run permanently with the land; many are for specified terms, which are now beginning to expire. It is conceivable that if the character of any one neighborhood in the district should be greatly changed that the perpetual restrictions in that neighborhood would have to yield, as was indicated in the latest Murray Hill case, as decided by Referee Charles F. Brown, formerly chief justice of the Court of Appeals.

On the south side of 104th street, in the quarter referred to, there stood until this week a row of six 3-story and basement brownstone dwellings, which were built about thirty years ago, during the period when all the rest of Bloomingdale was built up, from the impetus given by the opening of the elevated road. Four of the six dwellings are being demolished and on the site will be erected a nine-story apartment house with a frontage of 75 feet.

As 104th street has a width of but sixty feet, eight stories have generally been considered the limit for height, but in this case nine stories will be erected, as we are assured by the architects, Schwartz & Gross, of 347 Fifth avenue, although the plans originally filed gave



## AMERICAN ARCHITECTS.

### Incidents at the Annual Meeting of the Institute at Washington.

The forty-fifth annual convention of the American Institute of Architects, which conferred a medal of honor on George B. Post and elected Walter Cook president, evolved a number of points of special interests to New Yorkers. Over one hundred delegates were present representing the various chapters throughout the country.

Cass Gilbert presented the report of the committee on the Preservation of Natural Resources. "In every direction," he said, "we see the ruthless destruction of natural beauty. There are the shores of the Potomac, the Palisades and Highlands of the Hudson and the country surrounding Niagara Falls." He urged that all historic estates not already belonging to the National or State government be acquired, even if they should not be used for park purposes for centuries to come.

Arnold W. Brunner presented the report of the committee on Town Planning. Ralph Adams Cram reported for the Committee on Education and Frank Miles Day of Philadelphia, for the Committee on Competitions. Walter Cook presented the report of the Board of Directors. H. A. Gardner, assistant director of the Institute of Industrial Research, read a paper, illustrated by lantern slides, on "Recent Developments in Paint Technology." C. C. Zantzing addressed the convention on "City Improvement" and J. Milton Dyer spoke of the "Effect of Competition on Design."

George B. Post's appearance upon the floor of the convention during the afternoon session of the first day was the signal for an ovation, in his honor.

The officers for the coming year are: Walter Cook, president; R. Clifton Sturges, John Lawrence Mauran, Breck Trowbridge and Frank C. Baldwin, vice-presidents; Glen Brown, secretary treasurer; Irving K. Pond, Edward B. Green, John M. Donaldson, Edward A. Crane, J. Noel Wyatt, directors; T. J. D. Fuller, auditor.

At the annual reception and banquet, at the National Museum, a medal of honor was hung around the neck of George B. Post for his distinguished services in the cause of American Architecture, and addresses were delivered by the President of the United States, and the French Ambassador and others. Six hundred ladies and gentlemen attended the reception.

Lloyd Warren of New York was advanced to the rank of Fellow. Among the men in attendance not heretofore named were: C. Grant La Farge, H. V. B. Magonigle, J. Otis Post, George L. Ford, Grosvenor Atterbury, Russell F. Whitehead, Frank H. Holden, Donn Barber, of New York; D. H. Burnham and Allen Pond, of Chicago; J. Milton Dyer, Cleveland; E. W. Newall, Charles Coolidge, Boston; D. Knickerbacker Boyd, of Philadelphia.

### New President of the American Institute.

Walter Cook, who was elected president of the American Institute of Architects at the annual meeting at Washington, last week, is a member of the firm of Babb, Cook & Welch, of 3 West 29th street, this city. He is a graduate of the Ecole des Beaux Arts of Paris, the Royal Polytechnic School at Munich and of Harvard University. He is a New Yorker by birth and lives in East 37th street.

He has practiced here since 1877. His firm were the architects of the DeVinne Press Building, the residence of Andrew Carnegie, many Carnegie Libraries, the residence of F. B. Pratt in Brooklyn, the New York Life Buildings in Montreal, St. Paul and Minneapolis.

Mr. Cook is a past president of New York Chapter of architects, a past president of the Society of Beaux Arts, and for several years was the architectural member of the Municipal Art Commission. He was the American member of the international jury which judged the Phoebe Hearst competition for the University of California, and he was also a member of juries in competitions for the New York Public Library, the Washington University at St. Louis and for the remodeling of West Point.

### Inspectors of Plastering.

The Municipal Civil Service Commission, 299 Broadway, will receive applications for the position of plastering up to 4 p. m., January 4. A new law which goes into effect January 1 requires that the building bureaus shall have jurisdiction over all plastering, except where it conflicts with the duties of any other department or conflicts with any law conferring on any other department supervision of any portion of plas-

tering. For such purpose there are to be appointed a sufficient number of inspectors to perform such work as is necessary in the enforcement of the new law, who, in addition to such qualifications as may be required by the civil service laws, shall be competent plasterers of at least ten years' practical experience. The salary will be \$1,200.

### Bridges Across City Streets.

Designs for private bridges across streets have been submitted from time to time to the Art Commission, to be passed upon by it, as required by the Charter (section 637). These designs usually provide for simple utilitarian structures connecting the upper stories of business buildings on opposite sides of the same street, and are intended solely for the convenience of persons or corporations engaged in carrying on business in such buildings.

The Art Commission does not deem the question of city policy involved in the granting of the city's consent to the erection of such bridges within its province. It has, therefore, acted upon the designs for all such bridges as have heretofore been submitted to it in the same manner in which it has acted upon other authorized structures, giving due consideration to the appearance of the bridge and its proposed location.

But the attention of the Art Commission has been attracted in the examination of designs to the effect of such bridges on the appearance of the streets over which they are erected and in diminishing the diffusion of light and the circulation of air in such streets. The commission has finally called the attention of the Board of Estimate to the extent to which bridge privileges between commercial buildings have recently been granted and to the effect of such bridges upon the appearance of the streets and in the diminution of light and air, and the commissioners have expressed the hope that hereafter such privileges will be granted only in those exceptional instances in which no public detriment can result and in which public, as well as private, convenience can be thereby served.

As the streets are for public use, in the judgment of the commission they should be kept free of permanent private encumbrances, both on the surface and overhead. Although most of these bridges are in commercial or manufacturing districts, yet it is in such congested localities that the streets are perhaps of the greatest importance in furnishing light and air.

The members of the Art Commission are of the opinion that the erection of such bridges across streets should only be permitted in exceptional instances and where the public interest or convenience clearly overbalance the obstruction of light and air and the disfigurement of the street.

### Gypsum Industry Important.

The importance of the gypsum industry in the United States is shown by figures compiled by E. F. Burchard, of the United States Geological Survey. For 1910 the value of gypsum products was \$6,574,478 and the amount of gypsum mined 2,375,394 short tons. This was an increase over the figures for 1909 of more than 5 per cent. in tonnage and more than 10 per cent. in value. Our gypsum industry is independent of foreign sources, for the value of the imports in 1910 amounted to only \$502,111, or less than 8 per cent. of the domestic output.

New York was the largest producer of gypsum, with an output valued at \$1,153,977, an increase of \$121,327 over 1909. Iowa came second, with a value of \$943,849, and Michigan third, with \$668,201.

The bulk of the gypsum produced was manufactured by grinding and partial or complete calcination into plaster of Paris, molding and casting plaster, stucco, cement plaster, fibered plaster, plaster boards, flooring plaster and hard-finish plaster. The best known hard-finish, anhydrous plaster is Keene's cement, which sets very white and hard. It is used as a backing and surface for artificial marble and for ornamental moldings and castings, and its use as a wall plaster is increasing.

Refined grades of plaster are used in dental work, also as cement for plate glass during grinding, for making pottery molds, stereotype molds, and molds for rubber stamps, and as an ingredient in patent cements. A large quantity of gypsum is used in the raw state as a retarder in Portland cement. Considerable quantities are ground without burning and used as lang plaster or in fertilizers. Smaller quantities are used unburned in the manufacture of crayons and paper.

## OPEN SHOP PREDICTED.

### If the U. S. Court Sustains the "Anti-Boycotters" Contentions.

An agent of the Anti-Boycott Association, which is representing the Paine Lumber Company and other outside woodwork manufacturers in attacking the agreement existing in the carpenter trade of this city, made the prediction this week that "open shop" was certain to become the prevailing labor system in this city.

He admitted that his prediction was based on the assumption that the United States District Court would grant a permanent injunction against the carpenters for boycotting non-union trim, and that the law would be so interpreted as to put an end to all trade agreements which in any wise interfere with the freedom of materials and labor.

"I know that we are in for a long fight," this gentleman added, "but I am certain of the ultimate result. It will be the same here as it is in Boston and other places where they have the open shop. Your Chinese wall is going to be battered down."

The preliminary injunction issued by Judge Coxe in May prohibited the union officials from calling strikes on jobs where open-shop millwork was being used, and permitted union carpenters to work on non-union trim notwithstanding their agreement with Eastern manufacturers not to install non-union woodwork.

### The Questions at Issue.

The injunction restrains the carpenters: 1. From conspiring to refuse to handle or work upon materials produced by manufacturers because they are not made under union conditions, and from attempting to enforce the provisions of the by-laws of the district council providing for a fine of \$10 to be imposed upon members found guilty of working for any person or on material declared to be "unfair." 2. From inducing any person to decline employment because a firm has purchased materials made by the plaintiffs. 3. From conspiring, agreeing or combining to restrain or destroy the interstate commerce of the manufacturers by compelling them to employ union labor exclusively.

The principal points made in the brief of the manufacturers, contending that the injunction against the labor organizations should be sustained, are as follows:

1. A combination of workmen to bring about the employment of members of their organization exclusively in their industry throughout an entire community is unlawful.

2. The facts establish a combination to cause strikes against customers of complainants for the purpose of preventing the sale of their products as long as they remain open shops, and is, in effect, a secondary boycott of the complainants, which is unlawful.

3. Sympathetic strikes are unlawful.

4. The mere act of refusing to work upon or handle given materials is illegal, when it is a part of a combination to restrain trade and injure business.

5. The combination presented is contrary to the general business law of New York, and contrary to the Federal statutes.

6. Relief asked for in this suit has not and will not affect arbitration agreements.

It is contended by the Anti-Boycott people that Points No. 1, 2, 3 and 4 strike at the basis of trade organizations in this city, and if upheld by the United States court open shop must logically follow.

### Photography as An Aid to Builders.

The camera has become useful to building contractors by its ability to prove the condition of works at any date. When necessary the photographs can be offered in evidence in a court of law. Some progressive firms are insisting upon the insertion in their contract of a clause giving them a right to use the camera.

A subcontractor for the woodwork in a large building says he forfeited some \$2,000 for a delay for which he was in no way responsible simply because he was not in a position to prove that on a specified date the building had not progressed to the anticipated degree of completeness. The camera would have proven his case and saved his forfeit.

—Those who believe a boom in the steel trade is actually under way, point to the heavy increase in orders in the last few weeks, which have continued to grow in volume, notwithstanding recent advances in price of several classes of finished steel products.



# CURRENT BUILDING OPERATIONS

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

## Structure Planned for 45th Street.

H. C. Severance, 21 West 45th street, has prepared plans for the improvement of 18-20-22 West 45th street, with a sixteen-story office, store and loft building. Nothing definite will be determined at this time as there are leases on the property which do not expire before May first. A. Hayman, Henry Dazian and W. A. Rose are the owners.

## Plan for Broadway Plot Indefinite.

Nothing definite has yet been decided with a view to the improvement of 502-504 Broadway, purchased this week by William H. Browning, of Browning, King & Co., clothiers, Cooper Square. It was said on Thursday that the purchase was merely for investment.

## New Home for Yale & Towne.

John Downey, builder, 410 West 34th street, has commissioned La Farge & Morris, to prepare plans for a twelve-story loft and office structure for the occupancy of Yale & Towne, manufacturers of builders' hardware, to be erected at 9 to 11 East 40th street. This will be the third twelve-story structure recently erected in this district to be occupied by a single tenant.

## CONTEMPLATED CONSTRUCTIONS.

### Manhattan.

#### APARTMENTS, FLATS AND TENEMENTS.

110TH ST.—The Old Lyceum Building Co., 60 Broadway, owner, is taking bids on the masonry for the 12-story apartment house, 100x100 ft., to be erected in the south side of 110th st, 150 ft. west of Columbus av, from plans by Walter Haefeli, 17 Madison av.

WEST END AV.—The mason work on the 12-story apartment, 50x100 ft., at 747-751 West End av, is up to the ninth story. The 749 West End Avenue Co., Everett Jacob, president, is the owner, and the Marmac Construction Co., 316 West 30th st, the general contractor for supervision. Plans were prepared by Rouse & Goldstone, 40 West 32d st. The cost is \$175,000.

23D ST.—Hyman Sharff, owner, 5626 15th av, Brooklyn, owner, has plans for alterations to two 6-story tenements at 219-21 East 23d st. Louis C. Maurer, 1493, is the architect.

3D AV.—Max Muller, 115 Nassau st, has prepared plans for alterations to the 5-story tenement, 473 3d av, for Samuel W. Lippman, 416 West 122d st, owner, to cost \$4,000.

71ST ST.—Rouse & Goldstone, 38 West 32d st, have prepared plans for the erection of the 9-story apartment, 75x85.9 ft., in the north side of 71st st, 150 ft west of Columbus av, for the Allendale Bldg. Co., to cost \$275,000.

169TH ST.—M. Goodman, 117 West 119th st, will soon erect a 6-story tenement, 50x72 ft., at 516-18 West 169th st, from plans by Geo. F. Pelham, 507 5th av. The cost is estimated at \$60,000.

176TH ST.—Harry T. Howell, 3d av and 149th st, have prepared plans for two 5-story tenements, 42.6x87.8 ft., in the north side of 176th st, 100 ft east of Wadsworth av, for Louis E. Bates Co., 833 East 165th st, to cost \$80,000.

PINEHURST AV.—Plans have been completed by Geo. F. Pelham, 507 5th av, for the 5-story tenement, 85x63 ft., at the northeast corner of 178th st and Pinehurst av, for the Emmay Realty Co., 802 West 181st st. The cost is estimated at \$60,000.

#### DWELLINGS.

49TH ST.—Taylor & Levi, 105 West 40th st, are drawing plans for alterations to the 3-story residence, at 43 West 49th st, for the Trustees of Columbia College, owners, to cost \$10,000. Paul Baerwald, 10 Wall st, is the lessee. Bids will probably be called for about January 1.

#### FACTORIES AND WAREHOUSES.

WATTS ST.—Additional figures are being received for the 6-story warehouse, 60x56 ft., at 136-140 Watts st, for Henry Kroger, 468 Greenwich st, from plans by A. Baylies, 33 Bible House.

38TH ST.—Eugene Schoen, 25 West 42d st, is preparing plans for alterations to the stable, 3-stys, 33x100 ft., at 420 West 38th st, for manufacturing purposes. Hubert & Stern are the owners.

BROADWAY.—W. P. Seaver, 322 5th av, has completed plans and will receive bids in January for alterations to the 7-story brick manufacturing plant, 100x32 ft., at the northwest corner of West Broadway and Elecker st, for the estate of W. Brendon. The cost is \$10,000.

39TH ST.—John J. Lawlor, 360 West 23d st, is preparing plans and will be ready for bids about January 3 for the 9-story brick cold-storage warehouse, 100x100 ft., to be erected at the foot of West 39th st for Joseph Stern & Son, foot of West 40th st, at a cost of \$300,000.

#### HALLS AND CLUBS.

11TH ST.—No contract has yet been awarded for the changes to be made to the 2-story ball-room building, 119-125 East 11th st, for the Webster Hall Co., 119 East 11th st, to cost \$25,000. Wm. G. I. Roeder, 24 East 23d st, has prepared plans.

#### SCHOOLS AND COLLEGES.

MANHATTAN.—Bids were opened, Dec. 18, for Item 3, installing electric elevators and ash hoists, and Item 4, installing bindery equipment, in the Washington Irving High School. Item 3: Reedy Elevator Co., \$22,500; Item 4, Frank Tracy, \$1,456. Both bids were laid over.

59TH ST.—Wm. Werner, 657 Vanderbilt st, Brooklyn, was low bidder, at \$5,394, for erecting fire-escapes to the building at 59th st and Park av, for the Board of Education, C. B. J. Snyder, superintendent.

#### STABLES AND GARAGES.

171ST ST.—John Hauser, 360 West 125th st, has completed plans for the 6-story brick and limestone stable, 25x90 ft., to be erected in the south side of 171st st, 100 ft. west of Amsterdam av, for the George Jacob Construction Co., 2000 Morris av, to cost \$38,000.

#### STORES, OFFICES AND LOFTS.

39TH ST.—Frederick C. Zobel, 118 East 28th st, will take bids about January 10 for the 12-story store and office building, 40x100 ft., at 35-37 West 39th st, for the Brunswick Realty Co., 118 East 28th st, Robert B. Zobel, president. Robert E. Moss, 126 Liberty st, is steel engineer. The owner builds.

BROADWAY.—The Childs Co., 200 5th av, has leased for a long term 1437 Broadway, through to 143-145 West 40th st, from the Kinney estate. The building will be remodeled for restaurant purposes, from plans by J. C. Westervelt, 36 West 34th st.

47TH ST.—Henry Otis Chapman, 334 5th av, has completed plans for the 6-story office, store and studio building at 23 and 25 East 47th st, for the Carlton-Chambers Co. The cost is estimated at \$75,000.

#### THEATRES.

138TH ST.—Thomas W. Lamb, architect, 501 5th av, has prepared plans for the theatre and studio building, 80x93.11 ft., in the south side of 138th st, 450 ft. east of Lenox av, for the Johnson Amusement Co. The cost is estimated at \$55,000.

## Bronx.

#### APARTMENTS, FLATS AND TENEMENTS.

SOUTHERN BOULEVARD.—Charles Schaefer, 401 Tremont av, has completed plans for two 5-story tenements and stores, brick, 50x94 ft. and 50x63 ft., at the southwest corner of the Southern Boulevard and 177th st, Bronx, for John McNulty, 3058 Bainbridge av. The cost is \$105,000.

#### HOTELS.

WALKER AV.—Mrs. M. Brasse, owner, on premises, is taking bids on the general contract for the 3-story brick hotel and store, 25x70 ft., to be erected at the southeast corner of Walker and St. Peter's avs, Bronx, from plans by M. C. Buckley, 1513 Home st. Estimated cost, \$15,000.

#### STORES, OFFICES AND LOFTS.

SOUTHERN BOULEVARD.—Goldner & Goldberg, 391 East 149th st, are preparing plans for a 1-story brick store, 80x63 ft., on the east side of the Southern Boulevard, 100 ft. south of Westchester av, Bronx, for the Mercury Realty Co., 650 Prospect av, to cost about \$15,000.

## Brooklyn.

#### APARTMENTS, FLATS AND TENEMENTS.

ST. MARKS AV.—H. J. Fischer, 302 Broadway, N. Y. C., has completed plans for a 6-story brick apartment, to be erected on the north side of St. Marks av, 125 ft. east of Kingston av, for the Kingston Estate, 302 Broadway, N. Y. C., to cost \$110,000.

BLAKE AV.—Rachel Malnick, 173 Av C, N. Y. C., is ready for bids for the 4-story brick

tenement to be erected in the south side of Blake av, southeast corner of Christopher av, Brooklyn, from plans by C. Infanger, 2634 Atlantic av, to cost \$25,000.

#### DWELLINGS.

GARFIELD PL.—Kirby & Petit, 103 Park av, N. Y. C., are taking bids for the 3-story brick, limestone and terra cotta residence, 26x76 ft., to be erected on Garfield pl, near 9th av, Brooklyn, for Mrs. M. A. Lang, care of the architects, at a cost of \$15,000.

## Queens.

#### APARTMENTS, FLATS AND TENEMENTS.

RIDGEWOOD.—L. Berger & Co., Myrtle av, have plans for two 3-story brick flats, with stores, 25x64 ft., for Henry Schlachter, 65 Schaeffer st, to be erected on Madison st, 25 ft. north of Court st, to cost \$15,000. The owner will handle all contracts.

RIDGEWOOD, L. I.—L. Berger & Co., Myrtle av, have plans under way for a 3-story brick flat, with stores, 25x75 ft., for Henry Schlachter, 65 Schaeffer st, to be erected on the east side of Covert av.

#### DWELLINGS.

RIDGEWOOD, L. I.—Joseph Berger, 3057 Fulton st, Jamaica, will erect a brick residence and store, 25x90 ft., on the east side of Woodward av, 75 ft. south of Ralph st, to cost \$9,000. L. Berger & Co. are the architects. The owner will take all bids.

FLUSHING, L. I.—W. S. Worrall, Jr., 13 West Jackson av, Corona, L. I., has completed plans for the 2½-story frame residence, 24x30 ft., to be erected at the southeast corner of Sandford av and 16th st, for I. Hupert, 55 South 17th st. Cost, \$4,000. The owner builds.

BELLE HARBOR, L. I.—Additional figures are being received for the 2½-story terra cotta and stucco residence, 34x52 ft., to be erected on the east side of Southampton av, 479 ft. south of Washington av, for T. F. Lancer, 1336 Washington av, N. Y. C., from plans by W. W. Smith, 82 Wall st, N. Y. C.

FOREST HILLS, L. I.—W. S. Worrall, Corona, L. I., is preparing plans for a 2½-story brick and stucco residence, 42x26 ft., to be erected at this place for the Cord Meyer Development Co., Forest Hills, L. I., at a cost of \$5,000. The owner builds.

RIDGEWOOD, L. I.—L. Berger & Co., Myrtle and Cypress avs, Ridgewood, L. I., have completed plans for eleven 2-story brick dwellings, 20x55 ft., in the south side of Dill pl, 100 ft. south of Millwood st, for Frank Bellenbach, 34 Suydam st, Brooklyn, at an estimated cost of \$33,000. The owner builds.

#### FACTORIES AND WAREHOUSES.

LONG ISLAND CITY.—John Weldon, Bank Bldg., Bridge Plaza, owner, is taking bids on the general contract for the 2-story brick factory, 50x100 ft., in the north side of 13th st, 215 ft. east of the Boulevard, from plans by John Baker, 21 Jackson av. The cost is estimated at \$9,000.

#### HALLS AND CLUBS.

NEPONSIT BEACH, L. I.—B. Dreisler, 178 Remsen st, Brooklyn, has completed plans for the 3-story terra cotta block and stucco clubhouse, stable and garage, 3-stys, 100x60 ft., on the north side of Newport av, between Bannock av and Ontario st, for the Neponsit Realty Co., 1 West 34th st, N. Y. C. The owner builds, and is taking bids on materials.

#### SCHOOLS AND COLLEGES.

QUEENS.—The School Board opened bids, Dec. 18, for Item 1, installing heating and ventilating apparatus, and Item 2, installing temperature regulation, in new Public School 40, Queens. Item 1, E. Rutzler Co., \$37,893. Other bidders were: Grimshaw & Sturges, \$39,263; Wm. J. Olvany, \$41,295; Daniel J. Rice, \$39,764; Blake & Williams, \$39,972; Raisler Heating Co., \$39,990; James Curran Mfg. Co., \$38,751; Item 2, National Regulator Co., \$2,892.

#### STABLES AND GARAGES.

HEWLETTS, L. I.—Alfred Hopkins, 11 East 24th st, N. Y. C., is taking bids for the 2-story frame stable to be erected at this place for H. T. S. Green, 128 Maple av, Flushing, L. I. The estimated cost is \$5,000.

#### STORES, OFFICES AND LOFTS.

JAMAICA, L. I.—Plans have been drawn for the 6-story brick and stone store and office building, 45x96 ft., at the southwest corner of Fulton st and Twombly pl, for John H. Rogan, 145 Nassau st, N. Y. C.

## Out of Town.

#### APARTMENTS, FLATS AND TENEMENTS.

HUDSON CITY, N. J.—John J. O'Neill, architect, has prepared plans for three 4-story brick apartments, 75x70 ft., to be erected by Harry Hensen, 76 Cottage st, Jersey City, N. J., at burn st, this city. The cost is estimated at \$40,000.

NEWARK, N. J.—Joseph De Phillips contemplates the erection of a 5-story brick store and apartment, 43x80 ft., at 25 and 27 7th av, to cost about \$40,000. Alfred Peter, 238 Washington st, is preparing plans.

POUGHKEEPSIE, N. Y.—V. J. Hedden & Sons Co. 1 Madison av, N. Y. C., are figuring the general contract for the 4-story terra cotta block and stucco apartment house, 99x103 ft., to be

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erected in this city for the Hamilton Property Co., C. Shearer, president, 145 West 45th st, N. Y. C., from plans by D. Wortmann and Henry H. Braun, associated, 22 East 21st st, N. Y. C. The estimated cost is \$75,000.

#### BANKS.

UTICA, N. Y.—The Utica Trust & Deposit Co. contemplates the erection of a new bank building on the west corner of Bleecker and Charlotte sts, this city. Work will probably begin in the spring.

#### CHURCHES.

MOUNT VERNON, N. Y.—Work will soon begin on the stone church to be erected by the First Congregational Church, Rev. Herbert Chandler Ide, pastor, at the northeast corner of Lincoln and Gramatan avs and Chester st, this place, from plans by Ernest Greene, 5 Beekman st, N. Y. C.

YONKERS, N. Y.—Bids are all in, and the contract will be awarded about January 1 for the 1-sty synagogue, 55x62 ft., on Hamilton av, Yonkers, for the Congregation of Staff of Aaron. Israels & Harder, 31 West 31st st, N. Y. C., are the architects.

#### DWELLINGS.

NEW ROCHELLE, N. Y.—E. M. Bruel, 12 Bedell pl, will soon begin the erection of a 2-sty frame residence, 28x34 ft., on Brookside pl, to cost \$4,000. The owner builds.

NEWARK, N. J.—A. Connelly, 92 Market st, is making plans for a 2½-sty residence, frame and stucco, 32x45 ft., for John Storz, 162 Renner av, to be erected at 20-22 Maple av, to cost \$7,000.

NEW ROCHELLE, N. Y.—G. Kiltbau, 221 Huguenot st, is preparing plans for a frame residence, 2½-stys, 26x48 ft., for V. C. Coffin, 236 Huguenot st, to cost \$6,000. The owner builds.

WOODCLIFF, N. J.—Alvis & Eugene Brunner, 28th st, Woodcliff, contemplate the erection of three 2-sty frame residences in 29th st. Jos. Turck, 790 Bergenline av, West New York, N. J., is the architect.

YONKERS, N. Y.—Plans have been completed for the 2-sty frame residence, 22x40 ft., at 142 Morningside av, for Lerdhold Bros., 547 Getty sq., at a cost of \$5,000. The owner builds.

#### FACTORIES AND WAREHOUSES.

SYRACUSE, N. Y.—The Julian Motor Co., Julian S. Brown, president, contemplates the erection of a new factory at this place. Definite plans have not yet been discussed.

UTICA, N. Y.—The Crescent Bread Co., Richard H. Auld, manager, contemplates the erection of a new bakery at Elizabeth and 2d sts. It is indefinite how soon work will be started.

NEWARK, N. J.—N. Orrin Bartlett, 738 Broad st, is preparing plans for a 3-sty reinforced concrete and brick hat factory, 40x60 ft., to be erected in Spring st, costing between \$10,000 and \$12,000.

UTICA, N. Y.—The Utica Steam Engine & Boiler Works is taking bids for the erection of a 1-sty addition, 45x120 ft., to the plant at 256-280 Whitesboro st, this city, from plans by Agne Rushmer & Jennison, Arcade Block, Utica, N. Y.

SHERBURNE, N. Y.—C. F. Guilford, architect and engineer, is preparing plans for a 3-sty brick cotton house, 45x111 ft., to be erected by the Utica Knitting Co., of Utica, N. Y. Work will go ahead next spring.

#### HALLS AND CLUBS.

ROCHESTER, N. Y.—The German-Americans, of this city, contemplate the erection of a new temple. Nothing definite has been considered, but it is probable that action will be taken this coming year.

BLOOMFIELD, N. J.—The building fund for the erection of the new parish hall, in connection with the Park Methodist Church, has reached a total of \$23,500. The structure is estimated to cost \$25,000.

SCHENECTADY, N. Y.—The Masonic Hall Association, of Schenectady, contemplates the erection of a new temple and convention hall, with a seating capacity of 1,500. The property at 8 South Church st, measuring 70x145 ft., has been selected as a site for the new structure.

CANASTOTA, N. Y.—The Canastota Lodge, F. & A. M., contemplates remodeling a residence into a Masonic Temple. E. D. Phoenix, 435 Union Building, Syracuse, N. Y., will make plans.

UTICA, N. Y.—The Men's Club of the Holy Cross Church, E. D. Brandegee, president, 28-34 Main st, Utica, contemplates the erection of a new clubhouse. An architect has not yet been selected. Funds are collected, and it is probable that work will go ahead next year.

EAST RUTHERFORD, N. J.—The Borough Club, of East Rutherford, contemplates the erection of a new clubhouse at the corner of Grove st and Everett pl. The building will be equipped with modern conveniences. Frank Van Roden is president; R. A. Weaver, vice-president; A. R. Kruger, secretary; and J. F. Baker, treasurer.

MAMARONECK, N. Y.—The Treupel-Shaw Realty Co., West Boston rd, Mamaroneck, contemplates the erection of a clubhouse on Orienta Point, this place. The building will have a shore front of about 100 ft.

#### HOSPITALS AND ASYLUMS.

BAYONNE, N. J.—The Bayonne Hospital and Dispensary, 30th st, Bayonne, is receiving figures for the 3-sty and basement brick nurses' home, 38x80 ft., to be erected at this place, from plans by L. C. Holden, 103 Park av, N. Y. C., at a cost of \$20,000.

SARANAC LAKE, N. Y.—Plans have been drawn for the erection of a tuberculosis sanatorium for H. Prescott Simpson, president of

## The Copeman Automatic ELECTRIC COOK STOVE

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the Fowler-Simpson Co., Cleveland, Ohio. The building will cost between \$50,000 and \$60,000.

#### HOTELS.

ALBANY, N. Y.—Plans are being discussed by William H. John D. and Rurus Keeler for the erection of a new hotel at the corner of Maiden la and Broadway, this city. It will be some months before work will begin.

#### MISCELLANEOUS.

LACKAWANNA, N. Y.—The South Buffalo Railway Co. is taking bids for the 1-sty brick freight station, 21x40 ft., to be erected here, at a cost of \$6,000.

OSWEGO, N. Y.—Plans will soon be completed for the steel, brick and concrete power house, 1-sty, 325x50 ft., to be erected on the County Club site here, for the Board of Water Supply, Anthony Salladin, president, at a cost of \$150,000.

#### MUNICIPAL WORK.

NEWARK, N. J.—Wm. H. Connolly Co., 136 South 7th st, at \$47,684, submitted the lowest bid to erect the Central Fire Station in Academy st, for the city of Newark, to cost \$100,000. John H. and W. C. Ely, Firemen's Ins. Bldg., are the architects.

YONKERS, N. Y.—Bids will close December 30 for the trunk sewer extension, 48-inch pipe, 400 ft. long, to be installed near the city line by the Bronx Valley Sewer Commission, J. C. Reynolds, clerk, Railroad av, White Plains, N. Y., from plans by A. P. Hartmann, care of the owner, to cost \$75,000.

NEWARK, N. J.—The following are the low bidders for the fire-engine house at 44-46 Mt. Prospect av, this place, for the Common Council of Newark, from plans by Alfred Peter, 238 Washington st, to cost about \$30,000; P. Pellicchia, 21 Mt. Prospect av, masonry, \$13,251; Lucas Peter, 92 Niagara st, carpentry, \$8,626; Jacob Steinberg, 229 Belmont av, roofing and sheet-metal work, \$1,470; Samuel Wilson, 476 Clinton av, heating, \$1,241; McGowan & McCabe, 320 Market st, wiring, \$407; Charles Stopper, 53 South Orange av, painting, \$599; and the Goeller Iron Works, 394 Frelinghuysen av, iron work, \$2,750.

ROME, N. Y.—The city of Rome contemplates the erection of a water system. Robert M. Pillmore, of Akron, Ohio, has charge of this work.

#### PUBLIC BUILDINGS.

OLEAN, N. Y.—Plans are being discussed for the erection of a new municipal building in this city. The proposition will be submitted by the Chamber of Commerce to the Common Council and the people. W. H. Mandeville is chairman. The cost will be about \$100,000.

PLAINFIELD, N. J.—Contractors are figuring for the new 1½-sty brick and limestone library, 30x90 ft., to be erected at the southeast corner of West 5th st and College pl, from plans by Wilder & White, 156 5th av, N. Y. C., for the Library Association of Plainfield, Leonard Waldo, 49 Wall st, N. Y. C., chairman. The estimated cost is \$50,000.

#### SCHOOLS AND COLLEGES.

GREENWICH, CONN.—The Town of Greenwich Board of Education, Albert C. Peck, chairman, will soon call for competitive sketches for the erection of a new school at this place. An appropriation will be made, and further details will be available later. The cost is estimated at \$40,000.

NEW ROCHELLE, N. Y.—The New Rochelle College, Rev. M. C. O'Farrell, D.D., contemplates alterations to the college, at this place, for which plans will be prepared by Murphy & Dana, 331 Madison av, N. Y. C.

#### STORES, OFFICES AND LOFTS.

ROCHESTER, N. Y.—Charles B. Hill has had plans prepared for a 4-sty brick and steel store and office building to be erected at the northwest corner of Franklin and Tupper sts. Work will begin about the first of April.

GLENS FALLS, N. Y.—The Glens Falls Fire Insurance Co. contemplates the erection of a 1-sty office building. Definite plans have not yet been considered, but the matter will be taken up at the company's annual meeting.

NEW ROCHELLE, N. Y.—John J. Crennan, 220 Main st, this place, will erect a 2-sty brick loft and store building, 28x56 ft., in Mechanic st, from plans by J. E. Kliest, 180 Main st. Estimated cost is \$8,000. The owner builds.

UTICA, N. Y.—Agne Rushmer & Jennison, Arcade Block, Utica, N. Y., will be ready for bids about January 15 for remodeling the 4-sty brick business building at the northeast corner of Charlotte and Elizabeth sts, for John L. Maher, Lafayette and Seneca sts, Utica, to cost \$10,000.

FULTON, N. Y.—W. H. Patterson (dry goods) contemplates remodeling the double store in Oneida st. An architect has not yet been

selected. Work will probably go ahead in March or April. Project will probably include patent store fronts, but details are undecided.

#### THEATRES.

ALBANY, N. Y.—Francis H. Kimball, 71 Broadway, N. Y. C., is taking bids on the general contract for the completion of the "Clinton Theatre," northeast corner of Clinton av and Pearl st, Albany, for the B. & R. Corporation, Edward M. Beckert, president, 71 Broadway, to cost \$60,000. The structure will be 3-stys, 76x125 ft., of brick, concrete, steel, stucco and terra cotta. Griggs & Holbrook, 3 South William st, N. Y. C., are the steam and electrical engineers, and Wm. C. Tucker, 156 5th av, N. Y. C., the sanitary engineer.

### Contracts Awarded.

#### APARTMENTS, FLATS AND TENEMENTS.

BROADWAY.—H. E. Champoli Operating Co., 116 West 190th st, has received the contract for the mason work for the two 12-sty apartment houses to be erected at 115th and 116th sts and Broadway for Paterno Bros.

186TH ST.—Gorsman & Lozner, 327 East 122d st, have received the steel work, and the Borough Cut Stone Co., Austin pl, East 144th st, the cut stone, for the 5-sty tenement, 32x89 ft., at the southwest corner of 186th st, Crescent av, for the Kitchen Improvement Co., 2009 Bronxdale av, from plans by Moore & Landseid, 148th st and 3d av. Bach & Smith Co., 1301 Brook av, will do the mason work. The cost is estimated at \$35,000.

181ST ST.—Claremont Iron Works, 12 West 143d st, has received the steel contract, and M. Altieri & Sons, 363 Concord av, the cut stone work, for the two 5-sty tenements, 33x105 ft., south side of 181st st, 50 ft. east of Hughes av, for C. Carrucco, 641 East 183d st, from plans by M. W. Del Gaudio, Webster and Tremont avs. The estimated cost is \$50,000.

173D ST.—The Eagle Iron Works, 580 Jackson av, has received the steel contract for the two 5-sty tenements on the southwest corner of 173d st and Vyse av for the Sherpe Realty Co., H. Olsen, president, 1558 Crotona Park East, from plans by the Kreyborg Architectural Co., 1330 Wilkins av, at a cost of \$70,000.

#### DWELLINGS.

NEPTUNE AV.—The Acken Nightingale Construction Co., 2 Rector st, N. Y. C., has received the general contract to erect the 2-sty frame residence, 27x34 ft., at the northeast corner of Neptune and Highland avs, Brooklyn, for Edward W. Merrill, Jr., 469 Greene av, from plans by F. T. Cornell, 125 East 23d st, N. Y. C. The estimated cost is \$6,000.

MONTCLAIR, N. J.—Thomas A. Curtis, 68 North Willow st, Montclair, N. J., has received the general contract to erect the 2½-sty frame residence, 30x28 ft., on the west side of Montclair av, 270 ft. north of Watchung av, for George A. Burnell, 336 Hawthorne st, Brooklyn, from plans by Wm. Dewsnap, 150 Nassau st, N. Y. C. The cost is \$4,000.

#### FACTORIES AND WAREHOUSES.

STAMFORD, CONN.—The Stamford Iron Works, Stamford, Conn., has received the steel work for the 2-sty addition, 30x48 ft., to the factory in Canal st, this place, for Baer Bros., from plans by Henry Marvin, Burlington Ar-

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cade. Samuel Naylor, Stamford, Conn., is general contractor.

**POUGHKEEPSIE, N. Y.**—The Torrington Building Co., of Poughkeepsie, has received the contract to erect the 1-sty fireproof factory, 100x65 ft., for the A. V. Manufacturing Co., from plans by P. M. Lloyd. The building will probably be completed by May 1.

**HALLS AND CLUBS.**

**TROY, N. Y.**—The Roebing Construction Co., Metropolitan Tower, N. Y. C., has received the fireproof construction necessary for the 2-sty brick and limestone gymnasium, 72x126 ft., to be erected at this place by the Rensselaer Polytechnic Institute, from plans by Lawlor & Haase, 9 Wall st., N. Y. C. Estimated cost, \$150,000. The Whitney-Steen Co., 1 Liberty st., N. Y. C., has the general contract.

**HOSPITALS AND ASYLUMS.**

**JACKSON ST.**—The Roebing Construction Co., Metropolitan Tower, has received the contract for fireproof work necessary for the 5-sty brick and terra cotta hospital, 70x78 ft., to be erected in Jackson and Front sts for St. Rose's Free Home for Incurable Cancer cases, 426 Cherry st., from plans by James W. O'Connor, 1123 Broadway. John R. Sheehan & Co., 1170 Broadway, are general contractors.

**59TH ST.**—Post & McCord, 44 East 23d st., have received the steel work necessary for the institution building to be erected at 111-113 East 59th st for the New York Association of the Blind, 118 East 59th st., from plans by W. W. Bosworth, 527 5th av. C. T. Willis, Inc., 286 5th av., is general contractor, and R. D. Kimball Co., 15 West 38th st., steam and electrical contractor. Estimated cost, \$100,000.

**HOTELS.**

**BRADLEY BEACH, N. J.**—Henry P. Gant, Bradley Beach, has received the general contract to erect the 3-sty frame addition, 28x45 ft., to the hotel on Park Place av for Carl Weiss. The cost is \$6,000.

**MISCELLANEOUS.**

**CONEY ISLAND.**—Payne Bros., 275 Emmet st., Newark, N. J., have received the steel work necessary for the 3-sty brick bathhouse, 140x200 ft., to be erected in West 5th st., near Surf av., for a Mrs. Bolmer, from plans by Francis H. Kimball, 71 Broadway, N. Y. C. William C. Tucker, 156 5th av., N. Y. C., is sanitary engineer; Griggs & Holbrook, 3 South William st., N. Y. C., mechanical engineers; and Charles O. Brown, 624 Madison av., N. Y. C., structural engineer.

**PUBLIC BUILDINGS.**

**BROADWAY.**—The supervising architect, Treasury Department, Washington, D. C., has awarded to McLeod, Ward & Co., N. Y. C., the contract for installing a fire-alarm system in the United States Custom House, Manhattan.

**NEW ROCHELLE, N. Y.**—R. S. Pollock Co., 118 East 28th st., N. Y. C., has received the general contract to erect the village court house and police station, limestone and granite, fireproof, 2 and 3-stys, 52x92 ft., and 24x68 ft., to cost \$50,000. Price & Knust, 105 West 40th st., N. Y. C., are the architects.

**SCHOOLS AND COLLEGES.**

**BRENTWOOD, L. I.**—McDermott & Hanigan, 103 Park av., N. Y. C., have received the general contract to erect the 4-sty addition, 315x108 ft., to the convent, at this place, and alterations to the northwest wing, for the Sisters of St. Joseph, from plans by I. E. Ditmars, 111 5th av., N. Y. C. The mason and carpenter work will be done by the general contractor.

**64TH ST.**—Jacob A. Zimmermann, 505 5th av., has received the general contract to erect the addition to the trade school at 222 East 64th st for the Baron De Hirsch trustees, 43 Exchange pl., from plans by Shire & Kaufman, 373 4th av., at a cost of \$125,000. Falk & Hager, 30 Church st., are the steel engineers, and A. N. Feldman, 120 Liberty st., steam and electrical engineer.

**ELIZABETH, N. J.**—W. H. & F. W. Kean, of Jersey City, have received the contract to construct the high school, in South Broad st., this city, at a cost of about \$425,000. The Evans-Almirall Co., of N. Y. C., has the contract for installing heating and ventilating systems at \$35,187.

**189TH ST.**—George A. Just Co., 239 Vernon av., Astoria, L. I., has received the steel work for the 5-sty school, 166x154 ft., to be erected in 189th st, Hoffman st and Lorillard pl., for the City of New York, Board of Education, from plans by C. B. J. Snyder. The Bottsford Dickinson Co., 1170 Broadway, holds the general contract. The cost is estimated at \$400,000.

**STORES, OFFICES AND LOFTS.**

**75TH ST.**—J. B. Acken, 25 West 42d st., has received the contract for extensive alterations to the 5-sty store and loft building, 201-205 West 75th st., and 320-328 Amsterdam av., for the Walton Estate, 851 8th av., from plans by Eugene Schoen, 5 West 42d st. Estimated cost is \$18,000.

**16TH ST.**—R. F. Layman, 71 Washington st., has received the general contract for \$15,000 worth of interior changes to the studio and store, 5 West 16th st., for The Mechanical Engineering Co., 99 Nassau st., from plans by John E. Kleist, 105 East 14th st.

**11TH AV.**—The Roebing Construction Co., Metropolitan Tower, N. Y. C., has received the fireproof work necessary for the 6 and 7-sty brick and stone office, storage and repair shop, 200x125x100 ft., to be erected in the east side of 11th av., from 26th to 27th sts., for the Otis Elevator Co., 17 Battery pl., from plans by Clinton & Russell, 32 Nassau st. The Thompson-Starrett Co., 49 Wall st., has the general contract.

**BLOOMFIELD, N. J.**—Valentine De Noth, 6 Tichenor pl., Montclair, has received the masonry, and W. Wikstrom, 151 Chestnut st., Montclair, the carpentry, for the 1-sty office and workshop, 32x60 ft., in Broad and State

sts., for F. W. Cluthe, 391 Ridgewood av. W. F. Staab, 21 Forest av., Glen Ridge, is the architect.

**WILLOUGHBY ST.**—Charles Helgren, 7th st., between 4th and 6th avs., Brooklyn, has received the contract to alter the brick store and residence in the north side of Willoughby st., 44 ft. east of Jay st., for the Home Title Insurance Co., Willoughby and Jay sts., from plans by B. F. Hudson, 319 9th st.

**5TH AV.**—J. H. Scheier, 314 Madison av., has received the contract to erect an additional story to the building, 537 5th av., for Hoffman & Rothchild, owners, from plans by Davis, McGrath & Keissling, Fuller Building.

**42D ST.**—Payne Bros., 275 Emmet st., Waverly, N. J., have the contract for the steel work for the 10-sty loft building, 25x100 ft., at 124 West 42d st., for the New York Edison Co., 55 Duane st., from plans by D. H. Burnham & Co., 120 Broadway. D. T. Nesbit & Co., 116 Nassau st., is general contractor.

**PLANS FILED FOR NEW CONSTRUCTION WORK. Manhattan.**

**APARTMENTS, FLATS AND TENEMENTS.**

**143D ST, No. 450 West, 6-sty brick tenement, 99.11x115, slag roof; cost, \$200,000; owner, Albion Const. Co., 450 West 143d st; architects, Schwartz & Gross, 347 5th av. Plan No. 751.**

**129TH ST, s s, 125 e Riverside Drive, 6-sty brick tenement; cost, \$55,000; owner, London Const. Co., 149 Broadway; architects, Gronenberg & Leuchtag, 7 West 22d st. Plan No. 749.**

**54TH ST, n e cor Park av, 12-sty brick and stone apartment, 100.4x80.2; cost, \$400,000; owner, The Park Avenue & 54th Street Co., 340 Madison av; architects, Cross & Cross, 527 5th av. Plan No. 755.**

**NAGLE AV, n e cor Arden st, 6-sty brick tenement, 110x100, tin or plastic slate roof; cost, \$175,000; owner, Chas. Hensle Realty Co., 3120 Broadway; architect, Geo. F. Pelham, 507 5th av. Plan No. 757.**

**DWELLINGS.**

**LEXINGTON AV, No. 1067, 76th st, Nos. 170-192 East, 5-sty brick and stone rectory, 92.4x57.4, tile roof; cost, \$80,000; owner, The Eglise St. Jean Baptiste, 185 East 76th st; architect, Nicholas Serracino, 1170 Broadway. Plan No. 756.**

**FACTORIES AND WAREHOUSES.**

**9TH ST, s s, 468 e Av D, 2-sty brick storage, 60x25; cost, \$2,000; owner, Geo. B. Mulgren, 843 President st, Brooklyn; architect, Chas. J. Perry, 3184 Perry av. Plan No. 747.**

**130TH ST, Nos. 617-621 West, 4-sty brick warehouse and stable, 75.3x99.11; cost, \$40,000; owner, Louis Strauss, 75 Bible House; architects, Gross & Kleinberger, Bible House. Plan No. 753.**

**STABLES AND GARAGES.**

**142D ST, No. 231 West, 1-sty brick garage, 25x95; cost, \$3,000; owner, Veronica I. Whitten, 2074 Rye av, Bronx; architect, S. A. Whitten, 250 East 180th st. Plan No. 750.**

**24TH ST, Nos. 442-446 East, 3-sty brick garage, stable and shelter, 98.9x81.5, tar and gravel roof; cost, \$40,000; owner, American Society for the Prevention of Cruelty of Animals, Madison av and 26th st; architects, Renwick, Aspinwall & Tucker, 320 5th av. Plan No. 758. Wm. Young Co., 555 West 41st st, has general contract.**

**STORES, OFFICES AND LOFTS.**

**24TH ST, Nos. 43-47 West, 12-sty brick mercantile building, 62.6x83.9, slag roof; cost, \$250,000; owner, The Rosdorf Co., 270 Riverside Drive; architect, Wm. H. Birkmire, 1133 Broadway. Plan No. 752.**

**37TH ST, No. 6 West, 6-sty brick store and office, 21.6x88.9; cost, \$50,000; owner, Midville Realty Co., 17 West 45th st; architect, H. C. Severance, 21 West 45th st. Plan No. 748.**

**26TH ST, Nos. 127-131 West, 12-sty brick store and loft, 87.6x86, slag roof; cost, \$250,000; owner, Midwest Realty Co., 471 West End av; architects, Schwartz & Gross, 347 5th av. Plan No. 759.**

**THEATRES.**

**138TH ST, s s, 450 e Lenox av, 3-sty theatre and studios, 80x93.11, slag roof; cost, \$55,000; owner, Johnson Amusement Co., 247 West 46th st; architect, Thos. W. Lamb, 501 5th av. Plan No. 754.**

**Bronx.**

**APARTMENTS, FLATS AND TENEMENTS.**

**TINTON AV, w s, 90 s 165th st, 5-sty brick tenement, tin roof, 53.65x96.10; cost, \$50,000; owner, Cioffi Co., 1116 Intervale av; architect, Harry T. Howell, 149th st and 3d av. Plan No. 918.**

**KELLY ST, n w cor 165th st, two 5-sty brick tenements, plastic slate roof, 52.6x74.1½, 48x72.2½; total cost, \$70,000; owner, Benj. M. Gruenstein, 230 Grand st; architect, C. B. Meyers, 1 Union sq West. Plan No. 920.**

**FOX ST, w s, 254.03 s 167th st, two 5-sty brick tenements, slag roof, 37.6x88; total cost, \$80,000; owner, Reliable Const. Co., I. I. Wolf, 1126 Union av, president; architects, Goldner & Goldberg, 391 East 149th st. Plan No. 923.**

**BECK ST, s s, 105 w Leggett av, three 5-sty brick tenements, slag roof, 54.2x100.6; total cost, \$180,000; owners, Osban Realty Co., Louis E. Kleban, 27 Walker st, Pres.; architect, Maximilian Zipkes, 220 5th av. Plan No. 924.**

**HUGHES AV, w s, 207.1 s 180th st, 5-sty brick tenement plastic slate roof, 46.7x93; cost,**

\$50,000; owner, A. Mungo, 2039 Hughes av; architect, Geo. F. Pelham, 507 5th av. Plan No. 928.

**DWELLINGS.**

**190TH ST, s s, from Davidson to Grand av, three 2½-sty frame dwellings, slate roof, 32x34.9; total cost, \$27,000; owner, F. W. Devoe, 59 Park av; architects, Serviss & Glew, 36 West Kingsbridge rd. Plan No. 921.**

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TIBBETT AV, n e cor 244th st, 2½-sty brick dwelling, shingle roof, 45.8x33; cost, \$10,000; owner, Edw. C. Delafeld, on premises; architects, Mann & MacNeille, 70 East 45th st. Plan No. 927.

**HALLS AND CLUBS.**

235TH ST n s, 210 e Katonah av, 2-sty frame hall, shingle and slag roof, 24x88; cost, \$10,000; owner, Building Association of Woodlawn Club, John W. Kavanagh, 125 East 236th st, president; architect, Fred. Hammond, 391 Esst 149th st. Plan No. 919.

**THEATRE.**

BOSTON RD, w s, from 181st to 182d sts, 2 and 3-sty brick casino, plastic slate roof, 124.4x104.1½; cost, \$100,000; owner, William Lowe, 535 East 70th st; architect, Frank Wenemer, 2136 Honeywell av. Plan No. 922.

**STABLES AND GARAGES.**

SCOFIELD ST, s s, 142 w William av, 1-sty frame garage, 12x15; cost, \$12; owner, James H. Rice, City Island; architects, S. H. Booth & Sons, City Island. Plan No. 917.

**STORES, OFFICES AND LOFTS.**

183D ST, n s, 102.9 w 3 av, 1-sty brick store, tin roof, 20x98; cost, \$5,000; owner, Timothy F. Sullivan, 2796 3d av; architect, Harry T. Howell, 149th st and 3d av. Plan No. 925.

CASANOVA ST, e s, 207 s Oak Point av, 1-sty frame office and shed, 16x107.8; total cost, \$250; owners, John De Nigris & Bros., 1174 Bernett Place; architect, Eli Benedict, 1947 Broadway. Plan No. 926.

**Richmond.**

**DWELLINGS.**

HUGUENOT AV, w s, 200 s 2d st, 2-sty frame dwelling, 25x28; cost, \$2,500; owner, Louisa Klein; architects, H. L. Copeland; builder, Klein & Co. Plan No. 757.

PARIS ST, s s, 275 w Washington av, Grain City, 2½-sty frame dwelling, 20x28; cost, \$2,000; owner, Mrs. Bertha Albert, 16 Paris st, Grant City; architect, Jas. E. Grunert, 2010 Richmond rd, Grant City; builder, Jos. Murphy, New Dorp. Plan No. 756.

BEMENT AV, e s, 300 n Castleton av, West New Brighton, 2-sty frame dwelling, 24x41; cost, \$6,000; owner, M. M. Ryan, Batavia, N. Y.; architect and builder, John J. McHenry, Tompkinsville. Plan No. 756.

BEMENT AV, w s, 300 n Castleton av, West New Brighton; 2-sty frame dwelling, 20x33; cost, \$4,000; owner, John J. McHenry, Tompkinsville. Plans by owner. Owner builds. Plan No. 760.

CLARK AV, 800 e Garretson st, Richmond, two 2-sty frame dwellings, 24x26; cost, \$4,000; owner, John Schroll, Richmond; architect, E. S. Schroll, Richmond; owner builds. Plan No. 761.

CASTLETON AV, n s, 209 e Glen av, 2-sty frame dwelling, 21x28; cost, \$3,000; owner, M. W. Smith; architect, John Davies. Plan No. 764.

COLLEGE AV, No. 280 e New York pl, 2-sty frame dwelling, 28x28; cost, \$4,000; owner, Geo. C. Hall; architect and builder, Jas. Whitford, St. George. Plan No. 765.

FINGERBOARD RD, No. 40 e Clove av, Concord, 2-sty frame dwelling, 31x36; cost, \$7,000; owner, Wm. Durkee; architect and builder, E. H. Lockhart. Plan No. 766.

CROMWELL AV, n e s, 150 n Jefferson st, 2-sty frame dwelling, 36x24; cost, \$4,000; owner, A. W. Andrews; architect, E. H. Lockhart; builder, C. W. Decker. Plan No. 767.

OCEAN RD, s s, 100 w Great Kill rd, 1½-sty frame dwelling, 30x24; cost, \$1,500; owner, John H. Hall; architect, Geo. H. Van Auken; owner builds. Plan No. 768.

**MISCELLANEOUS.**

MERRILL AV, s s, 240 e Hughes av, Bloomfield, frame chicken house, 12x24; cost, \$85; owner, Jos. J. Hall, Merrill av, Bloomfield; owner builds. Plan No. 762.

COLUMBIA ST, e s, 100 n Carey av, West New Brighton, 1-sty frame workshop, 16x30; cost, \$350; owner, Margaretha Schorer, 329 Columbia st; owner builds. Plan No. 755.

LOT NO. 140, op Westwood av, West New Brighton, 1-sty frame tool shed, 14x16; cost, \$50; owner, Gustav Johansen, Ridgefield pk, N. J.; owner builds. Plan No. 763.

**STORES AND DWELLINGS.**

RICHMOND AV, n w cor Burden av, Port Richmond, 2-sty frame store and dwelling, 24x30; cost, \$4,000; owner, Miss Emily La Forge, Richmond av, Port Richmond; architects, Sterner & Sterner, 131 Burden av, Port Richmond; builder, Wm. C. Sterner & Co., Port Richmond. Plan No. 758.

JERSEY ST, e s, 75 n Brook st, 3-sty frame store and dwelling, 30x44; cost, \$5,400; owner, Jacob Cohen; architect, Hy. F. Comtois; owner builds. Plan No. 754.

**PLANS FILED FOR ALTERATION WORK.**

**Manhattan.**

ALLEN ST, s e cor East Houston st, partitions, windows, to 3-sty brick store and meeting rooms; cost, \$900; owner, Samuel Katz, on premises; architect, L. F. J. Weiher, 271 West 125th st. Plan No. 3210.

BANK ST, Nos. 140-158, Washington st, Nos. 728-732, 2-sty side extension, 21x38, windows, doors, chimney, to 3-sty brick warehouse; cost, \$7,500; owner, Frank L. Froment, 52 East 74th st; architect, S. E. Gage, 340 Madison av. Plan No. 3228.

BLEECKER ST, No. 91, Mercer st, Nos. 207-215, cut walls to 5-sty brick factory; cost, \$75;

owner, Mrs. Chas. S. Woodbury, 23 West 49th st; architect, H. Zlot, 230 Grand st. Plan No. 3219.

CHARLTON ST, Nos. 104-106, partitions to 7-sty brick storage warehouse; cost, \$350; owner, Estate P. Moller, 74 Wall st; architect, S. J. Gill, 157 Meserole av, Brooklyn. Plan No. 3194.

CANAL ST, No. 60, partitions, windows, toilets, to 5-sty office and stores; cost, \$6,000; owner, Simon Liebovitz, 75 Leonard st; architects, Bernstein & Bernstein, 24 East 123d st. Plan No. 3190.

CENTRE ST, Nos. 47-49, change beams, walls, to 4-sty brick store and loft; cost, \$2,000; owner, David W. Bishop Estate, 21 Liberty st; architect, A. D. Kelley, 4 Gold st. Plan No. 3214.

DUANE ST, No. 142, elevator shaft, doors, to 5-sty brick office and storage; cost, \$2,750; owner, Wm. P. Mason, 142 Duane st; architect, Frank M. Coffin, 421 Canal st. Plan No. 3226.

FRONT ST, No. 90, partitions to 5-sty brick lofts and offices; cost, \$250; owner, J. B. Kissam, 176 Broadway; architect, Chas. E. Reid, 132 East 23d st. Plan No. 3191.

MONROE ST, Nos. 199-201, partitions, windows, toilets, to two 5-sty brick dwellings; cost, \$5,000; owner, Robert J. Hubbard, 571 Bedford av, Brooklyn; architects, Bernstein & Bernstein, 24 East 23d st. Plan No. 3216.

MAIDEN LA, Nos. 138-140, partitions, iron columns, windows, to 5-sty brick office and storage; cost, \$1,000; owner, John J. Carle, 153 Water st; architect, Wm. B. Tubby, 81 Fulton st. Plan No. 3208.

PARK PL, Nos. 82-86, partitions to 5-sty brick store and loft; cost, \$500; owner, George H. Stege, 186 Hewes st, Brooklyn; architect, Robert Teichman, 22 William st. Plan No. 3235.

WOOSTER ST, Nos. 65-67, elevator shaft to 5-sty brick loft; cost, \$1,250; owner, Birkenfeld Strauss & Co., 65 Wooster st; architect, F. W. Welsh, 239 Clerk st, Jersey City, N. J. Plan No. 3202.

WALL ST, No. 35, steel beams, columns, to 9-sty brick office; cost, \$375; owner, Estate D. O. Niells, 15 Broad st; architect, J. M. Robinson, 15 Broad st. Plan No. 3212.

11TH ST, Nos. 119-25 East, alter balcony, roof beams, new stairs, to 2-sty and balcony, ballrooms; cost, \$25,000; owner, Webster Hall Co., 119 East 11th st; architect and engineer, Wm. G. I. Roeder, 24 East 23d st. Plan No. 3211. Not let.

13TH ST, Nos. 236-238 East, partitions, toilets, to 6-sty brick tenement; cost, \$100; owners, August Ruff and Albert Hochster, 52 West 120th st; architect, Henry Regelmann, 133 7th st. Plan No. 3206.

13TH ST, Nos. 244-246 East, partitions, toilets, windows, to 6-sty brick tenement; cost, \$100; owners, August Ruff and Albert Hochster, 62 West 120th st; architect, Henry Regelmann, 133 7th st. Plan No. 3207.

14TH ST, No. 138 East, partitions, windows, to 5-sty brick store and loft; cost, \$500; owner, S. Schinasi, 32 West 100th st; architect, Morris Schwartz, 194 Bowery. Plan No. 3198.

16TH ST, No. 5 West, partitions, windows, to 4-sty brick studio and store; cost, \$15,000; owner, The Mechanical Engineering Co., 99 Nassau st; architect, John E. Kleist, 105 East 14th st. Plan No. 3188. R. F. Layman, 71 Washington st, has contract.

17TH ST, No. 251 East, 2d av, Nos. 301-307, 18th st, No. 236 East, alter elevator, iron stairs, to 10-sty brick hospital; cost, \$10,000; owner, Society of the Lying-In Hospital, 2d av, 17th and 18th sts; architect, H. H. Peterson, 1328 Broadway. Plan No. 3205.

25TH ST, No. 202 West, partitions, windows, toilets, to 4-sty brick tenement; cost, \$850; owner, Franmor Realty Co., 207 West 24th st; architect, Max L. Blum, 20 East 42d st. Plan No. 3185.

26TH ST, Nos. 214-232 West, fireproof elevator shafts, doors, to two 5-sty brick factories; cost, \$5,000; owner, M. Cohn Estate, 218 West 26th st; architects, Denby & Nute, 333 4th av. Plan No. 3215.

67TH ST, Nos. 350-352 East, alter partitions, girders, to 6-sty brick tenement; cost, \$300; owner, Geo. Mundorf, 142 1st av; architect, Henry Klein, 505 East 15th st. Plan No. 3199.

71ST ST, Nos. 173-175 East, cellar, front and rear extension, 14.8x9.9, partitions, floor beams, chimney, to 4-sty brick residence; cost, \$30,000; owner, Mildred P. Stokes Hooker, 175 East 71st st; architect, S. E. Gage, 340 Madison av. Plan No. 3227.

75TH ST, Nos. 201-205 West, Amsterdam av, Nos. 320-328, alter partitions, staircases, to 5-sty brick store and loft; cost, \$18,000; owner, Walton Estate, 851 8th av; architect, Eugene Schoen, 25 West 42d st. Plan No. 3204. J. B. Acken, 25 West 42d st, has contract.

110TH ST, No. 55 East, windows, partitions, toilets, to 5-sty store and tenement; cost, \$5,600; owner, Mendel Hirsch, 55 East 110th st; architect, Wm. F. Huenerberg, 925 Jackson av, Bronx. Plan No. 3189.

120TH ST, Nos. 548-550 East, rear, alter shed; cost, \$800; owner, Standard Oil Co., 26 Broadway; architect, Russell W. Smith, 242 East 51st st. Plan No. 3209.

125TH ST, No. 319 West, store fronts, stairs, to 3-sty brick store and restaurant; cost, \$1,000; owner, Borough Trading Co., 366 Broadway; architect, M. Ickoson, 366 Broadway. Plan No. 3225.

AV C, No. 83, partitions, toilets, to 4-sty brick tenement; cost, \$400; owner, St. John the Baptist Foundation, 13 Astor pl; architects, M. L. Blum and A. Brociner, 20 East 42d st. Plan No. 3224.

AMSTERDAM AV, No. 68, alter wall to 4-sty brick tenement and store; cost, \$350; owner, Estate of H. Harris, 149 West 24th st; archi-

tect, Leo S. Greenbaum, 151 East 71st st. Plan No. 3203.

AV D, n w cor 2d st, partitions, windows, toilets, to 3-sty brick dwelling; cost, \$500; owner, F. Booth, 860 Broadway; architect, Jacob Fisher, 25 Av A. Plan No. 3218.

BROADWAY, No. 648, partitions, windows, to 10-sty brick loft and office; cost, \$5,000; owners, S. P. Tull, 309 Broadway, and J. E. Machod, 1729 Mervine st, Philadelphia, Pa.; architect, John H. Friend, 148 Alexander av. Plan No. 3197.

BROADWAY, Nos. 549-555, partitions, windows, to 12-sty brick store and loft; cost, \$6,000; owner, Peter W. Rouss, on premises; architect, Wm. J. Dilthey, 1 Union sq. Plan No. 3195.

BROADWAY, Nos. 3340-3346, 35th st, No. 533 West, partitions, toilets, to 6-sty brick tenement; cost, \$1,300; owner, Zengendal Realty Co., 135 Broadway; architects, Townsend, Steinle & Haskell, 1328 Broadway. Plan No. 3192.

BROADWAY, Nos. 1141-1143, sign to 5-sty brick store and loft; cost, \$175; owners, Hope-ton Drake Dyer, 25 Broad st, and George G. Benjamin, 2030 Broadway; architects, H. H. Upham & Co., 508 West Broadway. Plan No. 3217.

BROADWAY, s w cor West Houston st, windows, toilets, partitions, to 5-sty brick store and loft; cost, \$3,000; owner, C. A. Gould, 605 Broadway; architect, David Bleier, 99 Mangin st. Plan No. 3230.

BROADWAY, Nos. 880-886, 18th st, Nos. 33-35 East, 19th st, Nos. 22-34 East, alter stairs, elevators, partitions, to 6-sty brick loft; cost, \$7,000; owners, W. & J. Sloane, Inc., 884 Broadway; architects, J. B. Snooks' Sons, 73 Nassau st. Plan No. 3223.

LENOX AV, No. 482, partitions, toilets, windows, to 5-sty brick tenement; cost, \$300; owner, I. Schneider, 951 Columbus av; architect, L. A. Sheinart, 194 Bowery. Plan No. 3193.

MADISON AV, n w cor 48th st, partitions, windows, etc., to 4-sty brick office and apartment; cost, \$12,000; owners, T. J. S. Flint, Larchmont, N. Y., and Chas. B. Halsey, 939 Madison av; architect, Chas. C. Thain, 4 East 42d st. Plan No. 3229.

PARK ROW, No. 118, booth, steel beams, to 1-sty moving-picture show; cost, \$500; owner, James Phelan Co., 16 Exchange pl; architect, L. C. Maurer, 1493 Broadway. Plan No. 3232.

WEST BROADWAY, Nos. 570-576, toilets, partitions, to 10-sty brick factory; cost, \$300; owner, N. S. Spencer, 27 William st; architect, H. Zlot, 230 Grand st. Plan No. 3234.

2D AV, No. 2264, toilets, partitions, windows, to 5-sty brick tenement; cost, \$400; owner, Chas. Lippe, 328 East 26th st; architect, Frederick Jacobsen, 132 East 23d st. Plan No. 3201.

2D AV, s w cor 13th st, partitions, windows, toilets, to 4-sty brick tenement; cost, \$10,000; owner, Sadie Smith, 138 2d av; architect, David Stone, 127 Bible House. Plan No. 3221.

3D AV, s e cor 121st st, erect awning to 4-sty brick store; cost, \$600; owner, Edward Callan, 2217 3d av; architect, Adam Happel, 408 East 93d st. Plan No. 3220.

3D AV, Nos. 25-27, sign to two 5-sty brick stores and office; cost, \$450; owner, Maud B. Barclay, 149 Broadway; architect, Gude Co., 935 Broadway. Plan No. 3196.

3D AV, No. 127, alter tubs, sinks, to 5-sty tenement; cost, \$50; owner, Annie Marks, 1925 Madison av; architect, L. A. Sheinart, 194 Bowery. Plan No. 3233.

5TH AV, s e cor 34th st, partitions to 8-sty store and office; cost, \$700; owner, Estate Jacob Korn, on premises; architect, Louis Korn, on premises. Plan No. 3187.

7TH AV, Nos. 254-258, partitions, windows, toilets, to three 4-sty brick tenements; cost, \$4,000; owner, Franmore Realty Co., 207 West 24th st; architect, Max L. Blum, 20 East 42d st. Plan No. 3186.

7TH AV, Nos. 355-359, 30th st, No. 160 West, change stairs to 3-sty brick store and office; cost, \$500; owner, Margaret Biehn, 359 7th av; architect, J. H. Knubel, 318 West 42d st. Plan No. 3200.

7TH AV, n e cor 15th st, awning to 7-sty brick printing house; cost, \$250; owners, O. G. & G. C. Smith, 7 East 78th st; architect, A. M. Duncan, 68 Broad st. Plan No. 3231.

10TH AV, n e cor 42d st, toilets, partitions, to 2, 3 and 4-sty brick store and hotel; cost, \$500; owner, James Aspel, 357 West 56th st; architect, J. C. Cocker, 2017 5th av. Plan No. 3222.

11TH AV, s w cor 28th st, partitions, floor, to 7-sty brick storage warehouse; cost, \$1,500; owner, Terminal Warehouse Co., 17 South William st; architect, Otto M. Beck, 1349 53d st, Brooklyn. Plan No. 3213.

**Bronx.**

137TH ST, No. 570, new toilets, etc., to 6-sty brick store and tenement; cost, \$500; owner, Wm. Dohrmann, on premises; architect, Geo. Hof, Jr., 1436 Webster av. Plan No. 567.

BRONX BOULEVARD, e s, 148 n Burke st, move 2-sty frame dwelling; cost, \$400; owner, Gotlieb Frick, on premises; architect, Frank J. McGarry, Barker av and Post st. Plan No. 566.

BRONX BOULEVARD, e s, 399 s Gun Hill rd, move 1-sty frame stable; cost, \$500; owner, Richard Morrison, Station place; architect, Wm. E. Pringle, 3332 Barker av. Plan No. 572.

SO. BOULEVARD, n w cor Westchester av, new partitions, etc., to 3-sty brick store and hotel; cost, \$1,500; owner, Chas. Kling, 263 Kingsbridge rd; architect, Wm. Kurtzer, 122 Bowery. Plan No. 571.



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BRONX BOULEVARD, e s, 98 n Burke st, move 2-sty frame dwelling; cost, \$400; owner, Jacob Frick, on premises; architect, Frank McGarry, Barker av and Post st. Plan No. 565.

TREMONT AV, s s, 70 e Crotona av, new store front to 1-sty brick store; cost, \$150; owner, Mary McCormack, 887 East 176th st; architect, C. S. Clark, 441 Tremont av. Plan No. 563.

WASHINGTON AV, w s, 188.2 s 170th st, build open shed, 25x16, upon existing foundation; cost, \$200; owner, Geo. W. Brewster, on premises; architect, Wm. H. Meyer, 1861 Carter av. Plan No. 568.

ZEREGA AV, e s, 100 s Frisby av, new partitions, etc., to two 2-sty frame dwellings; cost, \$150; owner, Geo. Simon, on premises; architect, A. C. Beyer, 230 East 37th st. Plan No. 570.

### Richmond.

CENTRE ST, s e cor Garretson av, Richmond, brick extension to rectory; cost, \$2,000; owner, Church of St. Patrick, Richmond; architects, Neville & Bagge, 217 West 125th st, N. Y. C. Plan No. 529.

CANAL ST, e s, 150 s Broad st, Stapleton, asbestos booth for theatre; cost, \$175; owners, Rosenstock & Cohen, 14 East 22d st, N. Y. C. Plan No. 527. Owner builds.

FORT PL, e s, and Monroe av, No. 34, alter frame dwelling; cost, \$800; owner, Theodore Schmidt; architect, B. E. Jamme; builders, Hesse & Offerjost. Plan No. 528.

FLETCHER ST, w s, 60 n St. Mary's av, alterations to dining parlor; cost, \$250; owner, John Mandio. Plan No. 530. Owner builds.

BROADWAY, w s, 75 s Warren st, alter workshop; cost, \$350; owners, McRay & Rose; architect and builder, Ed. A. Deppe. Plan No. 531.

BARNES AV, n s, 175 e Villa av, Grantville, 1-sty brick addition to dwelling, 11x18; cost, \$200; owner, Vincenzo Di Stefano, Barnes av; builder, John Mastepero, Barnes av. Plan No. 524.

SEA SIDE BOULEVARD, n s, 200 w Ocean av, South Beach, frame extension to dwelling; cost, \$180; owner, Wm. G. Koch, Rosebank P. O. Plan No. 526.

YORK AV, e s, 200 s Centre st, New Brighton, alterations to dwelling; cost, \$100; owner, Mrs. John Collins, York av; builder, John Willoe, 336 Jersey st, New Brighton. Plan No. 525.

### Government Work.

NEWPORT, R. I.—Proposals for sewer and outfalls will be received at the Bureau of Yards and Docks, Navy Department, Washington, D. C., until January 6, for sewer and outfall at the United States Naval Hospital, Newport,

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R. I. Plans and specifications can be obtained on application to the bureau or to the commandant of the naval station, Narragansett Bay, Newport, R. I. R. C. Hollyday, chief of bureau.

### Personal and Trade Notes.

FRANK H. HOLDEN, secretary of New York Chapter of Architects, states that the report of the committee to award medals for the best apartment houses of the year will be made soon after the first of the year. The members of the committee comprise Grant La Farge, Frank H. Holden, Commissioner John J. Murphy, Henry W. de Forest, Oswald C. Hering, D. Everett Waid, George B. Ford, Walter Blair, and James M. A. Darrach.

ARNOLD W. BRUNNER, architect, made an address before the American Civic Association at Washington on the business side of city planning. J. Horace McFarland was re-elected president. Treasurer William B. Howland, of New York, and Secretary Richard B. Watrous, also were re-elected.

C. W. STONE has been appointed manager of the lighting department of the General Electric Co., to succeed C. D. Haskins, deceased.

METAL CEILING CONTRACTS.—A large ceiling operation now under way is for the eight floors, 32x90 feet each, in the new loft building at 355 and 357 West 36th st, for the Ranald H. Macdonald Company, of 29 West 34th street. Another contract worthy of mention is for the metal ceiling in the new auditorium of the Academy of the Sacred Heart, Convent avenue and 133d street, for Breen & Rinn, of 510 East 71st street. In this operation the individual panels are almost three inches in depth, yet no wrinkles or buckles are shown. These contracts are two of the many now being executed by the Wheeling Corrugating Co., now at 16 Desbrosses street.

### Experiments in Sound-Proofing Dwellings.

Residents of apartment houses, who, while listening to the noises of the family upstairs or downstairs or across the hall, the dingdong practicing by the hour upon pianos not always in tune, the romping of children playing with dogs until it would seem as if the ceilings would certainly fall, not to mention the hundred and one other discordant sounds which fall harshly upon the ear, and have often regretted that there wasn't a law compelling the construction of absolutely sound-proof homes, may be interested in knowing that Prof. Nussbaum, the German scientist, has been studying the problem of the suppression of noises in dwelling

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houses. He has experimented both in the laboratory and in private houses. One point he has ascertained is that the more solid and tough and strong the building material is the more quickly and loudly it conveys sound, and its conductivity can best be tested by strokes with piece of metal. The higher the tone the greater the conductivity.

To the question, how are the sounds of the piano or the violin in the neighboring apartments to be excluded, Nussbaum has returned the suggestion that the ceilings be treated as he successfully treated his telephone cell—namely, to line them with a layer of zinc or lead—"Building Age."

### Cost of School Building Equipment.

An extended table of costs of school buildings in Boston is given in the annual report of the Boston Schoolhouse Department for the year ending January 31, 1911. The table covers the buildings erected since 1902. The cost per cubic foot of building averages for 30 buildings was about 22.8 cents per cubic foot. The building contract itself averages for the 30 buildings 83.7 per cent. of the total cost of the building, with extremes of 77 and 86 per cent.

The heating and ventilating contract averages 9.5 per cent. of the total cost of the building, with extremes of 15 and 7 per cent. The average cost of the plumbing contract amounts to 4.6 per cent. of the total cost of the building, and the average cost of the electrical work amounts to 3.4 per cent. of the total cost of the building. Three of the 30 buildings are high school structures, and for the 27 common schools the cost of building per pupil figures out at \$178. One of the high school buildings, designed to accommodate 540 pupils, cost \$548.25 per pupil, and the cubic contents are 1,267,682 cubic feet. A normal school building with 1,392,848 cubic feet of contents and accommodating 350 pupils cost \$940.65 per pupil. The third high school, having 1,388,807 cubic feet of contents and accommodating 600 pupils, cost per pupil \$495.19.

—There is a strong belief that politics will not be a repressing factor next year.



**BUILDING MATERIAL MARKET.**

**Return of Cold Weather Improves Brick Market—Prices Up Dec. 27.**

**Heavy Stocks of Hardware in Store—Steel the Most Active Feature—Inflow of Currency is From the West—U. S. Stone Report.**

A RETURN to seasonable weather put the building material market on a normal basis this week. The Christmas bargain counter sale of common brick cleared the market and on December 27 the wholesale price will go back to \$7. Warehouse men report an unusually heavy stock of hardware in store, denoting optimistic views regarding the 1912 market. Steel statistics show a continued stiffening in demand for finished products and bar business is exceptionally keen. December finished steel sales totalled 1,000,000 tons on the 15th. Linseed oil is now bottom at 71 for spot with quotations running as high as 74 for raw American seed. Open weather and consequent good building conditions have helped lime, the sales totals exceeding those for both November and December of last year. December so far has shown a gain over November sales for 1911. Lumber, copper and tin flashing, tile and architectural terra cotta were in moderate demand. Structural slate was dull. The heaviest inflow of money was from the West, but there was little call for it for building purposes this week.

There is a feeling in the market that building conditions will continue to maintain a good level all winter. This is based upon a steady buying movement and heavy storage. The American Radiator Company is erecting near Greenville, N. J., a new storage warehouse for the purpose of more readily supplying the varying New York, Newark and Westchester demand, and it is reported that inquiries were in the real estate market in Jersey City and Hoboken last week from some local Portland cement agency for a site for a cement storage warehouse.

A significant feature of the week was the large inquiry from suburban retail building material interests for May, June and July supplementals. Heretofore the supplementals have run through March, April and May, thus showing a probable continued strengthening of the wholesale market. The chief requirements were for shingles, spruce timber, pine flooring, siding and laths, roofing slate, some marble, granite, considerable maple and oak, for flooring, and roofing tin. As far as local futures are concerned, there is still a tendency to buy from hand to mouth, except in the case of Hudson River common brick, which was liberally taken during the last few weeks because of the temporary drop in price. Even this brick went out for immediate consumption in many cases because dealers found it cheaper to ride from barge than from stack when the market was stimulated.

Marble was in a class by itself so far as demand was concerned. Judging by reports from the cutters and wholesalers there must have been a fair quantity of orders held back because of the strike and its impending settlement rumors of which had been heard in the market for several weeks. The wholesale buying movement in marble, both exterior and interior, had been heavy for a month, and when it was announced that the strike had been declared off, inquiry from consumers at once became active. Owing to the lateness of the season, the full force of this new business probably will not be felt before February or later, because of the impossibility of working quarries to their full capacity now. Prices, therefore, are expected to stiffen.

As a whole, the general building material situation is satisfactory, considering the time of the year and the prospect of a fairly open winter for building. Last year at this time weather conditions were severe, with zero weather predominating so that outside operations were practically at a standstill. As opposed to that this December has been very mild, and as a result of steady out-of-door and indoor construction work, labor has been well employed and building material has had a rather abnormal run.

**Fears Expressed for Spring Supply.**

Where pessimism was heard at all this week it clung about the supposition that recent abnormal demand for building material would upset the calculations of the mills and cause a shortage to be felt early next year. Brick interests especially were inclined to worry about this possibility, but, as a matter of fact, there is no cause for worry. It will be remembered that heavy supplementals have been reported from time to time in various de-

partments, and these must be taken care of. In the case of common brick, there is every reason to believe that there is plenty of brick in the North and Raritan River districts to take care of a demand much heavier than the present winter one and still leave a safe supply in sheds for early in the spring. Those alarmists who have been trying to make dealers believe that the Hudson brick market is being drained, so as to bring higher prices in the spring are either ill advised or are deliberately malicious because there is more than enough brick on hand even now to take care of abnormal winter requirements and almost boom conditions from the end of winter to the beginning of the manufacturing season.

As for lumber, ship consignments are coming in regularly from the south and north, and reliable advices from Canada indicate uninterrupted haulage to mills. There should be no curtailment in supply, therefore, as far as lumber is concerned, no matter what the winter or spring requirements are. As for stone, most of the wholesalers have placed heavy speculative requisitions and most of them are making good.

Portland cement is plainly over-produced and until some restriction is agreed upon, no improvement can be expected in general market conditions. At the recent Waldorf meeting, Mr. Mallory, president of the Edison Portland Cement Co., cautioned the members of the National Portland Cement Manufacturers' Association against reckless production such as has been practiced in the past, and he advocated some kind of an agreement among the producers to shut down their plants, say until the Spring or early Summer, until the supply is brought down nearer the demand. It is not probable, however, that any such program will be agreed upon, because of the bitter warfare now being carried on among the different manufacturing cliques, and in the meanwhile cement as a product is being sold perilously near, if not actually below, cost at mill. Can the cement interests afford to spend large sums in advertising their product and then cut prices in this and other markets until the question of maintenance of quality arises in the consumer's mind? As the ultimate consumer thinks, so will he buy, and the average buyer makes no purchase when he is in doubt.

Do the cement interests realize that their product is the weakest one, as far as price is concerned, in the Metropolitan market today? All other building commodities are stiffening. Even common brick is being sold in New York on a profit-taking basis for the first time in six years. Structural steel is making new records. Slate, marble, granite, lumber, hardware, nails, all are in firm markets, considering the time of the year, and yet the low cement prices are not resulting in appreciably heavier orders in the Metropolitan district. It looks like an attempt to force an outlet for a surplus something like ten million barrels with over-capacitated mills still grinding out cement regardless of demand. True, some mills have closed down. Others are on low headway, but the mischief makers in the trade are still running to capacity in the forlorn hope of achieving their more or less indistinct ends, namely, to force some other company to buy in.

**Common Brick.**

Christmas bargains in common brick as a Yule tide shopping innovation proved a big success. The market was well cleared, and so beginning Tuesday, Dec. 26, the regular winter price of \$7 a thousand will be resumed.

There are two reasons for this change of market conditions. One was prolonged mild weather and the other was the sudden cold spell which impeded navigation and hastened transactions at the wholesale dock before the prices should return to their higher levels as a result of the limiting of supply and the heavier buying market.

Transactions for last week follow:

	*1911.		†1910.	
	Left over, Dec. 11, 61.	Arrived. Sold.	Left over, Dec. 12.	Arrived. Sold.
Monday .....	6	10	20	10
Tuesday .....	8	11	23	10
Wednesday ....	4	10	9	9
Thursday .....	18	18	5	3
Friday .....	7	7	0	2
Saturday .....	1	5	3	2
	44	61	60	36

\*Condition of market, excited. Price, \$6.75, top. (Wholesale, dock, N. Y. Add dealers' profit and cartage in estimating. Add 50 cents for purchases after Jan. 15, for covering charges, watching, etc.) Reserve, Dec. 18, 44. Covered, 20.

†Condition of market, dull. Prices, \$— to \$5.25. Reserve, 27.

**Lime and Plaster.**

The strengthening of the lime market noted so far this month is generally attributed to the mild weather. Sales are reported to be heavier this month than they were during a corresponding period last month, and far exceed those for November and December of either 1910 or 1909. There has been no change in prices reported, and sales are said to cling close to list. There is also a better movement for plaster, although there is nothing sensational in demand. Prices are unchanged.

**Iron and Steel.**

Although the week's contracts for structural steel fell off somewhat, from the level maintained prior to the fifteenth of December, there was still a good inquiry for local operations. Finished steel sales from the first to the fifteenth of this month were estimated to be a million tons, a very notable volume of business for this time of the year. The activity was keenest in steel bars, shapes, plates, sheet bars, sheets and tin plate. The demand for bars is reported to be taxing the capacity of some of the mills and requirements for wire products show continued activity.

Steel men said this week that they believed the present abnormal activity was equal to from four to six months of the steel mill capacity in the most active lines, and that it therefore fully justifies the higher prices, of from a dollar to three dollars a ton. Because only a comparatively small portion of this new business has been balanced by mill shipments, the volume of unfilled orders has heavily increased so that the prospects for a return to low prices does not now seem possible. Buyers contemplating steel erection will therefore do well to place their requirements at the earliest possible moment.

Officials of the United States Steel Corporation attribute the present activity to the low prices which have been prevailing. But these prices have been maintained at more or less sacrifice on the part of the steel mills and so more remunerative prices probably will rule from the first of the year well into the latter end of the second quarter.

The active factors in the local steel market this week were the Hess and Auerbach contracts, the former for 3,000 tons and the latter for 2,000. The Eagle Building contract for 3,000 tons was awarded to the Hay Foundry and Iron Company by the Hedden Construction Company, which has the contract, and the Eastern Steel Company will furnish the plain material. The Allyn Hotel in Hartford was another factor which will take about fifteen hundred tons.

"A strong situation made stronger," was the way an officer of one company spoke of the present situation. "New business has been piling up at a wonderful rate," he said, "and the most remarkable thing about it is that it should have come at this season of the year. As a rule December can be marked off the iron trade calendar, because it is usually such a dull month. This time December will prove the banner month of the year."

The iron situation reached 100,000 tons last week, but the buying movement is apparently over, temporarily. Many small consumers are still buying foundry grades, however, but in small tonnages. Among the furnaces there is a much firmer tone, but prices are irregular, although list quotations had not been changed up to Wednesday.

**Stone.**

There was a noticeable improvement in demand for marble this week coincidental with the ending of the four months' strike of the marble workers on the fifty-five buildings in this city. But the trade is still nervous and the most conservative marble interests believe that real strength will not be developed until the middle of January. There is a good supply of marble on hand for both interior and exterior work and there was some disposition to shade a little to encourage new business.

Granite is firm in a normal market. Limestone has been heavily purchased by wholesalers who have based their action largely upon the increased number of new building plans filed in Manhattan and Newark, and upon the strengthening steel market.

**Oils.**

Linseed oil was much firmer in tone this week, with quotations for American raw running from 73 cents a gallon to 74 cents. No futures were offered and spot oil was quoted at 71 cents, which was last week's quotation, for five barrel lots, but the absence of concessions on carload lots was noticeable. China wood oil is slightly stiffer at 13 and 14 cents.



# 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 23, 1911

(24) No. 2284

## 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.

8-15	540-20	1196-14	1617-14	1834-36
54-20	546-15	1204-8	1621-33	1883-50
63-13	583-1	1221-10	1624-20	1888-36
98-21	591-19	1225-39	1625-46	1906-6
100-6	634-47 & pt Lt 27	1242-1	1628-9	1918-24-26½
107-9	702-13	1244-65	1630-2	1921-48
162-57	726-12-13	1245-2	1639-1 & 24½	1923-7
249-50	753-69	1247-27	1640-65	1929-8½
251-37-38	768-35-36	1250-87	1643-70	1939-16 & 38½
253-34 & 73	778-33	1262-48	1645-58¼	1941-53
269-11	798-25	1268-19	1661-40	1960-60
288-35	811-16-19	1275-9-10	1665-31 & 33	1961-51
337-28	826-15-13	1288-pt Lt 1	1686-43-44	1985-14
339-7	828-59	1293-49, 49½, 49¾	1695-14-16	2002-40-41
347-5, 21, 25	831-68-78	1306-15½	1728-12	2026-43
363-21	837-62	1319-28	1736-52 & 54	2027-57
376-55	839-74 & 77	1339-7-8	1747-55	2028-11
395-40	840-9 & 25	1340-31 & 40	1748-3	2050-106
416-12	854-36, 38, 40	1343-4	1767-21	2062-37 & 41
419-45	858-1	1368-38	1772-52	2065-29-24
445-13	860-71	1472-31	1787-21½	2067-33
460-21 & 46	868-54	1519-67-68	1790-21	2108-67
475-8	892-56	1557-35	1792-23	2118-37-38
483-7 & 32-30	1037-42	1571-2-3	1795-29	2119-36½
485-17	1048-30-32	1573-10	1797-32	2145-22
493-9	1121-22	1595-18-15	1808-50½	2152-60½
499-12	1127-53	1596-7	1810-12	2154-80
519-10	1135-49½	1599-11	1825-17	2180-558, 605 & 570
535-11	1142-37	1614-27	1833-32	2191-13-15

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

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

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

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

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

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

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

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

A \$20,000-\$30,000 indicates the as-

essed value of the property, the first figures being for the lot only and the second figures representing both lot and building. Letter P before second figure indicates that the property is assessed as in course of construction. Valuations are from the assessment roll of 1911.

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

Flats and apartment houses are classified as tenements.

Residences as dwellings.

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

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

The Star following name of street or avenue in the Bronx Conveyances, Leases and Mortgages indicates that the property recorded is in the annexed district, for which there is no section or block number.

### KEY TO ABBREVIATIONS USED.

(A)—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)—referee  
rd—road  
re mtg—release mtg  
ref—referee  
sobrn—subordination  
sl—slip  
sq—square  
s—south  
s—side  
sty—story  
sub—subject  
strs—stores  
stn stone  
st—street  
TS—Torrens System  
tnts—tenements  
w—west  
y—years  
O C & 100—other consideration and \$100



THE TITLE INSURANCE CO., OF NEW YORK

135 Broadway, Manhattan CAPITAL AND SURPLUS, \$3,000,000 and 203 Montague St., Brooklyn

Examines and Insures Titles to Real Estate on Sales and Loans, and Deals in Mortgages

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SLAWSON & HOBBS

Real Estate

162 WEST 72D STREET

ADVERTISED LEGAL SALES.

DEC. 23.

No Legal Sales advertised for this day.

DEC. 26.

Catherine sl, 17-25, es, 35.10 s Water, 89.2x41.4x89.2x49.7; 4-sty bk lodging house & str & 4-sty bk tnt & str; Wm W Appleton et al agt Martin Garone et al; J Hampden Dougherty, (A), 27 William; Geo B Holbert, (R); due, \$23,906.47; T&c, \$1,239; Joseph P Day.

22D st, 261 W, see 23d, 250-2 W. 22D st, 265 W, see 23d 250-2 W. 23D st, 250-2 W, ss, 225 e 8 av, runs s 197.6 to 22d (No 265), xe18.9xn—xe18.9xs—to 22d (No 261), xe18.9xn98.9xw6.3xn98.9xw50 to beg, 1-sty bk & fr bldgs & vacant; Farmers Loan & Trust Co agt Wm R Sheldon et al; Geller, Rolston & Horan, (A), 22 Exchange pl; Townsend Morgan, (R); due \$67,466.61; T&c, \$1,626.34; mtg recorded Dec24'08; Joseph P Day.

134TH st, 400 E, see Willis av, 130-4. 134TH st, 507, on map 509 W, ns, 100 w Ams av, 50x99.11, 5-sty bk tnt; Henry H Davis agt Van Orden Constn Co et al; Jos Kaufmann, (A), 51 Chambers; Lauren Carroll, (R); due, \$11,696.48; T&c, \$—; sub to 1st mtg \$45,000; Joseph P Day.

Willis av, 130-4, es, 25 s 134th, 75x40; also WILLIS AV, 136, sec 134th (No 400), 6-sty bk hotel; Sheriff's sale of A R & T, &c, which the Hotel Willison had on May 24, 1911, or since; Jacob Newman, (A), 135 Bway; Jno S Shea, (S); Danl Greenwald. Willis av, 136, see Willis av, 130-4.

DEC. 27.

Hoffman st, 2383, ws, 145.5 s 187th, 25x 94.11, 2-sty bk dwg; Hebrew Mutual Benefit Society in the City of N Y agt Moses Kinstler et al; Kantrowitz & Esberg, (A), 320 Bway; Adam Wiener, (R); due, \$3,494.45; T&c, \$151.15; Saml Goldsticker, at 3156 3 av.

Jackson st, 51, ws, abt 50 s Cherry, 25x 75, 4-sty bk tnt & str & 3-stybk rear tnt; Chas Schram agt Wm Abrahams et al; Guggenheimer, Untermeyer & Marshall, (A), 37 Wall; H C S Stimpson, (R); due, \$15,169.50; T&c, \$527; Saml Goldsticker.

99TH st, 257 W, ns, 192 w Bway 17x 101.11, 3-sty & b stn dwg; Evelyn C Manley agt Mary B Cunningham et al; Jas E Duross, (A), 100 Bway; J Campbell Thompson, (R); due, \$4,960.24; T&c, \$320.39; sub to a mtg of \$18,000; Joseph P Day.

118TH st, 144 W, ss, 275 e 7 av, 16x 100.11, 4 & 5-sty bk dwg; Jos L R Wood agt Jas C Crawford et al; Action 1; Fixman, Lewis & Seligsberg, (A), 55 Liberty; Wm Lustgarten, (R); due, \$14,755.47; T&c, \$310.04; Bryan L Kennelly.

118TH st, 142 W, ss, 291 e 7 av, 16x 100.11, 4 & 5-sty bk dwg; Same agt same; Action 2; same (A); same (R); due, \$14,751.87; T&c, \$327.27; Herbert A Sherman.

159TH st, 422 E, ss, 175 w Elton av, 25x 98; 5-sty bk tnt; Long Island & Westchester Holding Co agt Emma Horenburger et al; Mark Eisner, (A), 280 Bway; A Welles Stump, (R); due, \$7,836.77; T&c, \$965.83; Joseph P Day, 3156 3 av.

180TH st, 651 W, see Wadsworth av, 140. Morningside av, 171, es, 124.11 n 126th, 24.11x75, 5-sty bk tnt; Alfred Lederer agt Max Lederer et al; Nathan Waxman, (A), 346 Bway; Francis W Pollack, (R); due, \$1,617.99; T&c, \$—; sub to two mtgs aggregating \$16,500; D Phoenix Ingraham.

Clinton av, 1831, on map 1829, ws, 157.10 s 176th, 33x149.10, 3-sty fr dwg; Luella B Andrews et al agt Jno R Peterson et al; W Stebbins Smith, (A) 462 E 167; Augustine R McMahon, (R); due, \$6,664.98; T&c, \$302.98; Geo Price, at 3156 3 av.

Wadsworth av, 140, nwc 180th (No 651), runs n119.6xw80xs44.6xw10xs75xe90 to beg, 6-sty bk tnt; Geo L Hiltl Co agt Mutual Apartment Co et al; House, Grossman & Vorhaus, (A) 115 Bway; Maurice Goodman, (R); due, \$31,054.04; T&c, \$3,307.16; sub to a 1st mtg of \$160,000; Joseph P Day.

DEC. 28.

Cruger st, es, whole front bet 187th & Bronxdale av, 30.10x50x67.10x48.6; also 187TH ST, ss, whole front bet Cruger & Bronxdale av, 46.9x55x84x37.5, Van Nest; Geo Rueckel agt Eugene Buckley et al; E Alan Hartman, (A), 115 Bway; Walter B Walker, (R); due, \$2,307.33; T&c, \$325; Joseph P Day at 3156 3 av.

St Nicholas pl, 55, ws, 41 s 153d, runs s 17xw74.8xn12.9xw2.4xn4.3xe77.1, 4-sty bk dwg; Geo G Belden, adm agt Wm Belden et al; Chas L Craig, (A), 22 William; Jas A Foley, (R); due, \$12,075.42; T&c, \$1,250; Joseph P Day.

13TH st, 306 W, ss, 28.10 e 4th, 28.6x41.5 x25x55.2, 5-sty bk tnt & str; Henry Hall agt Saml Cohen et al; Henry Goldstein, (A), 37 Liberty; Jas F Higgins, (R); due, \$3,495.62; T&c, \$1,297.77; sub pr mtg \$14,000; Bryan L Kennelly.

187TH st, E, ss, whole front bet Cruger & Bronxdale av; see Cruger, es, whole front bet 187 & Bronxdale av.

Hoe av, ws, 175 s 172d, 25x100, vacant; Eleanor A Storm agt Amelia M White et al; Carrington & Pierce, (A), 200 Bway; Henry M Stevenson, (R); due, \$2,236.43; T&c, \$262.20; Joseph P Day at 3156 3 av.

Valentine av, 2184, es, 152.8 n 181st, 20x 118x20x118.3, 3-sty bk dwg; Moses Seelig agt Katherine S Unsted; Henry J Robert, (A), 55 Liberty; Jos S Rosalsky, (R); due, \$2,752.66; T&c, \$332.73; sub to a 1st mtg of \$7,500; Joseph P Day, at 3156 3 av.

Washington av, 2268, es, abt 90 s 183d, 50.1x95.6x50x95.1, 5-sty bk tnt; Manhattan Mortgage Co agt Michl Murtha et al; Carrington & Pierce, (A), 200 Bway; Henry C S Stimpson, (R); due, \$5,918.87; T&c, \$1,225; J H Mayers, at 3156 3 av. DEC. 29.

Catherine st, 61, sec Monroe (Nos 2 & 2 1/2), 17.9x80, 3 & 4-sty bk tnts & str; Emma Moss et al agt Jno F Roberts et al; Weed, Henry & Meyers, (A) 62 William; Edw J Dowling, (R); due, \$15,416.65; T&c, \$875; sub to prior mtg of \$16,000; Joseph P Day.

Crosby st, 101-3, ses, 53.3 sw Prince, 40x 64.9x39.4x61.6, 7-sty bk loft & str bldg; Jacob M Kram agt Rose H Susskind et al; Max Monfried, (A), 150 Nassau; Jas E Kelly, (R); due, \$7,079.48; T&c, \$1,037.01; sub to prior mtg of \$42,000; Joseph P Day.

Monroe st, 2 & 2 1/2, see Catharine, 61. Orchard st, 186, es, 178 n Stanton, 25x 87.6, 5-sty bk tnt & str & 3-sty bk rear tnt; Lena Kronenberg agt Isaac Greenblatt et al; Kantrowitz & Esberg, (A), 320 Bway; Frank A Hennessey, (R); due, \$4,699.98; T&c, \$681.40; Jas L Wells.

17TH st, 220 W, ss, 237 w 7 av, 25x91.11, 3-sty bk tnt & 4-sty bk rear tnt; Henry J. Nethercott agt Wm Nethercott et al; Easton & Bailey, (A), 120 Bway; Jas F Curnen, (R); partition; Joseph P Day.

49TH st, 319 E, ns, 212.4 e 2 av, 17.5x 100.5, 3-sty & b stn dwg; Minnie Roche, admtr, &c, agt Jas F Roche et al; Jno J O'Connell, (A), 31 Nassau; Lewis J Conlan, (R); due, \$6,695.90; T&c, \$10.35; Hugh D Smyth.

178TH st E, swc Daly av, see Daly av, 1987.

Daly av, 1987, swc 178th, 50x80, 4-sty bk tnt; Empire City Savings Bank agt Carmino Liberti et al; Chas W Dayton, Jr, (A), 27 William; Henry B Fischer, (R); due, \$34,503.78; T&c, \$1,396.72; Joseph P Day, at 3156 3 av.

So Boulevard, ws, 175 n 172d, 50x100, vacant; Belwood Realty Co agt Thos H Roff et al; Action 1; Lese & Connelly, (A), 35 Nassau; Albt P Massey, (R); due, \$3,129.42; T&c, \$309.72; sub to mtg of \$7,700; Joseph P Day, at 3156 3 av.

So Boulevard, ws, 225 n 172d, 50x100, vacant; Same agt same; Action 2; same (A); Jas Kearney, (R); due, \$3,338.38; T&c, \$309.72; sub to mtg of \$7,500; Joseph P Day, at 3156 3 av.

Webster av, es, abt 135 n 173d, 75x 155.10x75x157, vacant; Sarah H Wentworth agt Barney Goldman et al; Andrew M Clute, (A), 156 Bway; Chas L Kingsley, (R); due, \$2,955.95; T&c, \$428.90; sub to mtg of \$9,000; Jacob H Mayers, at 3156 3 av.

3D av, 2612, es, 84 n 140th, 28x73.8x25x 86.4, 4-sty fr tnt & str; Max Borck agt Theo A Grasmuck et al; Chas L Borck, (A), 28 Park Row; Leo Fassler, (R); due, \$2,910.93; T&c, \$275.71; sub to two prior mtgs aggregating \$8,500; Jos P Day, at 3156 3 av.

DEC. 30.

No Legal Sales advertised for this day.

AUCTION SALES OF THE WEEK.

The following is the complete list of property sold, withdrawn or adjourned during the week ending Dec. 22, 1911 at the New York Real Estate Salesroom, 14 and 16 Vesey st, and the Bronx Salesroom, 3156 3 av. Except where otherwise stated, the properties offered were in foreclosure. Adjournment of legal sales to next week are noted under Advertised Legal Sales.

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

JOSEPH P. DAY.

Lewis st, 32, (\*) es, 25 s Delancey, 25x 100, 6-sty bk tnt & str; due, \$6,652.55; T&c, \$684.21; sub to mtg \$28,000; Frank L. Froment, 33,000

54TH st, 150 W, ss, 200 e 7 av, 25x100.5, 2 & 3-sty bk stable; due, \$2,471.84; T&c, \$2,542.90; Adj to Jan. 5.

82D st, 306 E, ss, 100 e 2 av, 25x102.2, 2-sty bk office & 2-sty bk rear tnt; due, \$9,844.10; T&c, \$191.64. Adj to Jan 11, 1912.

114TH st, 349 E, (\*) ns, 125 w 1 av, 25x 100.10, 3-sty bk str, 1-sty ext; due, \$16,657.14; T&c, \$372.19; Anna S Stemme et al exrs, 17,000

165TH st, 312 E, (\*) ss, 126.6 e College av, 20x87.4x20.1x85.11, 3-sty bk dwg; due, \$9,968.30; T&c, \$389.78; Ferdinand W Knolhoff et al as exrs, 9,000

165TH st, 310 E, (\*) ss, 106.6 e College av, 20x81.10x20.1x80.6, 3-sty bk dwg; due, \$9,968.30; T&c, \$392.88; Ferdinand W Knolhoff et al as exrs, 9,000

165TH st, 308 E, (\*) ss, 86.4 e College av, 20x84.6, 3-sty bk dwg; due, \$9,968.30; T&c, \$392.88; Ferdinand W Knolhoff et al as exrs, 9,000

165TH st, 302 E, (\*) ss, 27.1 e College av, runs s—xw.7xs50.11xe20.1xn80.5xw20 to beg, 3-sty bk dwg; due, \$9,933.09; T&c, \$431.69; Hannah W Cromwell, extr, 9,000

DIVIDEND NOTICE.

Fulton Trust Company of New York, 30 Nassau Street, New York City, Decem- 21, 1911.

39th Consecutive Semi-Annual Dividend. By Resolution of the Board of Trustees a dividend of FIVE PER CENT. is payable on January 2, 1912, to stockholders of record at the close of business 3 P. M. December 26, 1911.

CHARLES M. VAN KLEECK, Secretary.

165TH st, 304 E, (\*) ss, 46.6 e College av, 20x81.10x20.1x80.6, 2-sty bk dwg; due, \$9,933.09; T&c, \$390.10; Hannah W Cromwell, extr, 9,000

165TH st, 306 E, (\*) ss, 66.6 e College av, 20x83.3x20.1x81.10, 3-sty bk dwg; due, \$9,933.09; T&c, \$402.78; Hannah W Cromwell, extr, 9,000

165TH st, 314 E, (\*) ss, 146.6 e College av, 19.6x88.9x19.1x87.4, 3-sty bk dwg; due, \$9,932.09; T&c, \$390.10; Hannah W Cromwell, extr, 9,000

172D st, 13 W, ns, 99.5 e Inwood av, 25 x87.1, 2-sty bk dwg; due, \$5,491.89; T&c, \$116.68; Adj to Jan 4, 1912.

206TH st, 182 E, (\*) ss, 256.8 w Mosholu Parkway S, 16.8x120, 3-sty fr dwg; due, \$4,085.93; T&c, \$389.69; Alice E Keller, 4,000

206TH st, 180 E, (\*) ss, 273.4 w Mosholu Parkway S, 16.8x120, 3-sty fr dwg; due, \$4,085.93; T&c, \$389.69; Alice E Keller, 4,000

206TH st, 184 E, (\*) ss, 240 w Mosholu Parkway S, 16.8x120, 3-sty fr dwg; due, \$4,085.93; T&c, \$392.09; Alice E Keller, 4,000

Anthony av, 1733, on map 1731, (\*) ws, 113 n 174th, 22.7x88.11x22x83.1; due, \$7,069.81; T&c, \$588.35; Wilhelmina Blankmeyer, gdn, et al, 7,500

Anthony av, 1725, on map 1723, (\*) nwc 174th, 42.1x67.4x26.1x59.6, 2-sty bk dwg; due, \$8,758.06; T&c, \$795.41; Lawyers Mtg Co, 9,500

Anthony av, 1727, on map 1725, (\*) ws, 42.1 n 174th, 25.8x73.3x25x67.4, 2-sty bk dwg; due, \$7,634.53; T&c, \$581.43; Gus Fuld et al, 8,000

7TH av, 2441, nec 142d, 99.11x107, 7-sty bk tnt; due, \$10,465.01; T&c, \$500; sub to 1st mtg of \$180,000; Withdrawn.

BRYAN L. KENNELLY.

26TH st, 355 W, ns, 142 e 9 av, 22x98.9, 4-sty bk tnt, 1 & 3-sty ext; due, \$4,269.36; T&c, \$4,434.86; sub to 1st mtg of \$11,000; adj to Jan 10, 1912.

32D st, 28 W, ss, 400 w 5 av, 22.6x98.9, 4-sty & b stn dwg; exrs sale; Edgar T Chapman, Jr, 104,750

86TH st, 108 W, ss, 85 w Col av, 20x100, 4-sty & b stn dwg; extr sale; bid in at \$34,750.

96TH st, 151 E, (\*) nec Lex av (Nos 1491-3), 26x100.11, 5-sty bk tnt & str; due, \$46,305.20; T&c, \$4,414.10; Sarah A Jefferson, 51,000

5TH av, 2148, ws, 90 s 132d, 20x75, 4-sty bk tnt & str; due, \$10,765.81; T&c, \$134.35; Singerman & Altman, 11,150

HERBERT A. SHERMAN.

Freeman st, 992-4, on map 994, ss, 33.6 w Longfellow av, 47x90.4, 5-sty bk tnt; due, \$7,944.72; T&c, \$585.64; sub to mtg \$30,000; Louis J Finkelstein, 35,200

111TH st, 53 W, ns, 125 e Lenox av, 25x 100.11, 5-sty bk tnt; due, \$6,015.50; T&c, \$1,117.17; sub to pr mtg \$21,500; adj to Jan 10, 1912.

178TH st, 586-90 W, ss, 100 w Audubon av, 75x94.11, 5-sty bk tnt; due, \$3,226.37; T&c, \$528.56; sub to two pr mtgs aggregating \$80,000 and two conditional sales aggregating \$1,005; withdrawn.

Anthony av, 1731, on map 1729, (\*) ws, 90.5 n 174th, 22.7x83.7x22x78.6, 2-sty bk dwg; due, \$7,070.72; T&c, \$570.73; Gus Fuld et al, 7,500

Longfellow av, 1255, ws, 90.5 s Freeman, 41.5x109.6, 5-sty bk tnt; due, \$8,146.52; T&c, \$568.42; sub to 1st mtg of \$32,000; Louis J Finkelstein, 33,000

Nelson av, 1659, (\*) ws, 187.6 s Brandt pl, 37.6x100, 4-sty bk tnt; due, \$3,506.61; T&c, \$467.47; sub to 1st mtg \$21,000; Frank E Linck, 22,000

D. PHOENIX INGRAHAM.

Weekes av, 1652 (1656), (\*) es, 115 s 172d, 20 x95, 2-sty bk dwg; due, \$7,633.34; T&c, \$165.40; J Henry Alexandre, 7,500

CHARLES A. BERRIAN.

1ST av, 107, ws, 66.10 s 7th, 22.4x100, ART&I to a strip adj above on s, 4x100, 5-sty bk tnt & str; partition; Edw Regenhart, 26,500

JOHN S. MAPES.

Stillwell av, es, 50 n Saratoga av, 25x 100, Eastchester; due, \$3,385.53; T&c, \$54.58; Piero Galpa, 3,700

SAMUEL MARX.

Madison st, 328, swc Scammel (Nos 25-7), 25x90.6, 6-sty bk tnt & str; due, \$5,065.33; T&c, \$1,199.94; sub to pr mtg of \$40,000; Max Moskowitz, 51,200

JULIUS HAAS.

Franklin av, es, abt 263.4 n 169th, 61.3x 145, vacant; due, \$10,814.86; T&c, \$249.75; J Bellinger, 11,415

Total ..... \$514,915 Corresponding week, 1910.. 318,745 Jan. 1st, 1911, to date..... 43,856,530 Corresponding period, 1910.. 55,843,624



CONVEYANCES.

Borough of Manhattan.

DEC. 15, 16, 18, 19, 20 & 21.

**Allen st, 145,** (2:416), c Rivington (No 65), 20x69; stairway consent from Elevated R R; H & A Cohen, 21 W 69 to Interborough Rapid Transit Co, 165 Bway; Dec14; Dec20'11. nom

**Allen, 145, &c,** (2:416); J Davison & I Shapiro, 66 Rivington to same; Dec18; Dec 20'11. nom

**Bank st, 108-10,** (2:634-pt lt 27) ss, 117 w Greenwich, runs s72.5xe26.3xne12xn60 to st xw31.3 to beg, vacant; A\$—\$—; also GREENWICH ST, 760, (2:634- pt lt 27) ws, 99.4 s Bank, runs nw34&22.6xne3 xw26.3xsl16xse41.10&34 to st xne17.6 to beg, vacant; A\$—\$—; Adam Wiener, ref, to Met Savgs Bank, 59-61 Cooper Sq E; FORECLOS, Dec13; Dec14; Dec15'11. 19,750

**Beekman st, 60,** (1:100-6) nwc Gold (No 67) 23.3x56.7x23.2x58.4, 5-sty bk loft & str bldg; Mary L Fraser to Henry Leerb-urger, 542 W 113; AL; Dec15; Dec16'11; A\$45,000-56,000. O C & 100

**Beekman st, 60,** (1:100-6) nwc Gold (No 67) 23.3x56.7x23.2x58.4, 5-sty bk loft & str bldg; Henry Leerb-urger to Edw V Z Lane at Lewisboro, NY; mtg \$30,000; Dec15; Dec16'11; A\$45,000-56,000. nom

**Crosby st, 44-52,** see Bway, 502-4.

**Clinton st, 127,** (2:347-25) ws, abt 50 s Delancey, 25x100, 6-sty bk tnt & str; Abr Collier to Meyer Vesell, 24 W 89; ½ pt; mtg \$30,500; May31; Dec19'11; A\$26,500-\$—. O C & 100

**Clinton st, 123-5,** (2:347-21) swc Delancey (Nos 159-63), 51.4x100x51x100, 6-sty bk tnt & str; Abr Collier to Meyer Vesell, 24 W 89; ½ pt; AL; Jan6; Dec19'11; A\$90,000-P\$115,000. nom

**Cedar st, swc Greenwich,** see Green-wich, 134.

**Delancey st, 159-63,** see Clinton, 123-5.

**Delancey st,** see Suffolk, see Suffolk, 78.

**Dey st, 1-3,** see Bway, 189-91.

**Eldridge st, 133,** (2:419) ws, 25x100; asn rents; Sale Agid, 133 Eldridge, to Bella Feldman, 211 W 111, & Sarah Grossman, 2750 3 av; Dec18; Dec20'11. 2,000

**Eldridge st, 218,** (2:416-12) es, 49.6 s Stanton, 24.6x87.6, 5-sty bk tnt & str; Solomon Wine to Harris Schwartz, 951 Av St John; B&S; AT; Dec19; Dec20'11; A\$20,000-32,000. nom

**Forsyth st, 118,** (2:419-45) es, 100 n Broome, runs e50xn0.7xe50.3xn25.2xw100.3 to st xw25.10 to beg, 7-sty bk loft & str bldg; Chas I Weinstein Realty Co to Max Fine, 402 Grand; mtg \$47,000; Dec14; Dec 15'11; A\$24,000-\$—. O C & 100

**Greenwich st, 760,** see Bank, 108-10.

**Gold st, 67,** see Beekman, 60.

**Grove st, 70,** (2:591-19) ss, abt 55 w 4th, 21.10x90, 5-sty bk tnt & 4-sty bk tnt in rear; Jno B Martin to Clara A Martin, 212 5 av; C a G; Dec18; Dec19'11; A\$10,000-19,000. nom

**Grand st, 525,** (1:288-35) sws, abt 30 w Henry, runs sw44.6 to ns Henry (No 325), xw16.9xne52.11 to Grand, xse16.10 to beg, 1 & 3-sty fr tnt & str; Clara L Chees-eman to Geo D Bartholomew, 85 Washing- ton pl; Dec19; Dec20'11; A\$8,500-10,000. O C & 100

**Greene st, 114-20,** see Wash pl, 14-6.

**Greene st, 240-2,** see Wash pl, 14-6.

**Greenwich st, 134,** (1:54-20) swc Cedar, 25x—x28x60.7, 3-sty bk tnt & str; re mtg; Bowery Savgs Bank to Hugh H Rainey, 147 E 82, TRSTE Annie E Turley, decd; Dec19; Dec20'11; A\$28,000-35,000. 18,000

**Greenwich st, 134,** (1:54-20) swc Cedar, 25x—x28x60.7, 3-sty bk tnt & str; Hugh H Rainey TRSTE Annie E Turley to Michl Shannon, 50 8 av; C a G; AL; Dec20'11; A \$28,000-35,000. O C & 100

**Hamilton ter, 23,** (7:2050-101½) es, 221.9 n 141st, 17x76.11x17x75.8, 4-sty & b bk dwg; Mary L Fraser to The 163 W 93d St Co, 34 Nassau; AL; Dec15; Dec16 '11; A\$4,500-13,500. O C & 100

**Hamilton ter, 35,** (7:2050-106) es, 328.3 n 141st, 18.6x84.7x18.6x83.3, 4-sty & b bk dwg; Mary L Fraser to The 163 W 93d St Co, 34 Nassau; AL; Dec15; Dec16'11; A\$5,200-14,700. O C & 100

**Hamilton st, 19,** (1:253-73) ns, abt 225 e Catherine, 17.9x66x18.3x66, 3-sty bk tnt & str; Edw J Donlin to Jas Carneval, 79 & 19 av, Bklyn; AT; QC & C a G; mtg \$2,000; Dec16; Dec18'11; A\$4,500-5,000. nom

**Hamilton st, 19;** Jos J McGinley to same; ½ pt; mtg \$2,000; Dec16; Dec18'11. O C & 100

**Hamilton st, 19;** Loretta M Donlin et al by Edw J Donlin, GDN, to same; ½ pt; AT; mtg \$2,000; Dec16; Dec18'11. 1,400

**Henry st, 325,** see Grand, 525.

**Hamilton Ter,** (7:2050-113) es, 504.6 n 141st, 125x86x125.5x96.6, 6-sty bk tnt; re mtg; Lawyers Title Ins & Trust Co to Hamilton Terrace Co, 65 Hamilton Ter; Dec20; Dec21'11; A\$—\$—. 97,500

**Hudson st, 420,** (2:583-1) nec Leroy or St Lukes pl (Nos 1-2), 23x59.6, 4-sty bk tnt & str; Delia Crotty, wid, EXTRX, &c, Peter J Crotty, to Nellie A Crotty, 31 Bethune; mtg \$47,092.82; Dec14; Dec21'11; A\$22,000-32,000. 60,000

**James sl, 10-2,** (1:25-37-8) sec Water (No 363) 50.8x45x50.5x45, 4-sty bk loft & str bldg; Mary L Fraser to Geo Abeel, 5 E 124; AL; Dec15; Dec16'11; A\$17,700-22,500. O C & 100

**King st, 56-8,** (2:519-10) ss, 91.9 e Va- rick, 41.8x100, 6-sty bk tnt & str; Fredk A Booth, EXR Caroline L Weeks to Abr M Lasser, 224 Clinton, Bklyn; mtg \$54,075; Dec19; Dec20'11; A\$24,000-50,000. 21,500

**King st, 56-8;** Eliz W & Julia A Brown to same; mtg \$54,075; Dec19; Dec20'11. nom

**Lewis st, 205,** (2:363-21) nws, abt 45 n 6th, 22.10x67 to alley x22.8x64, 3-sty bk & fr tnt, 1-sty bk ext; David Stoddard to Louis & Gabriel Herman, 408 E 135; AT; QC; AL; Dec20; Dec21'11; A\$8,500-9,500. nom

**Leroy st, 1-2,** see Hudson, 420.

**Market st, 65-7,** (1:253-34) ws, 69.1 s Hamilton, 37.4x58.9x37.4x58.1, 6-sty bk tnt & str; Mortimer Lanzit to Max Rosen- blum, 2 W 120; AL; Dec13; Dec15'11; A \$16,000-40,000. nom

**Market st, 65-7;** Max Rosenblum to Bern- ard Ratkowsky, 50 W 120; B&S; AL; Dec 14; Dec15'11. nom

**Monroe st, 171,** (1:269-11) ns, 139.8 w Montgomery, 22.10x100, 3-sty fr tnt & str; Saml Gordon to Merit Realty Co, 35 Nas- sau; mtg \$10,000; Dec15; Dec16'11; A\$16,000-16,500. O C & 100

**Monroe st, 171;** Merit Realty Co to Wy- oming Realty Co, 167 Rivington; mtg \$10,000; Dec15; Dec16'11. nom

**Mott st, 228,** (2:493-9) es, 201 s Prince, 26.3x93x26.3x93.1, 5-sty bk tnt & str & 5- sty bk rear tnt; David Abraham to Rose Bocker & Ray Metzner, both at 168 S 3, Bklyn; AL; Dec19; Dec20'11; A\$18,000-32,000. O C & 300

**Pitt st, 94,** (2:339-7) es, 200 s Stanton, 25x100, 5-sty bk tnt & str & 3-sty bk tnt in rear; Aaron Friedman to Max Bruck- ner, 307 W 79; mtg \$25,000; Dec15; Dec19 '11; A\$20,000-28,000. O C & 100

**Prince st, 102-4,** see Wash pl, 14-6.

**Pearl st, 471-3,** see Park row, 146.

**Pearl st, 290,** (1:98-21) ss, abt 25 e Beekman, 25x83.9x21.6x83.9, 5-sty bk tnt & str, 1-sty ext; Albt H Frankel to Valerie F Cooper, 987 Mad av; ½ pt; mtg \$23,000; Dec1; Dec18'11; A\$16,000-28,000. nom

**Rivington st, 65,** see Allen, 145.

**St Lukes pl, nec Hudson,** see Hudson, 420.

**St Marks pl, 105 & 105½,** (STH st); power of attorney to make contract to sell above; Adolphus H Stoiber to Ezekiel Fixman; Nov27; Dec18'11. —

**Spring st, 118,** (2:485-17) ss, 77.8 e Greene, 22.4x52.4, 7-sty bk loft & str bldg; Gustave A Jetter to Maria T Jetter, both at Providence, R I; AT; QC; Oct3; Dec15 '11; A\$19,000-33,000. nom

**Sullivan st, 148,** see Sullivan, 150-2.

**St Nicholas pl, 53,** (7:2067-33) ws, 123.11 n 152d, 17x74.8, 4-sty bk dwg, 3-sty ext; Henry W Smith to J Baldwin Hand, 53 St Nicholas pl; mtg \$8,000; Dec18; Dec19'11; A\$5,900-12,500. nom

**Suffolk st, 78,** (2:347-5) sec Delancey, 26.4x100x26.2x100, 6-sty bk tnt & str; Abr Collier to Meyer Vesell, 24 W 89; ½ pt; mtg \$27,000; May31; Dec19'11; A\$24,500-43,000. O C & 100

**South st, 152,** (1:107-9) ns, abt 35 e Peck sl, runs e24.6xn70.6xe2.9xn7.6xw26.5xs76 to beg, 5-sty bk loft & str bldg; Marine Metal & Supply Co to Harry Paetrowitz, 222 W 141, & Marine & Contractors Sup- ply Co, 3 Dover; mtg \$20,000 & AL; Oct11; Dec19'11; A\$14,000-20,000. O C & 100

**Sullivan st, 150-2,** (2:518), owned by party 1st pt; also SULLIVAN ST, 148, (2:518), owned by Wm H & Gertrude Lyons; agmt as to boundary line; Citizens Invest- ing Co, 226 Lafayette, with Wm H Lyons, 464 Riverside Dr, & Gertrude, wife Na- thaniel H Lyons, 288 Sterling pl, Bklyn; Oct27; Dec19'11. nom

**Water st, 363,** see James sl, 10-2.

**Water st, 444,** (1:249-50) ns, 126.8 e Market, 25x59.11, 3-sty bk loft & str bldg, 1-sty ext; Albt Ottinger, ref, to Jere Mc- Sweeney, 2105 Bathgate av; FORECLOS, Nov15; Dec18; Dec19'11; A\$5,000-7,000. 5,000

**Water st, 7-9,** (1:8-15) ses, abt 18 e Moore, 32.5x69.11x32.5x70.8, nes, 5-sty bk loft & str bldg; Albt H Frankel et al to Mary Reiser, 485 E 172; mtg \$30,000; Dec1; Dec19'11; A\$28,000-37,500. nom

**Water st, 7-9;** Mary Reiser to Albt H Frankel, 64 Neilson av, Far Rockaway, B of Q, & Valerie F Cooper, 987 Mad av, NY; mtg \$30,000; Dec18; Dec19'11. nom

**Washington st, 719-21,** (2:634-47) nec 11th (Nos337-45), runs n75xe11.5&86.8xs60 to ns 11th xw115.10 to beg, 6-sty bk loft & str bldg; Van Schaick Realty Co to Geo G Van Schaick, 23 W 37; mtg \$125,000; Dec19'11; A\$50,000-160,000. nom

**Washington pl, 14-6,** (2:546-15) sec Greene (Nos 240-2), 71.6x96.2, 6-sty bk loft & str bldg; A\$125,000-227,000; also GREENE ST, 114-20, (2:499-12) es, 101 s Prince, runs n81xe50xn20 to ss Prince (Nos 102-4), xe50xs101xw100 to beg, 2- sty bk loft & str bldgs; A\$110,000-180,000; Fredk Loeser at Stuttgart, Germany, to N Y Life Ins & Trust Co, 52 Wall, in trust for party 1st pt; Mar15'06; Dec20'11. nom

**Willett st, 25,** (2:337-28) ws, abt 90 n Broome, 21.10x100, 6-sty bk loft & stable; Theresa wife Max Horn to Henry C Reed, 2167 Bathgate av; mtg \$22,000 & AL; Dec 19; Dec20'11; A\$14,000-26,000. nom

**3D st, 106 W,** (2:540-20) ss, 75 w Sulli- van, runs w22xs90.11xw3xs25xe25xn115.11 to beg, 3-sty bk loft bldg; Jos S Josephs TRSTE Fredk M Peyser, decd, to Herbert F & Percy A Peyser, 2370 Bway; Dec20'11; A\$14,500-16,000. O C & 100

**4TH st, 46 W,** (2:535-11) sws, 60 se Wooster, 20x56, 3-sty bk loft & str bldg; Fredk C Leubuscher, ref to Emma Swan, 2370 Bway; FORECLOS, Dec14; Dec15'11; A\$12,000-13,000. 15,000

**4TH st, 94 E,** (2:445-13) ss, 150 e 2 av, 25x115, 3-sty bk tnt & 3-sty bk tnt in rear; Mary S Andrews to Albt Sokolski, 801 West End av; Dec19'11; A\$21,000-25,000. O C & 100

**4TH st, 81 E,** (2:460-46) nes, abt 155 w 2 av, 25x96.2, 5-sty bk tnt & str; Rebecka Mihlat to Henry A Kroger, 50 Buchanan pl; mtg \$35,000 & AL; Dec18'11; A\$19,500-32,000. 500

**4TH st, 161 W,** (2:592) ns, abt 90 w 6 av, 20x98.9, 4-sty bk tnt & str; agmt to cancel ante-nuptial agmt; Isaac Man- heimer, 602 St Nicholas av, with Fannie Manheimer, 602 St Nicholas av, his wife; Nov22; Dec20'11. nom

**5TH st, 220 E,** (2:460-21) ss, 328.10 w 2 av, 21.2x92.4, 3-sty & b bk dwg; Sarah Ritterman to Hellen & Morris Ritterman, 63 E 65; AL; Dec18; Dec20'11; A\$15,000-18,000. nom

**6TH st, 713-7 E,** (2:376-55) ns, 195.3 e Av C, 58.3x90.10, 6-sty bk tnt & str; re mtg; Rosie Ladner to Fannie Glick, 292 E Houston, & Kate Ladner, 35-7 W 129; Dec 16; Dec18'11; A\$38,500-78,500. 1,500

**6TH st, 713-7 E,** (2:376-55) ns, 195.3 e Av C, 58.3x90.10, 6-sty bk tnt & str; Katie Ladner & Fannie Glick to Saml Levy, 229 E 115, & Jos Kreinik, 221 E 115; ½ pt; mtg \$76,750; Dec16; Dec18'11; A\$38,500-78,500. O C & 100

**6TH st, 713-7 E;** David Glick & Saml Ladner to same; QC; Dec16; Dec18'11. O C & 100

**11TH st, 337-45 W,** see Washington, 719-21.

**12TH st, 643 E,** (2:395-40) ns, 108 w Av C, 37.6x103.3, 6-sty bk tnt & str; Benj H Bern to 133 W 19th St, a corpn, 35 Nassau; AL; Dec11; Dec15'11; A\$22,000-50,000. nom

**12TH st, 643 E;** 133 W 19th St, a corpn, to Millie Segal, 242 E 13; mtg \$45,250 & AL; Dec14; Dec15'11. nom

**22D st, 133 W,** (3:798-25) ns, 353.6 w 6 av, 21.6x98.9, 3-sty bk dwg; Jno Brennan to Teresa Rowan, 133 W 22; C a G; Dec14; Dec20'11; A\$30,000-32,000. nom

**22D st, 133 W,** (3:798-25) ns, 353.6 w 6 av, 21.6x98.9, 3-sty bk dwg; Teresa & Jos Rowan, EXRS, &c, Michl Rowan, to Jno Brennan, 221 W 106 C a G; Dec14; Dec15 '11; A\$30,000-32,000. 42,000

**24TH st, 45 W,** see 24th, 43 W.

**24TH st, 47 W,** see 24th, 43 W.

**24TH st, 43 W,** (3:826-15) ns, 241.8 e 6 av, 20.10x98.9, 4-sty & b stn dwg; mtg \$51,500; A\$50,000-58,000; also 24TH ST, 45 W, (3:826-14) ns, 220.10 e 6 av, 20.10x98.9, 4-sty & b stn bldg & str; mtg \$44,000; A \$50,000-58,000; also 24TH ST, 47 W, (3:826-13) ns, 200 e 6 av, runs n5xe0.6xn54.4 xw0.6xn39.5xe20.10xs98.9 to st xw20.10 to beg, 4-sty & b stn bldg & str; mtg \$40,000; A\$50,000-56,000; Hugo D Rosendorf to The Rosdorf Co, 270 Riverside Dr; Dec 19'11. O C & 100

**25TH st, 36-42 E,** see Mad av, 21-5.

**27TH st, 18 W,** (3:828-59) ss, 450 e 6 av, 25x98.9, 12-sty bk office & str bldg; Jas Livingston Consn Co to Mary L Fraser, 103 Gates av, Bklyn; mtg \$130,000; Dec15; Dec16'11; A\$75,000-175,000. O C & 100

**28TH st, 1 E,** see 5 av, 251.

**28TH st, 441 W,** (3:726-13) ns, 250 e 10 av, 25x98.9, 3-sty bk tnt & str & 2-sty fr rear tnt; Jno E Kusell to Norah Kusell, 443 W 28; AT; AL; Aug4; Dec19'11; A\$10,000-12,500. nom

**28TH st, 443 W,** (3:726-12) ns, 225 e 10 av, 25x98.9, 3-sty bk tnt, 3-sty fr rear tnt; Jno E Kusell to Norah Kusell, 443 W 28; AT; AL; Aug4; Dec19'11; A\$10,000-12,000. nom

**28TH st, 211 W,** (3:778-33) ns, 147.7 w 7 av, 24.10x98.9, 6-sty bk loft bldg; Lamb- ert S Quackenbush et al to Esther A Quackenbush, 3 E 94; B&S; Dec20; Dec 21'11; \$15,500-31,000. O C & 100

**30TH st, 350 W,** (3:753-69) ss, 227.8 e 9 av, 18.4x98.9, 3-sty bk dwg; Le Roy Clark to Fidel Bigler, 300 W 121; mtg \$10,000; Dec13; Dec15'11; A\$10,500-13,000. O C & 100

**30TH st, 543 W,** (3:702-13) ns, 240.7 e 11 av, 16x31.6, 4-sty bk tnt & str; Thos O'Brien to Wm J Broderick, 309 Bedford Park Blvd; mtg \$5,000; Dec4; Dec20'11; A \$2,000-3,000. O C & 100

**30TH st, 42-60 W,** see 6 av, 492-8.

**31ST st, 18 E,** (3:860-71) ss, 145.4 w Mad av, 21x75, 4-sty & b stn dwg, 1-sty ext; Clara L Belden to Sumner Gerard, 101 Park av; mtg \$61,500; Dec15; Dec16'11; A \$58,500-66,500. nom

**35TH st, 131-7 W,** (3:811-16-19) ns, 350 e 7 av, 75x98.9, 4 4-sty stn dwgs; Emily A Thorn, individ, et al, EXRS Leonard M Thorn to Utility Realty Co, 165 Bway; mtg \$157,500; Nov24; Dec15'11; A\$150,000-161,000. 225,000

**36TH st, 28-32 W,** (3:837-62) ss, 365 w 5 av, 50x98.9, 12-sty bk loft & str bldg; Geo G Fry to Fry Realty Co, 225 5 av; AL; Nov29; Dec15'11; A\$195,000-P\$195,000. nom

**37TH st, 146 E,** (3:892-56) ss, 166 e Lex av, 14x98.9, 4-sty & b stn dwg; Alfred R & Howard Conkling, individ & EXRS, &c, Laura R Conkling, to Helena W & Su- sanna H A Faber, 146 E 37; AL; Dec9; Dec19'11; A\$14,000-21,000. 24,000

**38TH st, 61 W,** (3:840-9) ns, 146.9 e 6 av, 18.4x98.9, 4-sty stn tnt & str; Henry S Glover to Harriet D C Glover, his wife, at Fairfield, Conn; mtg \$20,000; June21; Dec15'11; A\$62,000-66,000. nom



**38TH st, 50 W**, (3:839-74) ss, 287 e 6 av, 21x98.9, 4-sty & b stn dwg; 1-sty ext; Matilda Rich, wid, et al, heirs, &c, Salomon Rich to Mary E Strong, 502 W 143; Dec13; Dec15'11; A\$74,500-80,000.

O C & 100

**38TH st, 56 W**, (3:839-77) ss, 225 e 6 av, 20x98.9, 4-sty & b stn dwg; Jane E Bird-sall to Mary E Strong, 502 W 143; mtg \$20,000; Dec18; Dec20'11; A\$68,000-73,000.

O C & 100

**38TH st, 29 W**, (3:840-25) ns, 446 w 5 av, 21x98.9, 4-sty & b stn dwg; Jno H Wright to Eli B Springs, 34 E 32; Dec6; Dec21'11; A\$77,700-84,500.

nom

**39TH st, E, sec Mad av**, see Mad av, 261.

**40TH st, 11 E**, see 40th, 9 E.

**40TH st, 9-11 E**; power of attorney; Jas H Hyde, at present in Paris, France, to Annie F Hyde; Nov27; Dec15'11.

**40TH st, 9 E**, (5:1275-9) ns, 200 e 5 av, 25x96.2x25x95.6, 4-sty & b stn dwg, 2-sty ext; A\$86,000-102,000; also LOT, (5:1275-pt lt 64) begins 202.6 e 5 av & 98.9 s 41st, runs e20.10xs2.7xw20.10xn3.2 to beg; A\$—; also 40TH ST, 11 E, (5:1275-10) ns, 225 e 5 av, 25x96.11x25x96.2, 4-sty & b stn dwg, 2-sty ext; A\$84,000-100,000; Jas H Hyde & ano to Jno I Downey, 43 E 57; B&S; AL; Dec12; Dec15'11.

nom

**46TH st, 309-11 E**, (5:1339-7-8) ns, 150 e 2 av, 50x100, 2 5-sty bk tnts, str in 311; Abr Sonnenstrahl to Frances Marks, 240 Prospect pl, Bklyn; mtg \$21,300; Dec20; Dec21'11; A\$18,000-32,000.

nom

**47TH st, 16 W**, (5:1262-48) ss, 250 w 5 av, 20x100.5, 4-sty & b stn dwg; Wm H Porter & ano, EXRS, &c, Emily C Kavanagh to Hugo Blumenthal, 10 W 76, & Gustav Blumenthal, 42 W 70; AL; Dec21'11; A\$64,000-70,000.

66,750

**47TH st, 314 W**, (4:1037-42) ss, 225 w 8 av, 25x100.5, 4-sty bk tnt & str; Jno Conway to Bertha P Treat, 464 Bway, Flushing, LI; mtg \$19,500; Dec15'11; A\$17,000-20,500.

O C & 100

**48TH st, 342 E**, (5:1340-31) ss, 100 w 1 av, 25x100.5, 4-sty bk tnt & str; Reuben Kleiman to Louis Segelbohm, 18 E 105; Oct30; Dec29'11; \$9,000-13,000.

nom

**48TH st, 324 E**, (5:1340-40) ss, 300 e 2 av, 25x100.5, 5-sty bk tnt; Richd S Harvey (ref) to Isaac Hutkoff, 100 St Nicholas av; FORECLOS, Oct10; Dec20'11; A\$9,000-19,000.

13,100

**52D st, E, nec 5 av**, see 5 av, 657.

**52D st, 29 (39) W**, (5:1268-19) ns, 453.6 e 6 av, 17x100.5, 4-sty & b stn dwg; Watson B Robinson, TRSTE in bankruptcy of Thos J & Hugh Keveney, individ & firm T J Keveney & Co, to Geo B Markham, 457 Convent av; B&S; mtg \$28,000 & AL; Dec19'11; A\$46,000-55,000.

nom

**57TH st, 428 E**, (5:1368-38) ss, 273.4 e 1 av, 22x112x22.1x110.10, 4-sty stn tnt; Lena Lang to Cath V wife Chas E Caulfield, 437 E 58; mtg \$8,000; Dec15; Dec16'11; A\$10,000-15,000.

O C & 100

**58TH st, 40 E**, see 58th, 34-6 E.

**58TH st, 34-6 E**, (5:1293-49½ & 49¾) ss, 20 e Mad av, 40x50.4, 2 5-sty bk tnts & str; A55,000-65,000; also 58TH ST, 40, (5:1293-49) ss, 80 e Mad av, 20x50.4, 4-sty & b stn dwg; A\$25,000-30,000; Van Schaick Realty Co to Jas C Warreh, 34 E 58; mtg \$100,500; Dec19'11.

nom

**64TH st, 142 W**, (4:1135-49½) ss, 415 w Col av, 18x100.5, 4-sty & b stn dwg; Leo Sonneborn & ano, EXRS, &c, Simon Herman to Eliphalet L Davis, 249 W 22; mtg \$17,000 & AL; Dec21'11; A\$11,500-19,000.

O C & 100

**68TH st, 23 W**, (4:1121-22) ns, 249 w Central Park W, 19x100.5, 4-sty & b stn dwg; Eliz E Bradley to Wm H Bradley, 23 W 68; AL; Dec18; Dec21'11; A\$17,000-27,000.

O C & 100

**69TH st, 137 W**, see 71st, 110 W.

**71ST st, 110 W**, (4:1142-37) ss, 100 w Col av, 18x100.5, 4-sty & b stn dwg; also MTG for \$10,000 on 69th st, 137 W, (4:1141) ns, 350 w Col av, 18x100.5, & cash; trust deed; Sarah W Cape to Henry Cape, 40 W 45, & Jessie C Dunbar, S Main, Randolph, Mass, in trust; Dec14; Dec18'11; (also recorded in Mtgs); A\$15,000-26,000.

nom

**75TH st, 40 W**, (4:1127-53) ss, 280 e Col av, 20x102.2, 4-sty & b stn dwg; Wm R Sidenberg to May H Sidenberg, his wife, 40 W 75; AL; Dec21'11; A\$19,000-36,000.

O C & 100

**75TH st, 446 E**, (5:1472-31) ss, 119 w Av A, 25x102.2, 6-sty bk tnt & str; Mollie Reiser to Harry Sugarman, 204 W 120, & Edw A Kahn, 272 W 119; mtg \$30,000; Dec14; Dec15'11; A\$8,000-30,000.

O C & 100

**81ST st, 315 W**, (4:1244-65) ns, 180 w West End av, 20x102.2, 3-sty & b stn dwg; Leo J Matty to Dorothy Raegener, 315 W 81; mtg \$21,000; Dec18'11; A\$15,000-25,000.

O C & 100

**82D st, 35 W**, (4:1196-14) ns, 325 e Col av, 20x102.2, 4-sty & b bk dwg; Oliver J Wells to Hennessy Realty Co, 220 Bway; C a G; mtg \$28,000; Dec7; Dec16'11; A\$16,000-27,000.

32,000

**85TH st, 307 W**, (4:1247-27) ns, 130 w West End av, 20x102.2, 3-sty & b bk dwg; Caroline B Gartner to Francis B Hoffman, 58 E 79; mtg \$—; Dec14; Dec16'11; A\$16,500-23,000.

nom

**89TH st, 307 W**, (4:1250-87) ns, 150 w West End av, 20x100, 3-sty & b stn dwg; Marion Leslie, wid, & ano, to Wm M Leslie, 307 W 89; ½ pts; AT; Dec16; Dec18'11; A\$16,000-26,000.

nom

**89TH st, 276 W**, see West End av, 596.

**90TH st, 139 W**, (4:1221-10) ns, 546.6 w Col av, 26.9x100.8, 5-sty bk tnt; Geo J Mehler to Aug W Mehler, 153 W 63; ½ pt; AT; mtg ½ of \$23,750; Sept5; Dec21'11; A\$15,000-30,000.

O C & 100

**90TH st, 59 W**, (4:1204-8) ns, 175 e Col av, 18.9x100.8, 4-sty & b bk dwg; Robt G Sherman to Harriet R Earle, 124 Av A, Bayonne, NJ; AT; Dec18; Dec19'11; A\$14,000-22,000.

**91ST st, 108-10 E**, (5:1519-67-68) ss, 96 e Park av, 54x100.8, 2 5-sty bk tnts; Surpassing Realty Co to Harry C Hart, 133 E 92; mtg \$61,000; Dec20; Dec21'11; A\$32,000-58,000.

O C & 100

**93D st, 413 E**, (5:1573-10) ns, 225 e 1 av, 25x100.8, 2-sty bk str & 2-sty bk stable in rear; Jos Horgan to Michl J Horgan, 415 E 93; AL; Dec12; Dec20'11; A\$7,000-8,500.

O C & 100

**94TH st W, nec West End av**, see West End av, 700.

**95TH st, 328-30 E**, (5:1557-35) ss, 210 w 1 av, 40x100.8, 6-sty bk tnt & str; Hamilton Holding Co to Jno H Bodine, 1427-9 Mad av; Nov21; Dec18'11; A\$14,000-45,000.

nom

**95TH st, 108-10 W**, (4:1225-39) ss, 150 w Col av, 49.8x100.8, 6-sty bk tnt; Maryland Mtg Co to Isaac Simons, 230 Riverside Dr, & Max Gratzner, 802 W 181; AL; Nov11; Dec19'11; A\$30,000-70,000.

O C & 100

**96TH st, 151 E**, see Lex av, 1491-3.

**98TH st, 148 E**, (6:1625-46) ss, 170 e Lex av, 25x100.11, 6-sty bk tnt & str; Wilx Realty Co to Elansee Realty Co, 132 Nassau; AL; Dec13; Dec16'11; A\$9,000-29,000.

nom

**99TH st, 2 W**, see Central Park W, 390.

**99TH st W, see Riverside Dr**, see Riverside Dr, 264-7.

**100TH st, 117 E**, (6:1628-9) ns, 176.6 w Lex av, 25.6x100.11, 5-sty bk tnt; David J Smith to Israel D Shlachetko; mtg \$22,000; Mar1'09; Dec20'11; A\$10,000-25,000.

O C & 100

**101ST st, 421-5 E**, (6:1695-14-16) ns, 320 e 1 av, 75x½ blk, 3-sty bk loft bldg; Lambert S Quackenbush et al to Esther A Quackenbush, 3 E 94; B&S; Dec20; Dec21'11; A\$21,000-34,500.

O C & 100

**102D st, 103 E**, (6:1630-2) ns, 27 e Park av, 25x100.11, 5-sty bk tnt & str; Yetta Nash to Fredk Hasselbach & Catharina, his wife, 87 W 27, Bayonne, NJ, tenants by entirety; mtg \$12,000 & AL; Dec19; Dec20'11; A\$9,000-18,000.

O C & 250

**108TH st, 59 E**, (6:1614-27½) ns, 238 w Park av, 17x100.11, 4-sty stn tnt; Saml Seinger to Chas Schimmer, 509 W 170; ½ RT & I; mtg \$7,500; Dec15; Dec16'11; A\$7,500-11,000.

O C & 100

**111TH st, 33 W**, see 111th, 31 W.

**111TH st, 35 W**, see 111th, 31 W.

**111TH st, 99-101 E**, (6:1639-1) nec Park av (Nos 1537-47) 31.11x100.11, 6-sty bk tnt & str; Sand Realty Co to Flora Bachrach, 20 E 90 & Rebecca Bachrach, 16 E 96; mtg \$38,000; Oct11; Dec16'11; A\$20,000-50,000.

O C & 100

**111TH st, 33 W**, (6:1595-17) ns, 509 w 5 av, 30x100.11, 5-sty bk tnt; Cornelius F Kingsland to Florence I Rosen, 124 Featherbed la; B&S; Dec12; Dec16'11; A\$18,000-34,500.

O C & 1,000

**111TH st, 31 W**, (6:1595-18) ns, 479 w 5 av, 30x100.11, 5-sty bk tnt; Cornelius F Kingsland to Florence I Rosen, 124 Featherbed la; B&S; Dec12; Dec16'11; A\$18,000-34,500.

O C & 1,000

**111TH st, 35 W**, (6:1595-15) ns, 539 w 5 av, 31x100.11, 5-sty bk tnt; Walter F Kingsland to Florence I Rosen, 124 Featherbed la; B&S; Nov27; Dec16'11; A\$18,500-35,500.

O C & 1,000

**111TH st, 31 W**, (6:1595-18) ns, 479 w 5 av, 30x100.11, 5-sty bk tnt; A\$18,000-34,500; also 111TH st, 33 W, (6:1595-17) ns 509 w 5 av, 30x100.11, 5-sty bk tnt; A\$18,000-34,500; also 111TH ST, 35 W, (6:1595-15) ns, 539 w 5 av, 31x100.11, 5-sty bk tnt; A\$18,500-35,500; Florence I Rosen to Annie Levy, 143 W 111; B&S; mtg \$75,000; Dec12; Dec16'11.

O C & 100

**111TH st, 31 E**, (6:1617-14) ns, 50 w Mad av, 25x100.11, 5-sty stn tnt; Sylvester G Bryan et al to Tillie Tauszig, 1242 Mad av; mtg \$20,600 & AL; Dec19; Dec20'11; A\$13,000-24,500.

O C & 100

**112TH st, 218-22 E**, (6:1661-40) ss, 215 e 3 av, 40x100.10, 6-sty bk tnt & str; Ernestine Harris & ano to Rosa Saberski, 45 Gouverneur; B&S; AL; Dec7; Dec21'11; A\$14,500-46,000.

nom

**112TH st, 53 W**, (6:1596-7) ns, 125 e Lenox av, 25x100.11, 5-sty bk tnt; Harry Rodman et al to Gertie Halpin, 127 E 117; mtg \$21,000; Dec15; Dec16'11; A\$15,000-28,000.

O C & 100

**112TH st, 53 W**, (6:1596-7) ns, 125 e Lenox av, 25x100.11, 5-sty bk tnt; Gertie Halpin to Harris Schwartz, 951 Av St John; mtg \$23,000; Dec15; Dec18'11; A\$15,000-28,000.

O C & 100

**112TH st, 526-S W**, (7:1883-50) ss, 300 e Bway, 50x100.11, 6-sty bk tnt; Philip Krauss to Meyer Vesell, 767 5 av; AL; Dec19; Dec20'11; A\$20,000-80,000.

O C & 100

**113TH st, 112 E**, (6:1640-65) ss, 160 e Park av, 25x100.10, 5-sty bk tnt; Helen Mendelson to Marian Guthman, 713 Spring Garden, Phila, Pa; AL; Dec12; Dec16'11; A\$11,000-22,000.

nom

**115TH st, 69 W**, (6:1599-11) ns, 225 e Lenox av, 25x100.11, 5-sty stn tnt; Jno Hindle to Bertha Holland, 414 Suydam, Bklyn; mtg \$28,500 & AL; Dec8; Dec15'11; A\$15,000-28,000.

O C & 100

**115TH st, 125-7 W**, (7:1825-17) ns, 312 w Lenox av, 63x100.11, 6-sty bk tnt; Harry Goodstein to Isaac Goodstein, 36 W 119; mtg \$83,500; Nov20; Dec15'11; A\$40,500-95,000.

O C & 100

**115TH st, 77 E**, (6:1621-33) ns, 53 w Park av, 37x76.10, 5-sty bk tnt; Wilx Realty Co to Beckie Goldberg, 86 Essex; AL; Dec12; Dec18'11; A\$14,500-29,000.

nom

**115TH st, 77 E**; Becky Goldberg to Nathan Isenberg, 3 E 119; AL; Dec16; Dec18'11.

**115TH st, 77 E**; Nathan Isenberg to Jos Rosenzweig, 135 W 123; mtg \$25,250; Dec16; Dec18'11.

**115TH st, 316 E**, (6:1686-44) ss, 200 e 2 av, 25x100.10, 4-sty bk tnt & str; Angelo Guglielmo & Maria G, his wife, to Mattia Guglielmo, 204 Clinton; B&S; AL; Dec18; Dec20'11; A\$9,000-16,000.

**115TH st, 318 E**, (6:1686-43) ss, 225 e 2 av, 25x100.10, 4-sty bk tnt & str; Mattia Guglielmo & Marie, his wife, to Angelo Guglielmo, 191 E 3; B&S; AL; Dec18; Dec20'11; A\$9,000-16,000.

nom

**116TH st, 238-40 E**, see 116th, 242-4 E

**116TH st, 437 E**, see 2 av, 432.

**116TH st, 242-4 E**, (6:1665-31) ss, 110 w 2 av, 43x100.11, 6-sty bk tnt & str; A\$22,000-57,000; also 116TH ST, 238-40, (6:1665-33), ss, 153 w 2 av, 40x100.11, 6-sty bk tnt & str; A\$21,000-53,000; Philip Krauss to Meyer Vesell, 767 5 av, & David Bloom, 50 W 77; mtg \$97,000 & AL; Dec19; Dec20'11.

O C & 100

**116TH st, 164 E**, (6:1643-70) ss, 25 e Park av, 37.3x100.11, 6-sty bk tnt; Charlotte Jones to Ida Horowitz, 135 Henry; mtg \$50,000; Dec20; Dec21'11; A\$22,500-55,000.

O C & 100

**117TH st, 273 W**, (7:1923-7) ns, 150 e 8 av, 25x100.11, 5-sty bk tnt & str; M Engelhardt Real Est Co to Regina Engelhardt, 1600 Beverley rd, Bklyn; mtg \$24,000 & AL; Dec19; Dec21'11; A\$16,000-22,000.

nom

**117TH st, 407 W**, (7:1961-51) ns, 138 w Morningside av or dr, 18x100.11, 5-sty stn dwg; Geo R Hill to TRSTES Columbia College in City N Y, 63 Wall; mtg \$15,000; Dec15; Dec16'11; A\$13,000-22,000.

23,650

**118TH st, 147 E**, see Lex av, 1897-1905.

**120TH st, 143-7 E**, see Lex av, 1943-7.

**121ST st, 358-60 E**, (6:1797-32) ss, 83.3 w 1 av, runs s100.11xw16.7xn0.11xw0.2xs 0.10xw20xn100.10 to st, xe36.9 to beg, 6-sty bk tnt & str; Freehold Const Co to Edna E Patterson, 2244 Bathgate av & Everett M Corner, 11 Boulevard, Rochelle Park, New Rochelle, NY; mtg \$32,000; Dec14; Dec16'11; A\$12,000-40,000.

O C & 100

**121ST st, 77 E**, (6:1747-55) ns, 20 w Park av, 20x100.11, 4-sty stn tnt; Jno J McBride, ref, to Jos Meyer, 243 W 99; FORECLOS, Dec14; Dec18'11; A\$9,500-15,000.



**137TH st, 128 W.** (7:1921-48) ss, 350 w Lenox av, 25x99.11, 5-sty stn tnt; West Side Constn Co to Minor L Platt, 392 2 av, L I City, & Philip Friedman, 128 W 137; B&S; mtg \$23,000; Dec15; Dec21'11; A \$12,000-24,000. O C & 160

**137TH st, 128 W.** (7:1921-48) ss, 350 w Lenox av, 25x99.11, 5-sty stn tnt; Jno Schreyer to West Side Constn Co, 322 W 100; mtg \$23,000 & AL; Dec15; Dec21'11; A \$12,000-24,000. O C & 100

**137TH st, 318 W.** (7:1960-60) ss, 212 w 8 av, 16x99.11, 3-sty & b bk dwg; Frank M Jordan, TRSTE to Cath Q Jordan, 318 W 137; mtg \$9,000; Oct1'10; Dec15'11; A \$7,500-10,500. nom

**139TH st, 38 W.** (6:1736-54) ss, 425 e Lenox av, 37.6x99.11, 6-sty bk tnt; Clara Bloomingdale et al, TRSTES Jos B Bloomingdale, to Hyman Suss, 350 E 15; Dec15 '11; A \$14,000-44,000. O C & 100

**139TH st, 36 W.** (6:1736-52) ss, 462.6 e Lenox av, 37.6x99.11, 6-sty bk tnt; Clara Bloomingdale et al, TRSTES Jos B Bloomingdale, to Hyman Suss, 350 E 15; Dec15 '11; A \$14,000-44,000. O C & 100

**141ST st, 212-14 W.** (7:2026-43) ss, 225 w 7 av, 50x99.11, 5-sty bk tnt; Herald Realty Co to Millard Veit, 817 West End av & Valentine Gumprecht, 230 W 97; mtg \$58,000; Dec15; Dec16'11; A \$24,000-75,000. O C & 100

**142D st, 286 W.** (7:2027-57) ss, 175 e 8 av, 25.4x99.11, 4-sty bk tnt & str; Tillie Rosenthal to Benj J Weil, 21 E 82; mtg \$19,900 & AL; Dec2; Dec21'11; A \$10,000-16,000. O C & 100

**142D st, 237-9 W.** (7:2028-11) ns, 250 e 8 av, 50x99.11, 5-sty bk tnt; Roger A Pryor, ref, to Arthur B Appleby, at Spotswood, NJ; Amanda V Holmes, at Little Silver, NJ, & Jno W Herbert, 835 5 av, EXRS, & Anna O Welsh, AT of Saml Parnass et al; FORECLOS, Dec11; Dec21 '11; A \$21,000-54,000. 45,000

**148TH st, 402-20 W.** (7:2062-37 & 41) ss, 75 e Convent av, 200x99.11, 2-6-sty bk tnts Frances C Hendrick to Chas F Thayer as TRSTE at Norwich, Conn; mtg \$30,000-AL; Dec14; Dec16'11; A \$76,000-280,000. nom

**150TH st, 401-11 W.** see St Nicholas av, nwc 150th.

**161ST st, 502 W.** (8:2119-36½) ss, 72.10 w Ams av, 27.1x25, 3-sty bk dwg; Ellen M Fenton to Jacob Ruppert a corp, 1639 3 av; mtg \$2,500; Dec15; Dec16'11; A \$3,000-4,800. nom

**177TH st W, nec Bway,** see Bway, 4180.

**179TH st, 521 W.** (8:2152-60½) ns, 63 e Audubon av, 16x75, 2-sty bk dwg; Maybelle McAdoo to Lucille L Laing, 70 W 133; mtg \$7,200; Dec14; Dec15'11; A \$4,700-7,300. nom

**180TH st, 611 W.** see Lex av, 1943-7.

**184TH st, 552 W.** (8:2154-80) ss, 35 w Audubon av, 40x99.11, 5-sty bk tnt; Cabot Real Est Co to Irene Saier, 305 W 72; B&S & C a G; mtg \$34,000; Dec21'11; A \$12,500-40,000. O C & 100

**190TH st, cl, at es Ft Washington av,** see Ft Washington av, es, at cl 190.

**211TH st W.** (8:2191-13-15) cl, 175 e 9 av, runs s109.2xe—xn116.5 to said cl xw 100 to beg, except pt for st, vacant; Jno W Stanley to Leonard Adair, 336 W 145; mtg \$8,000 & AL; Dec15; Dec21'11; A \$9,400-9,400. O C & 100

**Amsterdam av, 2010-2.** (8:2118-37-38) ns, 49.11 s 160th, 50x100, 2-sty fr dwg & str & 2 1-sty fr str & pt fr coal pocket in rear; Homer R Gillies to Mary Monfort, 908 St Nicholas av; mtg \$24,000; Dec15; Dec18'11; A \$32,000-33,200. O C & 100

**Broadway, 502-4.** (2:483-7-30-32) es, 154.11 n Broome, runs e100xs29.5xe100.3 to sw Crosby (Nos44-52) xn120.8xw100.1xs 44.9xw99.11 to Bway xs46 to beg, 5 & 6-sty bk & str loft & str bldg; Seth Low to Chas Laue, 152 8 av, Bklyn; AL; Dec7; Dec 15'11; A \$300,000-445,000. O C & 100

**Bowery, 10.** (1:162-57) ws, 80.4 n Doyers, runs w34.10&45xn17.1xe79.10 to st xs17 to beg, 2-sty fr bk ft tnt & str, 1-sty ext; Rudolph Wallach Co to Estate of I A Lustgarten, 68 Wm; Dec18; Dec19'11; A \$11,500-13,000. O C & 100

**Bennett av, late New st.** (8:2180-558) ws, abt 280.6 s cl 192d (if extended), 50x 100, vacant; Annie wife Louis Schoener to Grant Squires, 235 W 75; mtg \$1,700; Nov 29; Dec18'11; A \$2,200-2,200. O C & 100

**Broadway, 4180.** (8:2145-22) nec 177th, 91.2x115.9x89.10x100.2, 6-sty bk tnt & str; Old Lyceum Bldg Co to Clara L Belden, 500 5 av; mtg \$205,000 & AL; Dec15; Dec 18'11; A \$61,500-177,000. nom

**Broadway, 189-91.** (1:63-13) swc Dey, (Nos 1-3), 46.1x99.3x45.8x100.7, 6-sty bk office & str bldg; Albt G Milbank to Oceanic Investing Co, 15 Exchange pl, Jersey City, NJ; AL; Dec16; Dec20'11; A \$875,000-P \$925,000. O C & 100

**Broadway, 1227.** see 6 av, 492-8.

**Central Park W, 374.** (7:1833-32) ws, 75.11 n 97th, 25x100, 5-sty bk tnt; Eugenie H Meyer to Georgina T Reeve, at Liberty rd, Englewood, NJ; AL; Dec4; Dec19'11; A \$30,000-40,000. O C & 100

**Central Park W, 390.** (7:1834-36) swc 99th (No 2), 25.2x100, 5-sty bk tnt & str; Eugenie H Meyer to Georgina T Reeve, at Liberty rd, Englewood, NJ; AL; Dec4; Dec19'11; A \$42,000-60,000. O C & 100

**Ft Washington av.** (8:2180-605 & 570) es, at cl 190th if extended, parcel Q map Lucius Chittenden at Ft Washington Heights, 123x—x109.3x304.8, except pt for Overlook Ter, vacant; Clayton Mayo to Geo G Barnard, 454 Ft Washington av, C a G; AL; Dec15; Dec21'11; A \$32,000-32,000. nom

**Lexington av, 1791-3.** (6:1639-24½) es, 68 n 111th, 32.1x100, 6-sty bk tnt & str; Wm F Pellet, ref to Florence M Sommerich, — Franklin av, Far Rockaway, LI; mtg \$35,000; FORECLOS, Dec12; Dec 20; Dec21'11; A \$16,000-42,500. 2,500

**Lexington av, 1491-3.** (6:1624-20) nec 96th (No 151), 100.11x26, 5-sty bk tnt & str; Louis B Hasbrouck, ref, to Sarah A Jefferson, 169 W 72; FORECLOS, Dec20; Dec21'11; A \$25,000-45,000. 51,000

**Lexington av, 1894.** (5:1645-58½) ws, 17.7 s 118th, 16.8x55, 3-sty & b stn dwg; Henry S Barton to Julia E & Mary A C Glover, both at 162 W 88; mtg \$8,000 & AL; Dec20 '11; A \$7,000-8,000. nom

**Lexington av, 2027-31.** see 124th, 150 E.

**Lexington av, 1897-1905.** (6:1767-21) nec 118th (No 147), 100.11x39, 5-sty bk tnt & str; Rubin Bros, a corp, to Curtiss P Byron, 2224 Ams av; mtg \$52,000; Dec18; Dec19'11; A \$35,000-67,000. O C & 100

**Lexington av, 1897-1905.** Curtiss P Byron to Harry Cahn, 2540 Grand av; mtg \$70,275; Dec18; Dec19'11. O C & 100

**Lexington av, 1943-7.** (6:1769) nec 120th (Nos 143-7) 100.11x49.11; also WADSWORTH AV, 141, (8:2162) nec 180th (No 611) 44.6x100; certf of directors resolutions to sell above L & W Constn Co to Jno Volz; Dec12; Dec16'11. O C & 100

**Lexington av, 582.** (5:1306-15½) ws, 60.5 n 51st, 20x90, 3-sty & b stn dwg; Paul R Reynolds to Geo W Bond, Jr, 71 King av, Weehawken, NJ; mtg \$15,000 & AL; Dec13; Dec15'11; A \$16,500-20,500. O C & 100

**Madison av, 21-5.** (3:854-36-38-40) sec 25th (Nos 36-42) runs e175xs98.9xw75xn 24.8xw100 to av xn74 to beg, 2 4-sty stn dwgs, 1 5 & 1 7-sty bk tnts being demolished & a 20-sty bk & strn office bldg to be erected; A Pillmore Hyde to Musgrave Realty Co, 55 Liberty; Oct24; Dec15'11; A \$532,000-715,000. nom

**Madison av, 261.** (3:868-54) sec 39th, 26.6 x115, 4-sty & b stn dwg, 2-sty ext; Robt D Douglass et al EXRS Robt G Dun to Geo P Miller, Geo A Douglass & Clarence L Dillon at Milwaukee, Wis as TRSTE Geo Douglass & ano; Nov1; Dec16'11; A \$169,000-203,000. nom

**Madison av, 1889.** (6:1748-3) es, 60.11 n 122d, 20x100, 3-sty & b stn dwg; Gessel Wolf to Jennie Wolf, his wife, 1889 Mad av; AL; Dec18'11; A \$13,500-17,500. gift

**Old Broadway.** (7:1985-14) es, 49.5 n 130th, 53.11x99.4x53.11x100, vacant; Eberhardt & Podgur to Saml Strauss, 859 So Blvd; mtg \$16,000; Dec15; Dec18'11; A \$21,500-21,500. O C & 100

**Park av, 1537-47.** see 111th, 99-101 E.

**Park row, 146.** (1:159-36, 37 & 43) ns, 89.9 w Pearl, runs —96.1xe55.11 to sws Pearl (Nos 471-3), xs32.6x—50.9xs69.11 to Park row xw21.4 to beg, 4-sty bk loft & str bldg & 2 4-sty bk tnts & str; re dower; Drusilla S Van Nest, widow, to Kath Van Nest, 301 W 109; AT; QC; Nov28; Dec 20'11; A \$37,000-43,000. 4,250

**Post av.** (8:2199-pt lt 13) ss, 150 w Emerson, 25x100, 5-sty bk tnt; re mtg; N Y Trust Co to Post Av Constn Co, 127 E 106; Dec18; Dec21'11; A \$—\$. O C & 1,000

**Riverside Dr, 264-7.** (7:1888-36) sec 99th, 106.10x80.11x100.11x116.1, 10-sty bk tnt; Philip Livingston to City Real Est Co, 176 Bway; B&S & C a G; Dec20; Dec21'11; A \$180,000-575,000. nom

**Riverside dr, 102.** (4:1245-2) es, 121.11 s 83d, runs e55.10xs23.4xw12x51xw26.5 to dr xn42.1 to beg, 4 & 5-sty bk dwg; Anna Woerishoffer to Elbridge G Snow, 155 W 58; B&S; Dec9; Dec16'11; A \$27,000-42,000. nom

**St Nicholas av.** (7:2065-24-29) nwc 150th (Nos 401-11) 102.2x91.5x99.11x112.11, vacant; Holland Holding Co to Welton Constn Co, 2 Rector; mtg \$55,500; Dec15; Dec16'11; A \$52,800-54,000. O C & 100

**St Nicholas av, 943.** (8:2108-67) ws, abt 45 n 157th 31.1x82.7x30x90.10, 5-sty bk tnt; York Investing Co to Nellie J Hymes, 943 St Nicholas av; mtg \$26,750; Dec15; Dec 16'11; A \$15,000-31,000. nom

**West Broadway, 351-3.** (2:475-8) es, 175.3 n Grand, 42.11x72x42.9x72, 5-sty bk loft & str bldg; Eva wife & Abram Schenkein to Marcus M Mintzer; AT; QC; Jan18'01; Dec 20'11; A \$28,000-44,000. nom

**West Broadway, 351-3.** Marcus M Mintzer, heir, & C, Adolph Mintzer to Saml Fernbacher, 29 W 82; 1-10 pt; B&S; mtg \$35,000; Nov9; Dec20'11. O C & 100

**West Broadway, 351-3.** es, 175.3 n Grand, 42.11x72x42.9x72, 5-sty bk loft & str bldg; Jos Libmann to Saml Fernbacher, 29 W 82; 1-10 pt; B&S; mtg \$35,000; Nov9; Dec20'11. O C & 100

**West Broadway, 351-3.** same to Luclan L Libmann, 29 W 82; 2-10 pts; B&S; mtg \$35,000; Nov9; Dec20'11. O C & 100

**West End av, 700.** (4:1242-1) nec 94th, 42.2x100x40.4x100, 5-sty bk tnt; Valentine Gumprecht to Herald Realty Co, 265 Central Park W; mtg \$70,000; Dec15; Dec 16'11; A \$43,000-83,000. O C & 100

**Wadsworth av, 141.** see Lex av, 1943-7.

**West End av, 596.** (4:1236-62) es, abt 25 s 89th, —x—, 3-sty & b bk dwg; affidavit & order that order of Oct17'11 (No 20) to issue new certf be vacated & cancelled as lost certf, &c, has been found; Gertrude D Hawes, 596 West End av, plff, vs Jno R Hegeman et al, defts; Dec17; Dec20'11; A \$14,500-20,500. T S

**West End av, 596.** (4:1236-62) es, abt 25 s 89th, —x—, 3-sty & b bk dwg, owned by party 1st pt; also 89TH ST, 276 (264) W, (4:1236) ss, abt 55 e West End av, 30x 67.8x18x irreg, 4-sty bk dwg, owned by party 2d pt; statement & agmt as to encroachment of wall, &c; Gertrude D Hawes with Chas A Starbuck; Dec5; Dec 20'11. T S

**1ST av, 2319.** (6:1795-29) ws, 50.5 s 119th, 25.2x100, 5-sty bk tnt & str; Luigi Fusco to Michele Accardo, 50 E 105; AL; Dec19; Dec20'11; A \$11,000-24,500. nom

**1ST av, 1760.** see 1 av, 1758.

**1ST av, 1758.** (5:1571-2) es, 25.8 n 91st, 25x94, 5-sty bk tnt & str; A \$11,500-22,000; also 1ST AV, 1760. (5:1571-3) es, 50.8 n 91st, 25x94, 5-sty bk tnt & str; A \$11,500-22,000; Rosalie Zipser to Cecelia Wigdor, 1020 Greene av, Bklyn; mtg \$50,150; Oct9; Dec16'11. O C & 100

**1ST av, 2352.** (6:1808-50½) es, 60.11, s 121st, 20x80, 4-sty bk tnt & str; Jno Gerken to Antonio Tafuri, 422 E 117; mtg \$9,000; Dec15; Dec16'11; A \$7,000-13,000. O C & 100

**2D av, 952.** (5:1343-4) es, 80.5 n 50th, 20 x70, 4-sty stn tnt & str, 2-sty ext; re dower; Dora Lisk, wid to Max Lisk, Adelaide Werner, Saml, Rose & Gertrude Lisk & Janice Greenblatt, all at 127 W 141, as heirs Morris Lisk; AT; QC; Nov2; Dec19 '11; A \$10,000-13,500. nom

**2D av, 952.** Dora Lisk, wid, et al, heirs, &c, Morris Lisk, to Meyer Schneider, 245 E 30; 6-7 pts; AT; mtg \$9,500 & AL; Dec 19'11. nom

**2D av, 952.** Gertude Lisk, by Saml Lisk, GDN, to same; 6-7 pts; AT; mtg \$9,500 & AL; Dec19'11. 242.66

**2D av, 2489.** (6:1792-23) ws, 50 n 127th, 25x100, 5-sty bk tnt & str; Melvin G Palliser to J Blackburn Miller, at New Windsor, Orange Co, NY; FORECLOS, Dec12; Dec18; Dec19'11; A \$10,000-25,000. 15,000

**2D av, 855.** (5:1319-28) ws, 25.5 s 46th, 25x75, 4-sty bk tnt & str, 2-sty ext; Bankers Trust Co to Gustave S Duschnes, 16 W 90; Dec18'11; A \$14,500-20,000. O C & 100

**2D av, 349.** see 2 av, 432.

**2D av, 432.** (3:930) nes, abt 74 sw 25th, 24.8x98.9; also 2D AV, 349. (3:901) nws, 122 sw 21st, 20x79; also 116TH ST, 437 E, (6:1710) ns, 220 w Av A, 24x100.10; Trust agmt as to payment to party 1st pt annuity of \$468 during her life; Elenore Hopp, wid, to Marion D Risse, 599 Mott av; Jno Hopp, 2338 Webster av, & Emma A Hopp, individ & EXTRX Geo C Hopp, decd, & Chas F, Marion D & Anna M Hopp & Christina Steele, at 110 E 159; AT; QC; Dec18'11. 2,000

**5TH av, 251.** (3:858-1) nec 28th, (No 1) (runs n25xe100xn73.9xe25xs98.9 to ns 28th xw125 to beg, 7-sty bk loft & str bldg; Henry S Glover to Harriet D C Glover, his wife, at Fairfield, Conn; mtg \$350,000; June21; Dec15'11; A \$410,000-540,000. nom

**5TH av, 657.** (5:1288-pt lt 1) nec 52d, 50 x115, vacant; Albt G Millbank to Oceanic Investing Co, 15 Exchange pl, Jersey City, NJ; AL; Dec16; Dec20'11; A \$625,000-625,000. O C & 100

**6TH av 492-8.** (3:831-68-78) sec 30th (Nos 42-60), 67.11x299.3 to ws Bway (No 1227), x15.2 to ss 30th x289.10, 2-sty bk dance hall (Haymarket) 1-2, 1-3 & 1-5-sty bk loft & str bldgs & pt 2-sty bk theatre (Daly's); Isaac P Smith EXR, & C, Chas G Havens to Zachariah Zacharias, 231 W 116; mtg \$650,000; Dec20'11; A \$722,500-768,500. O C & 100

**6TH av, 492-8; 30TH st, 46-60, & Bway, 1227.** Zachariah Zacharias to 1227 Bway Co, 149 Bway; B&S; mtg \$650,000; Dec20; Dec21'11. O C & 100

**7TH av, 136.** (3:768-35) ws, 23 n 18th, 23 x60, 4-sty bk tnt & str, 2-sty ext; Henry V Allien to Midtown Constn Co, 34 Pine; Dec14; Dec16'11; A \$14,000-17,000. nom

**7TH av, 138.** (3:768-36) ws, 46 n 18th, 23 x60, 4-sty bk tnt & str; W Irving Clark to Midtown Constn Co, 34 Pine; mtg \$— Dec14; Dec16'11; A \$14,000-17,000. nom

**8TH av, 975-9.** (4:1048-30-32) ws, 25.5 n 57th, 75x100, 3 6 & 7-sty stn tnts & str; Circlet Realty Co to The Zinwill Co, 115 Bway; mtg \$150,000 & AL; Dec19'11; A \$180,000-207,000. O C & 100

MISCELLANEOUS CONVEYANCES.

**Borough of Manhattan.**

**Asst of all interest** in estate of Marie L Gent, decd; Louis A Gent to Jno U Gent, 186 Van Buren, Bklyn, & Dorothea H & Emma E Gent, both at 695 Eagle av, heirs Marie L Gent; (7:1920 & decedents estates; Dec13; Dec19'11. nom

**Asst of all interest** in estate of Marie L Gent, decd; Louis A Gent to John U Gent, 186 Van Buren, Bklyn, & Dorothea H & Emma E Gent, both at 695 Eagle av, heirs Marie L Gent; (5:1532 & decedents estates; Dec13; Dec19'11. nom

**Asst of all R, T & I** to legacy under will of Hannah M Hynes, his mother; Jno A Hynes to Wm Stoltz, 409 W 129; Dec18; Dec19'11. nom

**Interior lot, begins 202.6 e 5 av & 98.9 s 41ST.** see 40th, 9 E.

**Order of adjudication** in matter of Chas J Geiser Co, bankrupts; Apr17; Dec18'11.

**Power of attorney;** Gibson Fanhestock, at Newport, RI, to Snowden A Fanhestock, his son, 40 Wall; Sept16'10; Dec19 '11.

**Power of attorney;** Rosetta Fleishman to Marco Fleishman, 16 E 60; Dec14; Dec 18'11.

**Power of atty;** Jno Vechten to Louis A Steyn, 50 Cathedral Pkway; Aug21'07; Dec 20'11.

CONVEYANCES.

Borough of the Bronx.

**Brandt pl, 95.** (11:2876) nec Aqueduct av, 50x100, 5-sty bk tnt; Morell Realty Co to Carl F Dieckmann at Bronxville, NY; mtg \$48,000; Dec15; Dec16'11. O C & 100

**Crotona Park N, ns, 328.6 e Arthur av,** see Crotona Park N, ns, 353.6 e Arthur av.



- Crotona Park N.** (11:2944) ns, 303.6 e Arthur av, 25x96.11x25x95.11, vacant; Harry Rubin Bldg Co to Benj Benenson, 407 E 153; Dec14; Dec15'11. O C & 100
- Crotona Park N.** (11:2944) ns, 353.6 e Arthur av, 25x101.1x25x99; also CROTONA PARK N. (11:2944) ns, 328.6 e Arthur av, 25x99x25x96.11, vacant; Galveston Bldg Co to Benj Benenson, 407 E 153; Dec14; Dec15'11. O C & 100
- Concord st, nec 239TH**, see 239 nec Concord.
- Fox st, swc Westchester av**, see Westchester av, sec Tiffany.
- Faille st.** (10:2761), es, 100 s Seneca av, 100x100, vacant; Sarah D Purrington to Ambrose Realty Co, 135 Bway; B&S; Dec 14; Dec15'11. O C & 100
- Faille st.** (10:2761), es, 100 s Seneca av, 100x100, vacant; Ambrose Realty Co to Geo F Purrington, at Gifford Park, Bronxville, NY; B&S; mtg \$7,500; Dec15'11. O C & 100
- Freeman st, 99S, on map 996.** (11:2993) swc Longfellow av (No 1259), 33.6x90.4, 5-sty bk tnt & str; Jas Dailey to Fredk W Goodnow, at Ulster Park, NY; mtg \$30,000 & AL; Dec20; Dec21'11. nom
- Jennings st.** (11:2976) swc So Blvd, runs s250xw141.6xw98.8xne47.7xe40xn25.3xe20x n100.4xe100 to beg, vacant; Wm R Rose to Lederer Constn Co, 1327 So Blvd; Dec 18; Dec19'11. O C & 100
- Kelly st, swc, 167th**, see 167th, swc Kelly.
- Kelly st.** (10:2715) es, 150.1 n Westchester av, 55x100x irreg x78.9, owned by party 1st part; also WESTCHESTER AV. (10:2715) nec Kelly, 140.1x85.7x66.7x150.1, owned by party 2d part; agmt as to encroachment of retaining wall, etc; Wm H Lunney with Putnam Realty Co, Westchester av, nec Kelly; Oct24; Dec16'11. nom
- Kelly st, nec Westchester av**, see Kelly, es, 150.1 n Westchester av.
- Kelly st.** (10:2705), swc 167th, 90x100, vacant; Wm H McWhirter to Ambrose Realty Co, 135 Bway; mtg \$15,000; Dec15; Dec19'11. O C & 100
- Kingsbridge Terrace** (Nathalie av) (12:3256), ws, — n 229th, at n 1 land Tecca N Reed, 39.9x122.8x36.1x123.8, vacant; Grace J Daggett to Marcus M Nye, 240 St Johns pl, Bklyn; correction deed; AL; Dec18; Dec19'11. O C & 100
- Manida st, 722.** (10:2768) es, 206.8 s Spofford av, 20x70.10 to ws old Hunts Point rd x20.2x67.11, with AT to said old rd, 2-sty bk dwg; Jos E Dutey to Annie M Majewsky, 1007 Union av; mtg \$6,500; Dec15'11. O C & 100
- Manida st, 725.** see 173d E, ws, 357 s Gleason av.
- Montgomery pl.** (\*), sws, 75.1 se West Farms rd, 150x100; Wm Heinrich to Geo Costar, 1922 E 177; mtg \$5,766; Dec18'11. O C & 100
- Minford pl, 1465.** (11:2977) ws, 31.6 s 172d, 31x70, 4-sty bk tnt; Otto Lippmann to Mary Brennan, 1449 Minford pl; mtg \$16,250; Dec14; Dec21'11. O C & 100
- Poe pl, c 1, 315.9 s 194TH**, see Briggs av, 2594.
- Reservoir Oval E, es, abt 444.1 s Reservoir Oval**, see Perry av, 3323.
- Simpson st.** (10:2724) ws, 312.8 n 163d, 126x108.2x126x109.7, owned by party 2d pt; also SIMPSON ST. (10:2724) ws, adj above on n, owned by party 1st pt; party wall agmt; Amer Real Est Co, 527 5 av, with Podgur Realty Co, 859 So Blvd; Dec15'11. nom
- Simpson st, ws, 438 n 163D**, see Simpson ws, 312.8 n 163.
- Simpson st.** (10:2724) ws, 312.8 n 163d, 126x108.2x126x109.7, vacant; Amer Real Est Co to Podgur Realty Co, 859 So Blvd; AL; Dec15'11. O C & 100
- Simpson st.** (10:2724) ws, 315.8 n 163d, 125x108.2x125x109.6, vacant; re mtg; Newburgh Savgs Bank to Amer Real Est Co, 527 5 av; Dec14; Dec15'11. 9,000
- Tiffany st, sec Westchester av**, see Westchester av, sec Tiffany.
- Tiffany st.** (10:2716) ws, 266.8 s 167th, 42x100, 5-sty bk tnt; Edw J Farrell to Emil Georgi, 386 E 162; ½ pt; QC; mtg \$36,000; Dec19; Dec20'11. O C & 100
- 140TH st, 591 E.** (10:2552) ns, 300 e St Anns av, 40x95, 5-sty bk tnt; N Mayer, Inc, 1476 3 av, to Nathan Mayer, 131 E 83; mtg \$23,000; Dec21'11. O C & 100
- 145TH st, 440-2 E.** (9:2289) ss, 400 e Willis av, old line, 37.6x100, 5-sty bk tnt; re judgment; Gerson M Krakower to Christian Jacobs, 442 E 145; Dec14; Dec 16'11. nom
- 145TH st, 440-2 E.** (9:2289) ss, 400 e Willis av, old line, 37.6x100, 5-sty bk tnt; re judgment; Christian Jacobs to Morris M Sinske, 108 W 142; Dec15; Dec16'11. omitted
- 147TH st, 548 E;** see St Anns av, 481.
- 147TH st E, swc Concord av**, see Concord av, swc 147.
- 147TH st E.** (9:2291) old ss, 440 w Brook av, a strip, runs n— to new ss 147th xw— to Mill brook xs— to old line 147th xw— to beg; Chas S Brown et al, EXRS, &c, Lewis B Brown, to Oscar Taussig, 55 E 58, & Fredk E Taussig, at Ephratah, NY, & Annette L J Taussig, 55 E 58; AT; QC; AL; Dec1; Dec18'11. O C & 50
- 147TH st, 548 E.** see St Anns av, 481.
- 151ST st, 270 E.** see Morris av, 600-2.
- 156TH st, 809 E.** (10:2676) nwc Union av (Nos 753-53½) 20x100, 2-4-sty bk tnts & str; Everett M Corner et al to Freehold Const Co, 200 Bway; mtg \$21,000; Dec 15; Dec16'11. O C & 100
- 162D st E, nec Morris av**, see Morris av, nec 162d.
- 163D st E, sec Morris av**, see Morris av, nec 162d.
- 164TH st E.** (10:2632) ss, 425 w Trinity av, 100x200 to ns, Teasdale pl, vacant; Robt D Douglass et al EXRS Robt G Dun to Geo P Miller, Geo A Douglass & Clarence L Dillon at Milwaukee, Wis TRSTES Geo Douglass & ano; Nov1; Dec16'11. nom
- 165TH st E, sec Grant av**, see Grant av, sec 165.
- 165TH st, swc Morris av**, see Grant av, sec 165.
- 166TH st, 656-68 E.** see Boston rd, 1086.
- 167TH st.** (10:2705) swc Kelly, 100x90, vacant; Ambrose Realty Co to Wm H McWhirter, 82 Woolsey, L I City; B&S; mtg \$15,000; Dec18; Dec20'11. O C & 100
- 167TH st E, swc Kelly**, see Kelly, swc 167th.
- 167TH st.** (10:2691) ss, 69.1 e Stebbins av, runs sw161.8xe53.4xne146.11 to st xnw 50 to beg, vacant; Mary Brennan & ano to Otto Lippmann, 1467 Minford pl; mtg \$5,000; Dec21'11. nom
- 169TH st, 806 E.** (10:2682) ss, 62.10 e Union av, 18.7x67.11x18.4x73.11, 2-sty & b fr dwg; Annie M Majewsky to Jos E Dutey, 1415 Crotona av; mtg \$4,500; Dec15; Dec16'11. O C & 100
- 170TH st, 800 E.** (11:2963) ss, 98.4 e Prospect av, 25x126.2x25x125.5, 2-sty fr dwg; Fredk R Harrison to Kath A Harrison, 800 E 170; mtg \$7,000; Dec15; Dec18'11. nom
- 171ST st E, sec Gleason av**, see Gleason av, sec 171.
- 171ST st E.** (\*), ws, 219.11 s Westchester av, 100x94.10 to Clason Point rd x102x 112.4; also 174TH ST E. (\*), es, 281.8 s Gleason av, 50x100; Peoples Trust Co as TRSTE Jos J Gleason to Fred O Porter, at Wood Ridge, NJ; Dec12; Dec15'11. 3,150
- 171ST st E.** (\*), ws, 456.8 s Gleason av, 50x150.9x—x180.9; also 177TH ST E. (\*), es, 206.9 n Eastern Blvd, 25x196.11x25.4x 200.11; Peoples Trust Co of Bklyn, TRSTE Jos J Gleason, to Isaac Wolff, 205 W 136; Dec12; Dec16'11. 900
- 171ST st E.** (\*), ws, 100 n Gleason av, 100x84.9x76.7x74.3, vacant; Peoples Trust Co of Bklyn, TRSTE Jos J Gleason, to Leopold Kaufmann, 417 E 57; Dec12; Dec18'11. 1,700
- 171ST st E.** (\*), es, 406.7 s Gleason av, 75x100, vacant; Peoples Trust Co of Bklyn, TRSTE Jos J Gleason, to Arthur N Haas, 998 Union av; Dec11; Dec18'11. 1,050
- 171ST st E.** (\*), es, 481.7 s Gleason av, 50x100, vacant; Peoples Trust Co, at Bklyn TRSTE Jos J Gleason to Mary Byrne, 2020 Newbold av; Dec11; Dec18'11. 500
- 171ST st E, swc Gleason av**, see Gleason av, swc 171st.
- 171ST st E, nwc Gleason av**, see Gleason av, nwc 171st.
- 171ST st E, ws, 356.7 s Gleason av**, see 171st E, es, 631.7 s Gleason av.
- 171ST st E, ws, 631.7 s Gleason av**, see 171st E, es, 106.7 s Gleason av.
- 171ST st E, ws, 156.7 s Gleason av**, see 171st E, es, 106.7 s Gleason av.
- 171ST st E.** (\*), es, 106.7 s Gleason av, 150x100; also 171ST ST E. (\*), ws, 156.7 s Gleason av, 100x166.7x—x139.6; also 171ST ST E. (\*), ws, 631.7 s Gleason av, 36.3x42.7 x51, gore, vacant; Peoples Trust Co, Bklyn, TRSTE Jos J Gleason, to Wm Heinrich, 2066 Story av; Dec11; Dec19'11. 4,375
- 171ST st E.** (\*), es, 631.7 s Gleason av, 50x—x51.6x100; also 171ST ST E. (\*), ws, 356.7 s Gleason av, 50x194.7x—x199.9; vacant; Peoples Trust Co, of Bklyn, TRSTE Jos J Gleason, to Benj Finkel, 1447 Longfellow av; Dec11; Dec19'11. 1,200
- 171ST st E.** (\*), es, 356.7 s Gleason av, 50x100, vacant; Peoples Trust Co of Bklyn, TRSTE Jos J Gleason to Ida Redbord, 1718 Taylor; Dec12; Dec19'11. 800
- 171ST st E.** (\*), es, 256.7 s Gleason av, 100x100, vacant; Peoples Trust Co, of Bklyn, TRSTE Jos J Gleason to Katharina wife of Franz Hetzl 2021 Palmetto, Bklyn; Dec11; Dec19'11. 1,900
- 171ST st E.** (\*), es, 531.7 s Gleason av, 50x100, vacant; Peoples Trust Co, of Bklyn, TRSTE Jos J Gleason to Jno Rooney, 565 E 178; Dec12; Dec19'11. 400
- 171ST st E.** (\*), ws, 406.7 s Gleason av, 25x180.7x25x194.8, vacant; Peoples Trust Co of Bklyn, TRSTE Jos J Gleason to Robt C Frings, 430 W 119; Dec11; Dec19'11. 400
- 172D st E.** (\*), es, 156.7 s Gleason av, 75 x100, vacant; Peoples Trust Co, at Bklyn, TRSTE Jos J Gleason to Elsie N Scoble, 1042 Hoe av; Dec12; Dec18'11. 2,100
- 172D st E.** (\*), es, 250 n Gleason av, 25x 100, 3-sty concrete dwg with str; Peoples Trust Co, at Bklyn, TRSTE Jos J Gleason, to Jno T Hannigan, 218 E 51; Dec11; Dec 18'11. 3,900
- 172D st E.** (\*), ws, 431.7 s Gleason av, 25 x100, vacant; Peoples Trust Co, at Bklyn, TRSTE Jos J Gleason to Erik W Erikson, 402 E 146; Dec11; Dec18'11. 800
- 172D st E.** (\*), ws, 331.7 s Gleason av, 50 x100, vacant; Peoples Trust Co, at Bklyn, TRSTE Jos J Gleason, to Henry A Broker, at Castle Hill, Unionport; Dec11; Dec18'11. 950
- 172D st E.** (\*), es, 531.7 s Gleason av, 25 x100, vacant; Peoples Trust Co, at Bklyn, TRSTE Jos J Gleason, to Harry Sugarman, 2431 St Raymond av; Dec12; Dec18'11. 400
- 172D st E.** (\*), ws, 481.7 s Gleason av, 66.6x irreg x151x100, vacant; Peoples Trust Co of Bklyn, TRSTE Jos J Gleason to Ellen Miller; 43 Halsey, Astoria, L I City; Dec12; Dec19'11. 850
- 172D st E.** (\*), es, 106.7 s Gleason av, 50x100, vacant; Peoples Trust Co of Bklyn TRSTE Jos J Gleason to Alwell Realty Co, 68 Wm; Dec11; Dec19'11. 1,450
- 172D st E.** (\*), es, 556.7 s Gleason av, runs s37.5xse116.3xe—xn115.6xw100 to beg, vacant; Peoples Trust Co of Bklyn TRSTE Jos J Gleason to Jas F Lalor, 410 Pleasant av; Dec12; Dec19'11. 550
- 172D st E.** (\*), es, 481.7 s Gleason av, 50x100, vacant; Peoples Trust Co of Bklyn TRSTE Jos J Gleason to Jos Kudrna, 3269 3 av; Dec12; Dec19'11. O C & 100
- 173D st E.** (\*), ws, 581.7 s Gleason av, 79.6x100.7x90x100, vacant; Peoples Trust Co as TRSTE Jos J Gleason, to Arthur L Page, 2193 Starling av; Dec12; Dec20'11. 1,125
- 173D st E.** (\*), ws, 357 s Gleason av, 25x 100; Jos S Dutey to Annie M Majewsky, 1007 Union av; mtg \$3,700; Dec15'11. O C & 100
- 173D st E.** (\*), ws, 357 s Gleason av, 25x100; mtg \$3,700; also MANIDA ST, 725, (10:2768) es, 206.8 s Spofford av, 20x70.10 to ws old Hunts Point rd x20.2x67.11, with AT to said old rd, 3-sty bk dwg; mtg \$6,500; Victor Gerhards to Jos E Dutey, 1415 Crotona av; Dec11; Dec15'11. O C & 100
- 173D st E.** (\*), es, 506.7 s Gleason av, 50 x100, vacant; Peoples Trust Co, at Bklyn, TRSTE Jos J Gleason, to Jno Rohrbach, 1138 Beach av; Dec12; Dec18'11. 800
- 173D st E.** (\*), es, 556.7 s Gleason av, 94.2 x110.7x46.6x100, vacant; Peoples Trust Co, at Bklyn, TRSTE Jos J Gleason to Jno D McCarthy, 1467 3 av; Dec12; Dec18'11. 1,000
- 174TH st E, sec Watson av**, see Watson av, sec 174.
- 174TH st E.** (\*), es, 256.9 n Larkin av, 50 x100; Peoples Trust Co of Bklyn, TRSTE Jos J Gleason, to Margaretha Waechter, Barker & Mace avs, Wmsbridge; Dec12; Dec16'11. 500
- 174TH st E.** (\*), es, 106.8 s Larkin av, 50 x100; Peoples Trust Co of Bklyn, TRSTE Jos J Gleason, to Harry Williams, 1075 1 av; Dec12; Dec15'11. 200
- 174TH st E.** (\*), es, 306.9 n Larkin av, 50 x100; Peoples Trust Co, TRSTE Jos J Gleason, to Cornelius Sullivan, 313 W 17; Dec12; Dec15'11. 550
- 174TH st E.** (\*), es, 231.7 s Gleason av, 50x100, vacant; Peoples Trust Co, at Bklyn, TRSTE Jos J Gleason, to Jacob Freudenmacher, 436 E 155; Dec12; Dec18'11. 950
- 174TH st E.** (\*), ws, 481.7 s Gleason av, 25x100, vacant; Peoples Trust Co of Bklyn TRSTE Jos J Gleason to Jas Farrell, 336 E 90; Dec11; Dec19'11. 375
- 174TH st E, swc Pugsley av**, see Story av, ss, abt 75 w 174th.
- 174TH st, 451 E.** (11:2907) ns, 100 se Park av, 50x100, 2-sty fr dwg; Bessie N Fismser to Ettar Realty Co, 465 E 174; Dec11; Dec20'11. nom
- 174TH st E, sec Story av**, see Story av, sec 174th.
- 174TH st, 451 E.** (11:2907) ns, 100 e Park av, 50x100, 2-sty fr dwg; Geo Brown et al to Bessie N Fismser, at Verona, NJ; QC; Dec14; Dec20'11. nom
- 174TH st E, es, 156 s Watson av**, see 177th E, es, 156.8 s Watson av.
- 174TH st E, ws, 100.8 s Watson av**, see Watson av, swc 174.
- 174TH st E, swc Watson av**, see Watson av, swc 174.
- 175TH st E, nec Ludlow av**, see Ludlow av, nwc 176.
- 175TH st, nec Story av**, see Watson av, swc 174.
- 175TH st E, nwc Larkin av**, see Larkin av, nwc 175.
- 175TH st E, swc Watson av**, see Watson av, swc 175th.
- 175TH st E.** (\*), ws, 106.7 n Watson av, 50x100, vacant; Peoples Trust Co, Bklyn, TRSTE Jos J Gleason to Martha F S Miller, 1239 Simpson; Dec12; Dec19'11. 450
- 175TH st E.** (\*), es, 300 s Ludlow av, 75x100, vacant; Peoples Trust Co as TRSTE Jos J Gleason to Vincent Pacella, 2913 8 av; Dec12; Dec20'11. 180
- 175TH st E.** (\*), es, 100 s Ludlow av, 200x100; also 175TH ST E. (\*), es, 175 n Story av, 150x100; Peoples Trust Co, TRSTE Jos J Gleason, to Raymond Page, 2193 Starling av; Dec20; Dec21'11. 840
- 175TH st E, es, 175 n Story av**, see 175th E, es, 100 s Ludlow av.
- 176TH st E.** (\*), es, 100 s Ludlow av, 100x100; Peoples Trust Co, TRSTE Jos J Gleason to Frank C Eason, 151 E 22, Bklyn; Dec20; Dec21'11. 280
- 176TH st W, nwc Jerome av**, see Jerome av, nwc 177.
- 176TH st E.** (\*), ws, 100 s Eastern Blvd, 25x100; Peoples Trust Co of Bklyn, TRSTE Jos J Gleason, to Chas Shapiro, 329 18th, Bklyn; Dec12; Dec15'11. 70
- 176TH st E.** (\*), es, 350 n Gleason av, runs n7.2xne180.8xse139.3 to 177th xs50xw 100xn150xw100 to beg, vacant; Peoples Trust Co of Bklyn, TRSTE Jos J Gleason, to Oliver E Davis, 824 Morris av; Dec11; Dec18'11. 800
- 176TH st E.** (11:2958) swc Mohegan av, 34x—x23x115.10, vacant; Ida Keese to Schorn Co, 1790 Prospect av; Dec12; Dec15'11. O C & 100
- 176TH st E, nwc Ludlow av**, see Ludlow av, nwc 176.



**176TH st, nwc Story av**, see Watson av, swc 174.

**176TH st E, nec Story av**, see Watson av, swc 174.

**177TH st E, ws, 150 n Story av**, see Watson av, swc 174.

**177TH st (\*)**, es, 156.8 s Watson av, 25x141.4x26.4x144.3; also 174TH ST E (\*) es, 156 s Watson av, 50x100; Peoples Trust Co TRSTE Jos J Gleason to Jacob O Pedersen, 829 Freeman; Dec12; Dec21'11.

650

**177TH st E, es, 275 n Pugsley av**, see Bolton av, ws, 275 n Pugsley av.

**177TH st E, es, 106.9 n Ludlow av**, see Bolton av, ws, 106.9 n Ludlow av.

**177TH st E, es, 225 n Pugsley av**, see Bolton av, ws, 225 n Pugsley av.

**177TH st E, see Ludlow av**, see Ludlow av, sec 177.

**177TH st E, es, 206.9 n Eastern Blvd**, see 171st E, ws, 456.8 s Gleason av.

**177TH st, ws, 200 n Gleason av**, see 176th E, es, 350 n Gleason av.

**177TH st W, nwc Jerome av**, see Jerome av, nwc 177.

**177TH st W, swc Jerome av**, see Jerome av, nwc 177.

**177TH st E, nwc Ludlow av**, see Ludlow av, nwc 177.

**177TH st E, sec Watson av**, see Watson av, sec 177th.

**177TH st E, (\*)**, es, 231.7 n Ludlow av, 25x192.11x25.3x196.11, vacant; Peoples Trust Co of Bklyn TRSTE Jos J Gleason to Thos Moore, 1357 Webster av; Dec 12; Dec19'11.

300

**177TH st E, (\*)**, es, 306.7 s Watson av, 50x173x50.6x165, vacant; Peoples Trust Co of Bklyn TRSTE Jos J Gleason to Jas Bain, 429 E 156; Dec11; Dec19'11.

800

**177TH st E, (\*)**, es, 100 s Story av, 150 x192.6 to Bolton av, x150x195, vacant; Peoples Trust Co of Bklyn TRSTE Jos J Gleason to Armin Manheim, 124 Audubon av & Jno Schmidlein, 137 Wooster, firm A Manheim & Co; Dec12; Dec19'11.

840

**177TH st E, nwc Story av**, see Story av, nwc 177th.

**177TH st E, (\*)**, es, 281.7 n Ludlow av, 50x181x50.6x189, vacant; Peoples Trust Co as TRSTE Jos J Gleason to Wm H Parkerton, 115 N 17, East Orange, NJ; Dec12; Dec20'11.

700

**177TH st E, (\*)**, ws, 131.7 n Ludlow av, 58.2x105.3x25x100, vacant; Peoples Trust Co as TRSTE Jos J Gleason to Eliz Dietrich at Hackensack, NJ; Dec12; Dec20'11.

220

**180TH st E, swc So Blvd**, see So Blvd, swc 180.

**180TH st, 944 E**, (11:3127) ss, 100 w Vyse av, 40x110, 5-sty bk tnt & str; Fulson Realty Co to Johanna Birnhaupl, 512 Morris Park av; mtg \$36,000; Dec15'11.

O C &amp; 100

**180TH st, 940 E**, (11:3127) ss, 140 w Vyse av, 40x110, 5-sty bk tnt & str; Fulson Realty Co to Johanna Birnhaupl, 512 Morris Park av; mtg \$36,000; Dec15'11.

O C &amp; 100

**181ST st**, (11:3081) ss, 50 w Belmont av, 69x115x—x97.11, vacant; Checchina Carucci to Sole Realty & Constn Co, 641 E 183; mtg \$4,000; Dec15; Dec16'11.

nom

**182D st, 640 E**, see Belmont av, 2177.

**182D st, 648 E**, see Belmont av, 2177.

**182D st, 650 E**, see Belmont av, 2177.

**187TH st, 764 E**, (11:3114) ss, 26 e Prospect av, 34.2x70, 4-sty bk tnt; Mary Peterson to Jno R Peterson, 1890 Daly av; B&S; Dec12; Dec18'11.

O C &amp; 100

**190TH st, swc Fordham rd**, see Morris av, 2464.

**190TH st, 62 E**, (11:3174) ss, 118.6 e Morris av, 50x150, 2-sty fr dwg; re mtg Frank M Clute as TRSTE, &c, to Jno B Haskin Estates Inc at Portland, Me; Dec15; Dec 16'11.

2,500

**190TH st, 62 E**, (11:3174) ss, 118.6 e Morris av, 50x150, 2-sty fr dwg; Jno B Haskin Estates, Inc to Edith M Haskin, 34 W 86; B&S; Dec15; Dec16'11.

O C &amp; 100

**201ST st, 257 E**, (12:3307) ns, 150 e Valentine av, 25x100, 2-sty fr dwg; all R T & I under estate Cath McArdle, 2-sty fr dwg & 2-sty fr rear stable; Jos A McCabe to Henry E McArdle, 204th & Mosholu Pkway; Dec21'10; Dec19'11; re-recorded from Mar21'11.

O C &amp; 100

**203D st, (\*)**, nec Hall av, 25x91.6; Helen Huestis to Lena Stolz, 820 Ritter pl; Dec14; Dec19'11.

O C &amp; 100

**204TH st or Potter pl W**, (12:3311) ns, 75 e Villa av, 26x98.7, except pt for 204th, vacant; Pasquale Fusco to Antonia Natale, 21 E 204; mtg \$4,400; Dec4; Dec18'11.

nom

**205TH st E**, (12:3341) sws, 59.2 nw Perry av, 59.2x78.10x50x110.7, vacant; Wm G Saunderson to Jas J Flanagan, at Ridgefield Park, NJ; AT; mtg \$2,774; Nov13; Dec15'11.

nom

**206TH st, 182 E**, (12:3312) ss, 256.8 w Mosholu Pkway S, 16.8x120, 3-sty fr dwg, 2-sty ext; Wm Lustgarten ref to Alice E Keller, 252 W 76; FORECLOS; Dec18; Dec19; Dec20'11.

4,000

**206TH st, 180 E**, (12:3312) s 273.4 w Mosholu Pkway S, 16.8x120, 3-sty fr dwg, 2-sty ext; Wm Lustgarten ref to Alice E Keller, 252 W 76; FORECLOS, Dec18, Dec19; Dec20'11.

4,000

**206TH st, 184 E**, (12:3312) ss, 223.4 w Mosholu Pkway S, 16.8x120, 3-sty fr dwg, 2-sty ext; Wm Lustgarten ref to Alice E Keller, 252 W 76; FORECLOS, Dec18; Dec19; Dec20'11.

4,000

**207TH st, 369 E**, (12:3355) ns, 50.8 e Decatur av, 50.8x94.4x50x102.4, 3-sty fr dwg, 2-sty fr stable in rear; Fredk J Swift, ref, to City Real Est Co, 176 Bway; FORECLOS, Dec7; Dec15'11.

5,000

**224TH st E, (\*)** ss, 205.7 e Barnes av, 50x114, Wakefield; Rafaella Presutty to Alois A Berkan, 1355 Franklin av; mtg \$1,250 & AL; Dec15'11.

**227TH st, S17 E, (\*)** ns, 155 e Barnes av, 25x114, Wakefield; Katharina Masche to Kathinka Dinsdorf, 438 E 76; mtg \$6,100 & AL; Sept12; Dec18'11.

O C &amp; 100

**229TH st W, cl, at the es Heath av**, see Heath av, 2864.

**230TH st E, (\*)** ns, 105 e 2 av, 50x114, Wakefield; Thos H Roff to Bertha Scheer, 290 16th, Flatbush, LI; mtg \$1,500 & AL; Oct28; Dec15'11.

O C &amp; 100

**230TH st E, (\*)** ns, 105 e 2 av, 50x114, Wakefield; Bertha Scheer to Wm S Jutter, at White Plains, NY; B&S; Dec15; Dec16'11.

nom

**236TH st, (\*)** bet Byron & Barnes avs, land in bed of st in front of lot 22 blk 9 of Whitehall Realty Co; deed of cession; Eugene V Daly to City of NY; Jan2; Dec 21'11.

nom

**239TH st E, (\*)** nec Concord, 100x100, So Mt Vernon; Geo Peter to Oscar D Weed, 7 Castleton Park, New Brighton, B of R; B&S; mtg \$3,275 & AL; Dec16; Dec18'11.

nom

**Alexander av, 263**, (9:2314) ws, 83.4 s 139th, 16.8x75, 3-sty & b bk dwg; Rosa Mayer to Chas W Bedford, 261 Alex av; mtg \$5,000; Dec14; Dec15'11.

O C &amp; 100

**Aqueduct av, nec Brandt pl**, see Brandt pl, 95.

**Albany Post rd, ws, abt 175 sw Bway**, see Bway, ws, abt 57 s 256th.

**Anthony av**, (12:3309 & 3310) ws, 796 n Bedford Park Blvd, runs n44.10xe44.9 to ws Grand Blvd & Concourse at pt 76.3 s Potter pl, xs45xw40.3 to beg, being land in bed of Anthony av, vacant; Pasquale Fusco to Sally J Swan, 2268 Washington av; QC; Sept29; Dec20'11.

O C &amp; 100

**Amsterdam av, (\*)** es, 150 n Tremont rd, 25x100; CONTRACT; Bankers Realty & Security Co to Bertha Nihlen, 938 Jackson av; May3'05; Dec21'11.

750

**Amsterdam av, (\*)** ws, 100 s Mad av, 100x100; CONTRACT; Bankers Realty & Security Co to A H Kah's Sons; May13'05; Dec21'11.

2,000

**Blackrock av, sec Pugsley av**, see Pugsley av, sec Blackrock av.

**Bolton av, (\*)** ws, 275 n Pugsley av, 50x202.5 to 177th; Peoples Trust Co, TRSTE Jos J Gleason to Jno Schafer, 69 E Houston; Dec12; Dec21'11.

280

**Bolton av, (\*)** ws, 106.9 n Ludlow av, 75x104.9x75x—; also 177TH ST E, (\*) es, 106.9 n Ludlow av, 100x100; Peoples Trust Co, of Bklyn, TRSTE Jos J Gleason to Babette Ferber, 23 W 98; Dec11; Dec21'11.

920

**Broadway, (\*)** sec Pelham rd, 25x100; CONTRACT; Bankers Realty & Security Co to Wm Ferrier; Jan18'05; Dec21'11.

450

**Brown av, (\*)** es, 100 n Sagamore, 50x100; City & County Contract Co to Millbrook Co, at Grand Central Terminal, 45th & Lex av; Sept27; Dec20'11.

nom

**Bolton av, (\*)** ws, 225 n Pugsley av, 50 x102x50x101.6; also 177TH ST E, (\*) es, 225 n Pugsley av, 50x100; Peoples Trust Co, TRSTE Jos J Gleason to Lydia Killian, 69 E Houston; Dec12; Dec21'11.

280

**Belmont av, 2177**, (11:3082) swc 182 (No 650) 88.10x39.1x98.11x42.7, 5-sty bk tnt; also 182D ST, 648 E, (11:3082) ss, 83.9 w Belmont av, 51.6x81x50x68.9, 5-sty bk tnt; also 182D ST 640 E (11:3082) ss135.3 w Belmont av, runs s81xw50 to es Hughes av x n55x— on curve to st, xsel13.3 to beg, 5-sty bk tnt; re mtg; N Y Trust Co to Stafford Constn Co, 991 E 167; Dec15; Dec16'11.

O C &amp; 100

**Boston rd, 1191**, (10:2614) ws, 174.2 s 168th, runs w109.9xs54xw52.3xn136.4xe 161.5 to rd at pt 91.8 s 168th, xs82.6 to beg, 2-sty & b fr dwg, 1-sty fr garage & vacant; Annie V wife Walter W Taylor to Jas M Reid at West Somers, NY; mtg \$10,000; Dec14; Dec16'11.

O C &amp; 100

**Barnes av, (\*)** es, 31.2 s 215th, 31.2x113.6 x30x122.1, Wmsbridge; Frank Pettinato to Leone Ruggiero, 3644 Barnes av; mtg \$3,500; Dec14; Dec15'11.

O C &amp; 100

**Boston rd, 1086**, (10:2633) sec 166th (Nos 656-68), 110.5x224.11 to Trinity av x100x 178, except pt for Boston rd, 166th & Trinity av, 4 5-sty bk tnts & vacant; Pauline Levy to Bronx County Constn Co, 2720 3 av; mtg \$11,000 & AL; Dec15; Dec18'11.

nom

**Bryant av, 920**, (10:2761) es, 125 s Garrison av, 25x100, 4-sty bk tnt; Martin Pletscher Constn Co to Wm Oberhardt, Jr, 1161 Forest av; mtg \$13,000; Dec15; Dec18'11.

O C &amp; 100

**Briggs av, 2594**, (12:3293) es, 315.9 s 194th, 20x92.9 to cl Poe pl x19.4x91.2, 2-sty bk dwg; Lewis H Woods to Ida Wallen, 2099 Webster av; mtg \$8,000 & AL; Dec18'11.

O C &amp; 100

**Boston rd, (10:2633)**, es, 106.4 s 166th, runs e62.5; agmt as to boundary line; Phoebe E wife Edw H Holden, 1074 Cauldwell av, owns s of above with Pauline Levy, 100 W 121, owns n of above line; Dec13; Dec19'11.

nom

**Beaumont av, 2284**, (11:3101), es, 72.6 s 183d, 20.6x88x20.11x92.11, 2-sty fr dwg; Sarah J Schaefer to Wm H Weiher, at Eastchester rd, New Rochelle, NY; mtg \$3,750; Dec18; Dec19'11.

O C &amp; 100

**Boone av, es, 140 s 172d**, see West Farms rd, 1481 & 1493.

**Boone av**, (11:3013), es, 140 s 172d, 47.6x 157.6 to ws West Farms rd (Nos 1481-1493), x51.4x173.5, 3-sty fr dwg, 1-sty fr dwg & vacant; Anna Malcke wid to Theo M, Frank F & Edw F Malcke; AT; B&S; AL; Feb19'04; Dec19'11.

O C &amp; 100

**Broadway**, (13:3421), ws, abt 57 s 256th, 100.9x92.1x100x100.6; also ALBANY POST RD (13:3421), ws, abt 175 sw Bway, 54.3 x87.3x52.6x89.9; Jeannette Blum EXTRX Herman Blum to Uriah Harris, 29 Elinor pl, Yonkers, NY; B&S; ½ pt; Dec6; Dec 16'11.

500

**Broadway**, (13:3421); Jeannette Blum to same; AT; B&S; AL; Dec6; Dec16'11.

**Bailey av**, (11:3239), es, 345.8 n from beginning of curve of nec Bailey and Heath avs, runs e100xs16.8xw100 to Bailey av, x n16.8 to beg, 2-sty bk dwg; re mtg; Paragon Mtg Co to Tessier Bldg Co, 37 E 23; Dec19'11.

O C &amp; 100

**Bolton av, ws, 100 s Story av**, see 177th E, es, 100 s Story av.

**Brook av, 1419**, (11:2896) ws, 150 n 170th 25x90, 1-sty bk str & 2-sty fr rear dwg; Jacob Steinberg et al to Nicoletta Crisenuolo, 659 E 188; mtg \$9,000 & AL; Dec19; Dec20'11.

O C &amp; 100

**Belmont av, 2510**, (11:3091) es, 107.2 s Pelham av, 25x100, 2-sty fr dwg; Teresa De Angelis to Gerardo De Angelis her husband, 2037 1 av; mtg \$2,750; Dec20'11.

O C &amp; 100

**Chatterton av, (\*)** that pt of av lying in front of lot 567 map Unionport; Jos Clemens et al to City of NY; Oct25; Dec 21'11.

**Chatterton av, nec Pugsley av**, see Pugsley av, sec Blackrock av.

**Creston av, nwc Fordham rd**, see Morris av, 2464.

**Crosby av, (\*)** nwc Waterbury av, 51.6x 109.9x50x97.6; Frank Russo to Maria Russo; B&S; Apr21'10; Dec16'11.

nom

**Concord av**, (10:2578) swc 147th (Lexington), 150x100, vacant; Jas M Gorman, ref, to Albt N Crow, 22 Mt Morris Park W, TRSTE Chas A Crow; FORECLOS, Aug 9; Dec16; Dec18'11.

10,000

**Concord av, 502-4**, (10:2580) es, 79 n 147th, 39.6x100, 2 3-sty bk dwgs; Sarah J Reynolds, of Lyons, NY, to Renard S Padgett, 93 Boerum pl, Bklyn; mtg \$14,000; Nov18; Dec18'11.

nom

**Concord av, 502-4**, (10:2580) es, 79 n 147th, 39.6x100, 2 3-sty bk dwgs; Renard S Padgett to Chas N Davidson, 84 Montague, Bklyn; mtg \$14,000; Dec12; Dec18'11.

nom

**Clason Point rd, es, abt 219 s Westchester av**, see 171st E, ws, 219.11 s Westchester av.

**Crotona av, 2166**, (11:3098) ses, 99.7 sw 182d, 25.7x90.7x25.5x88.1, 3-sty fr tnt; Albt J Adobody to Geo Steinmetz, 92 Horton av, New Rochelle, NY; mtg \$8,300; Dec16; Dec18'11.

O C &amp; 100

**Commonwealth av, (\*)**, es, 210.11 s West Farms rd, 25x100; Walter Anopol to Geo Hill, 63 Beechwood rd, Summit, NJ; mtg \$5,500 & AL; Dec12; Dec19'11.

nom

**Central av, nec Lorillard av**, see Lorillard av, nec Central av.

**Creston av**, (11:2808) ses, 31.10 ne Bush 31.10x88.7x30x99.3, vacant; Ernest Wenigmann to Frank A Schorer, 2241 Tiebout av; AL; Nov8; Dec20'11.

O C &amp; 100

**Creston av**, (11:2808) ses, 31.10 ne Bush, runs e99.3 n30xw88.7 to av xsw31.10 to beg; re mtg; Eliz Walter to Ernest Wenigmann, 2013 Grand Blvd & Concourse; Nov10; Dec20'11.

2,500

**Davidson av, 2383**, (11:3198) ws, 80 n 184th, 20x100, 3-sty bk dwg; also PROP at Kissena Park N, B of Q; Wm H Schlottman & ano to Herman W Schlottman, 2383 Davidson av; QC; Dec13; Dec18'11.

nom

**Doris av, (\*)**, sws, 100 se Lyon av, 20.2 x101.11, re mtg; Geo H Culver & ano to Baxter Howell Bldg Co, 2283 Westchester av; Nov28; Dec19'11.

400

**Devoe av, (\*)** sec 24 plot 14, es, at line bet lands of Wm W Astor & Domestic Realty Co, runs to ws N Y, N H & H R R Co, contains 2 6,152-10,000 acres, except pts reconveyed to Wm W Astor, Oct19'11; also 177TH ST (\*) ss, 391.9 se Devoe av, runs to lands of N Y Westchester & Boston R R & N Y, N H & H R R Co, contains 3 3,316-10,000 acres; City & County Contract Co to N Y Westchester & Boston Railway Co at Grand Central Terminal, 45th & Lex av; Dec15; Dec20'11.

nom

**Eastchester rd, (\*)** es, abt 250 s Saratoga av, 25.3x95.9x25x92.7; Hudson P Rose Co to Alex M & Marie Lloret, 257-59 W 36; AL; Dec14; Dec18'11.

nom

**Ellis av, (\*)** ns, 305 e Pugsley av, 50x 108; Eliz C Fonda to Alice Duff, 457 E 182; mtg \$13,000; Dec1



Fordham rd E, swc 190th, see Morris av, 2464.

Fordham rd E, nwc Creston av, see Morris av, 2464.

Fordham rd, 431 E, see Morris av, 2464.

Grant av, (9:2447) sec 165th, 80.8x208 to ws Morris av x79.7x207, vacant; Jennie Helborn to Mitchell-McDermott Constn Co, 1094 So Blvd; mtg \$9,400; Dec15'11.

O C & 100 Gleason av, (\*), nwc 171st, 25x100, vacant; Peoples Trust Co of Bklyn, TRSTE Jos J Gleason to Jas T Boyle, 1433 Boone; Dec11; Dec19'11.

850 Gleason av, (\*), swc 171st, 50x106.7, vacant; Peoples Trust Co of Bklyn TRSTE Jos J Gleason to Conburgton Constn Co, 42 Rivington; Dec12; Dec19'11.

1,150 Grand Blvd & Concourse, ws, 796 n Bedford Park Blvd, see Anthony av, ws, 796 n Bedford Park Blvd.

Grand Boulevard, 3061, late Anthony av, (12:3310) ws, 796 n Bedford Park Blvd 44.10x78.5x39.11x79.10, 3-sty fr tnt & str & vacant; Pasquale Fusco to Sally J Swan 2268 Washington av; mtg \$2,500 & AL; Sept29; Dec20'11.

O C & 100 Gleason av, (\*) ns, 25 w 171st, 39.3x—x 46.3x100; Peoples Trust Co of Bklyn, TRSTE Jos J Gleason, to Prokop Havlena, 67 East End av; Dec11; Dec16'11.

900 Gleason av, (\*), sec 171st, 50x106.7, vacant; Peoples Trust Co, at Bklyn, TRSTE Jos J Gleason, to Elvira Di Pasca, 1753 Melville; Dec11; Dec18'11.

1,575 Gainsborg av, nwc Mad av, see Mad av, nwc Gainsborg av.

Gainsborg av, (\*) ws, 250 s Tremont rd, 25x100; CONTRACT; Bankers Realty & Security Co to Abr Miller, 436 W 124, as GDN Monroe Miller; June30'05; Dec21'11.

1,075 Grand av, (11:3198) cl, 380.6 n of cl 184th, runs e30.1 to es of av xn51.11xsw 31.2x54.6 to beg, being land in bed of av; deed of cession; Edna G Swan to City of NY; Sept14; Dec21'11.

nom Heath av, 2864, (12:3256) es, at cl 229th, runs e103.8xn22.4xw102.7 to av xs20.6 to beg, 3-sty bk dwg; Arthur Schreiner to Henry Hillebrand, Jr, 515 Pearl; B&S; Dec20; Dec21'11.

O C & 100 Hughes av, sec 182d, see Belmont av, 2177.

Houghton av, ns, 105 e Havemeyer av, see Ludlow av, ss, 105 e Havemeyer av.

Hall av, nec 203d, see 203d nec Hall av.

Jefferson av, (\*) ss, 50 w Wilder av, 25x 100, Edenwald; Saml Shiffman et al to Louis Boressoff, 366 Grand; AL; Dec12; Dec18'11.

nom Jerome av, swc 177TH, see Jerome av, nwc 177.

Jerome av, nwc 176TH, see Jerome av, nwc 177.

Jerome av, (11:2862) nwc 177th, 221.11x —x—x105.3, vacant; also JEROME AV, (11:2861) swc 177th, 137.8x100x104.8x105.3, vacant; also JEROME AV, (11:2861) nwc 176th, 100x100x—x103.3, vacant; Jerome Holding Co to Lewis S Davis, 493 Manhattan av; AL; Dec7; Dec18'11.

nom Jackson av, (\*) ss, 223.2 w Unionport rd, 50x100, Van Nest; Patk Rinn to Katie Finck, 1335 49th, Bklyn; mtg \$1,700; Dec 20'11.

nom Ludlow av (5TH st), (\*) ss, 105 e Havemeyer av, 50x216 to ns Houghton av (5th), Unionport; Adam Wiener, ref, to Thos Fleming, 1075 Mad av; FORECLOS, Dec6; Dec15'11.

5,100 Larkin av, (\*) nwc 175th, 25x106.8; Peoples Trust Co, of Bklyn, TRSTE Jos J Gleason, to Jacob W Feess, 2629 8 av; Dec 11; Dec15'11.

450 Larkin av, (\*) ns, 25 w 175th, 100x106.9; Peoples Trust Co of Bklyn, TRSTE Jos J Gleason, to Dora Silberman, 2130 Haviland av; Dec12; Dec16'11.

1,000 Longfellow av, 1897, (11:3004) nws, 94.10 sw Rodman pl, 70.6x67x67x73.6, except pt for Longfellow av, 2-sty fr dwg & vacant; Cath A Breidenbach to Wm P Breidenbach, 1897 Longfellow av; Nov13; Dec18'11.

O C & 100 Ludlow av, (\*) nwc 177th, 100x131.7, vacant; Peoples Trust Co, at Bklyn, TRSTE Jos J Gleason, to Mary E McIntosh, 220 W 68; Dec12; Dec18'11.

950 Lorillard av, (\*) nec Central av, 435 to Givans Creek, —x— to Central av, x110, gore, with all title to lands under water Givans Creek; Walter W Taylor to Jno C Rodgers "The Wendolyn," cor 100th st & Riverside Drive; Dec15; Dec18'11.

O C & 100 Ludlow av, ss, 50 w 177th, see Ludlow av, nwc 176.

Ludlow av, nec, 175, see Ludlow av, nwc 176.

Ludlow av (\*) nwc 176th, 100x70.8x105x 103.9; also LUDLOW AV, (\*) nec 175th, 100x70.8x105x37.11; also LLDLOW AV, ss, 50 w 177th, 100x100; Peoples Trust Co, TRSTE Jos J Gleason, to Banton Moore, 160 Wadsworth av; Dec12; Dec21'11.

1,297.50 Ludlow av, (\*) sec 177th, 100x100; Peoples Trust Co, TRSTE Jos J Gleason to Brian G Hughes, 1984 Mad av; Dec12; Dec21'11.

670 Leland av, (\*) es, 106.9 n Ludlow av, 16.11x105.5x50.1x100; Peoples Trust Co, TRSTE Jos J Gleason, to Jno Thernak, 1050 College av; Dec12; Dec21'11.

130 Longfellow av, 1250, see Freeman, 998, on map 996.

Middletown rd, (\*) ns, 75.7 w Mayflower av, 50.4x125.3x50x119.1; CONTRACT; Bankers Realty & Security Co to Pasquale Monaco, 135 W Houston; June15'06; Dec21'11.

2,600 Madison av, (\*) ns, 200 w Robin av, 50x 100; CONTRACT; Bankers Realty & Security Co to Rev J M Ericsson, at West New Brighton, SI; Aug5'05; Dec21'11.

2,200 Madison av, (\*) nwc Gainsborg av, 50x 100; CONTRACT; Bankers Realty & Security Co to Wm Kahn; Jan30'05; Dec21'11.

1,400 Morris av, 600-2, (9:2410) sec 151st (No 270), 64.4x70.3x64.4x70.3, 2 3-sty fr tnts & str; re downer; Ellen, wife Adolph Kuster to Excelsior Bwg Co, 254 Hart, Bklyn; Oct5; Dec21'11.

nom Morris av, 1869, (11:2827) ws, 32.7 s Mt Hope pl, 30x96x30x96.1, with AT to land in front to old line of Fleetwood or Morris av, 3-sty fr dwg; Norah Power to Jas W Power; mtg \$3,500; Feb—'02; Dec15'11.

nom Mohegan av, swc 176TH, see 176th E, swc Mohegan av.

Morris av, swc 165TH, see Grant av, sec 165.

Morris av, 2464, (11:3174) nec Fordham rd (No 431 E) runs e135.7xne32.1xn185.1x w40x25xw98.6xn175 to st, xw19.11 to av, xs358.3 to beg; 2-sty fr dwg, 2-sty fr stable & vacant; also FORDHAM RD E, (11:3174) nwc Creston av, runs n171.9xnw9.1 to ss 190th xw136x150x65x112.5 to rd xne125.11 to beg, 2-sty fr dwg & vacant; re mtg; Frank M Clute TRSTE, &c, to Jno B Haskin Estates, Inc at Portland, Me; Dec15; Dec16'11.

10,000 Morris av, 1057, (9:2448) ws, 250.10 n 165th, 25x101.3x25x101.5, 2-sty & b bk dwg; Mary Markowitz to Morris Krinsky, 1785 Prospect pl, Bklyn; AL; Dec13; Dec18'11.

O C & 100 Morris av, (11:2795) es, 288.3 n 174th, 50 x85, vacant; L Estelle Corner to Freehold Constn Co, 200 Bway; Dec15; Dec16'11.

O C & 100 Morris av, (11:3175) es, 100 s 191st, 76x 146.5x73.10x146.5, vacant; Geo E Buckbee to Lewis H Woods, 2404 Grand av; mtg \$4,000; Dec18'11.

O C & 100 Morris Park av, (\*) ss, 122 w Bronxdale av, 25x100; Johanna Birnhaupt to Fulson Realty Co, 261 Bway; mtg \$1,500; Dec15; Dec19'11.

O C & 100 Morris av, sec 163D, see Morris av, nec 162d.

Morris av, (9:2422) old nec 162d st, a strip, runs n230 to ss 163d, xw1 to new es of av, xs230x1 to beg; Moses E Halsey to Mary E Caulkins, 278 E 163, & Chas S Ogden, 420 E 159; QC; Dec19'11.

nom Mapes av, 2064-70, (11:3108) old ses, 85.1 n Tremont av, 66.1x150.2, 4-2-sty fr dwgs; Jas C Langan & ano to Gertrude F Glennon, 2064 Mapes av; QC; Dec19; Dec20'11.

nom Newbold av, (\*) ns, 509.10 w Av C, 55.2 x190.1x55.2x188; Amelia B Paff to David Faith, 2176 Westchester av; Dec19; Dec21'11.

O C & 100 Old rd from Williamsbridge to Westchester (\*) es, adj land Jno Wilkinson, runs se350, 34 & 284 to land Levi Hunt, xse to land Mortimer Flood, xnw375 to land Emory Hill, xne80xnsw398 to rd xne 304.3 to beg; contains 3 869-1,000 acres; Jos Jacobus to Rita Realty Co, 132 Nassau; mtg \$14,000 & AL; Dec19; Dec20'11.

nom Park av, 3850-S, see Wendover av, 441.

Pugsley av, swc 147TH, see Story av, ss, abt 75 w 174th.

Park av, 3466, (9:2389), es, 102.2 ne 167th, 38.10x90x38.6x90, 2-sty fr dwg & 1 & 2-sty fr rear stable; also property at Harrison, NY; Theo M Malcke EXR Maria Malcke to Frank F Malcke, 3466 Park av; Dec12; Dec19'11.

5,425 Park av, 3466, &c; Frank F Malcke to Theo M Malcke, 1493 West Farms rd; 1/2 pt; B&S; Dec13; Dec19'11.

2,750 Park av, 3466, etc.; re downer; Anna Malcke to Theo M & Frank F Malcke; AT; Feb5'04; Dec19'11.

810 Park av, 3466, &c; Lauretta M Jones & ano to Theo M Malcke, 1493 West Farms rd, & Frank F Malcke, 3466 Park av; AT; Dec14; Dec19'11.

1,825 Park av, (11:3037) es, 52.2 s 182d, 50x101, vacant; Wm H Weiher to Sarah J Schaefer, 784 E 179; mtg \$5,000; Dec18; Dec19'11.

nom Prospect av (11:3097) ws, 29 n 181st, 37 x100.2, vacant; re mtg; Greenwich Mtg Co to Wirth Realty & Constn Co, 862 West, Bronx; Dec14; Dec19'11.

nom Perry av, 3323-7, (12:3343) ws, 444.1 s Reservoir Oval, old rd, runs w94 to es "Drive," or Reservoir Oval E xs14.11 & 31.8xe84.5 to av xn44 to beg, 2 2-sty fr dwgs; Lucy Fensterer to Wm H Weiher at East Chester rd, New Rochelle, NY; Q C & Confirmation deed; mtg \$10,000; Dec 4; Dec18'11.

nom Pugsley av, (\*) ns, 25 w 175th, 25x100; Peoples Trust Co of Bklyn, TRSTE Jos J Gleason, to Rudolph Meyer, 991 Forest av; Dec12; Dec16'11.

75 Pelham av, (11:3091) ss, 101.8 e Belmont av, 50.11x138.3x50x128.8, vacant; Jno J Brady to Ida Starke, 397 E 153; Qc; Nov 27; Dec20'11.

nom Pugsley av, (\*) sec Blackrock av, runs e230x108xw25x108 to ns Chatterton av xw205 to av xn216 to beg, being land in bed of sts in front of above; Sarah E Austin et al to Peter J Stumpf, 1209 Hoe av; Jos Clemens, 1056 Tiffany, & Jacob Blaesser, 1154 Hoe av; AT; QC; Dec6; Dec21'11.

Pugsley av, nec Chatterton av, see Pugsley av, sec Blackrock av.

Pugsley av, (\*) & Blackrock av, that pt lying in beds of avs in front of lots 567, 568 & 1/4 pt of lot 180 map Unionport; Jos Clemens et al to City of NY; Dec12; Dec21'11.

nom Pelham rd, sec Bway, see Bway, sec Pelham rd.

O C & 100 Rochambeau av, (12:3336) ws, 225 s 208th, 144.2x100x179.5x100, vacant; Ericson Realty Co to Emil Hermanni, 330 E 236; AL; Dec16'11.

O C & 100 Robin av, (\*) sws, at ses Westchester av (Pelham rd), runs se along av, 154.5x w100xn25xne25xn— to rd xne87.2 to beg, except part for Westchester av; Bessie Gainsborg to Richd H Arnold, 1615 Plymouth; AL; Dec18'11.

omitted Riverdale av, 6104, (13:3423) es, 27.8 n 261st, runs ne along av, 40x again ne75 & 118xsw189xnw99 to beg, 2-sty fr dwg & str, 3-sty fr dwg & 2-sty fr stable; Ryal E T Riggs ref to Eliza W Gibson, 426 W 43; FORECLOS, Dec7; Dec20'11.

6,000 Robin av, (\*) es, 150 n Mad av, 50x100; CONTRACT; Bankers Realty & Security Co to Flora Hein, Boston rd & Home; July12'05; Dec21'11.

1,850 Robin av, (\*) es, 125 n Tremont rd, 50x 100; CONTRACT; Bankers Realty & Security Co to Jas J Parell; July1'06; Dec21'11.

2,190 So Boulevard, (11:2958) ws, 53.10 s 176th, 52.9x87.9x50x70.9, vacant; Alfred F Bertin to Dwyer & Carey Constn Co, 926 E 167; mtg \$5,000; Dec13; Dec15'11.

O C & 100 Sheridan av, (9:2453 & 2457) es 100.9 n Transverse rd at 167th, 102.5x121.5 to Sherman av x100x143.7, vacant; Jno J Schumann to Albt J Schwarzler, 2990 Perry av; AL; Dec15'11.

O C & 100 So Boulevard, 878, (10:2733) es, 183.4 n Tiffany, 33.4x100, 4-sty bk tnt; Harry M Fautwasser to Julie Duffrin, 729 Manida; mtg \$17,500; Dec15'11.

O C & 100 So Boulevard, (11:3108) swc 180th, runs s154.3xw149.6xn54.3xe50xn100 to ss 180th xe99.9 to beg, vacant; Fredk R Harnisch to Henry Engel, 641 E 169; Geo Schwegler, 1342 Franklin av, & Peter Otten, 1321 Clinton av; 1/4 pt; mtg \$20,000; Dec15'11.

nom Sherman av, ws, 100.9 n 167th, see Sheridan av, es, 100.9 n 167.

St Lawrence av, 1224, (\*) 25x100; Benson Realty Co to Galveston Bldg Co, 1537 Fulton av; mtg \$5,500; Dec14; Dec15'11.

O C & 100 St Anns av, 481 (9:2273) swc 147th, (No 548) 25x99.4, 5-sty bk tnt & str; Matthew R d'Amora to Barton Zabin, 60 W 117; mtg \$31,500 & AL; Dec11; Dec16'11.

nom Stillwell av, (\*) ws, 88 s McDonald, 28.11 x100x28.4x98.6; Hudson P Rose Co to Ellen Lyander at Manchester, Vermont; AL; Nov 25; Dec16'11.

nom Seaview av, (\*) es, 25 n Central av, 75 x100; Mabel A wife of & Oliver C Fitz to Elise C Jackson, 7614 Suffolk av, St Louis, Mo; Oct4; Dec16'11.

nom Seton av, (\*) ws, 400 s Randall av, 25x 100, Edenwald; Josiah A Briggs to Annie Metzler, 61 Seton av; AL; Dec15; Dec18'11.

nom Southern Blvd, (11:2980) es, abt 225 n Freeman, 25x100, vacant; Harry Robitzek to Sarah Gluck, 442 W 164; mtg \$6,000; Dec15'11.

O C & 100 Spofford av, (10:2737), ns, 250 w Brown av, 44.6x120.6x66x100, except part for av, vacant; Sophia Gorsch to Arthur O Ernst as TRSTE, 281 Edgecombe av; mtg \$8,411.19; Dec12; Dec16'11.

O C & 100 Spofford av, (10:2737), ns, 250 w Brown av, 44.6x120.6x66x100, except part for av, vacant; Arthur O Ernst to Sophia Gorsch, 294 East Burnside av; QC; mtg \$5,500 & AL; Oct10; Dec15'11.

O C & 100 Story av, (\*), ss, 25 w 176th, 50x100, vacant; Peoples Trust Co of Bklyn, TRSTE Jos J Gleason to Martha F S Miller, 1239 Simpson; Dec12; Dec19'11.

130 Story av, (\*), ss, abt 75 w 174th, — to Pugsley Creek, xirreg; also STORY AV, late Pugsley av (\*), swc 174th, being gore A, same map, —x— to Pugsley Creek x—, vacant; Peoples Trust Co, Bklyn, TRSTE Jos J Gleason to Frank Belsky, 823 Manida; Dec11; Dec19'11.

131 Story av, nec 175th, see Watson av, sw c 174.

Story av, nwc 176th, see Watson av, swc 174.

Story av, nec 176th, see Watson av, swc 174.

Story av, (\*) sec 174th, 175x100x irreg x 38.9, vacant; Peoples Trust Co as TRSTE Jos J Gleason to Michl Peiffer, 431 E 153; Dec12; Dec20'11.

420 Story av, (\*) nwc 177th, 100x150, vacant; Peoples Trust Co as TRSTE Jos J Gleason to Michl Peiffer, 431 E 153; Dec 12; Dec20'11.

420 So Boulevard, swc Jennings, see Jennings, swc So Blvd.

St Anns av, 481, (9:2273) swc 147th (No 548) 25x99.4, 5-sty bk tnt & str; Barton Zabin to Henry Greenberg, 16 E 118; mtg \$31,500; Dec19; Dec20'11.

O C & 100 St Agnes av, (\*) swc Ferris av, 375x200 to St Marys av x375 to Ferris av x200; Henry G K Heath, ref, to Walter W Taylor, 1191 Boston rd; AL; FORECLOSED & drawn Nov6; Dec20'11.

4,500 St Marys av, sec Ferris av, see St Agnes av, swc Ferris av.

Story av, (\*) ns, 75 e Taylor av, 25x 100; Peoples Trust Co, TRSTE Jos J Gleason, to Brian G Hughes, Jr, 1984 Mad av; Dec13; Dec21'11.



**Trinity av, 901,** (10:2631) ws, 225 n 161st, 25x100, 2-sty & b fr dwg; Wm J Daly to Nora & Wm J Daly, Jr, 901 Trinity av; Dec20; Dec21'11. nom

**Tinton av, 902,** (10:2668) es, 300 n 161st, 19.9x100, 3-sty fr tnt; Karl F E Rossberg to Jno J Berlinghoff, 776 Forest av; Dec 14; Dec15'11. nom

**Tinton av, 902;** Jno J Berlinghoff to Karl F E Rossberg & A Mary, his wife, 902 Tinton av, tenants by entirety; Dec14; Dec15'11. nom

**Teller av, 1257,** (9:2431 & 2436) ws, 270 s 169th, 25x100, 2-sty bk dwg; Thornton Bros Co to Chas J Sully, 2312 Chatterton av; mtg \$4,000 & AL; Dec15'11. O C & 100

**Teasdale av, ns, 425 w Trinity av,** see 164th, ss, 425 w Trinity av.

**Trinity av swc 166th,** see Boston rd, 1086.

**Union av, 753-53½,** see 156th, 809 E.

**Vyse av, 1893,** (11:2992) ws, old line, 134 n old Boston rd, 56x150x50x150, except pt for av, 2-sty fr dwg, 2-sty fr stable in rear; Jacob Cohen to Jacob Cohen Constn Co, 1516 Charlotte; mtg \$5,000; Dec14; Dec15'11. O C & 100

**Westchester av, (10:2714)** sec Tiffany, runs s along st 95.3xe102.11xn44.9xne79.7xe 32.3 to ws Fox xn145.1 to ss of av xsw246 to beg, vacant; American Real Est Co to Usona Constn Co, 989 So Blvd; B&S; AL; Dec15'11. O C & 100

**Westchester av, swc Fox,** see Westchester av, sec Tiffany.

**Waterbury av, nwc Crosby av,** see Crosby av, nwc Waterbury av.

**Westchester av, sec Kelly,** see Kelly, es, 150.1 n Westchester av.

**Wilkins av, 1441-15,** (11:2965) ws abt 100 n Jennings —, 2-5-sty bk tnts & str; Mitchell-McDermott Constn Co to Chas Helborn, 23 E 89; mtg \$76,000; Dec15; Dec16'11. nom

**Watson av, (\*)** sec 174th, 25x106.7, vacant; Peoples Trust Co at Bklyn TRSTE Jos J Gleason to Marshall S Marden, 484 E 17; Dec12; Dec18'11. 240

**Watson av, (\*)** ns, 25 e 174th, 50x106.7, vacant; Peoples Trust Co at Bklyn TRSTE Jos J Gleason to Frank E Vitolo, 16 E 23; Dec12; Dec18'11. 550

**Westchester av, ses, at swc Robin av,** see Robin av, sws at ses Westchester av.

**Willis av, 299,** (9:2302) ws, 18.11 s 140th, 20x50, 3-sty bk tnt & str; Edw Willis to Jno M Rauh, 3003 Marion av; QC; Dec16; Dec18'11. nom

**Webster av, 2337,** (11:3024) ws, 113 n 184th, 39x110, 5-sty bk tnt; re mtg; N Y Trust Co to Stonington Realty Co, 35 Nassau; Dec19'11. O C & 100

**Whitlock av, (10:2731),** es, 275 s Tiffany, 156x90, vacant; Fredk Johnson to Lockwhit Co, 630 Faile; B&S & C a G; Dec12; Dec19'11. O C & 100

**Watson av, (\*)**, swc 175th, 25x106.7, vacant; Peoples Trust Co of Bklyn, TRSTE Jos J Gleason to Jno Simons, 1155 Beach av; Dec12; Dec19'11. 290

**Willis av, (9:2304),** ws, 25 s 142d, runs e50 to cl of av, xs25xw50 to ws of av, xn 25 to beg, pt of av, vacant; Edw Willis to Adam H Gareiss, 2653 Bainbridge av; QC; Dec16; Dec19'11. nom

**Watson av, (\*)**, sec 177th, 114x108x133 x106.7, vacant; Peoples Trust Co of Bklyn, TRSTE Jos J Gleason to Eliz M Grace, 776 Lincoln pl; Dec12; Dec19'11. 1,925

**West Farms rd, 1481 & 1493,** see Boone av, es, 140 s 172d.

**West Farms rd, 1481 & 1493,** (11:3013), ws, 178.10 s 172d, runs w157.6 to es Boone av, xn47.6xe173.5 to rd, xs51.4 to beg, 3-sty fr dwg, 1-sty fr dwg & vacant; Theo M Malcke to Frank F Malcke, 3466 Park av; ½ pt; B&S; Dec7; Dec19'11. nom

**West Farms rd, 1481 & 1493;** Jane Maecke, wid, & ano, heirs, &c, Edw F Malcke to Theo M Malcke, 1493 West Farms rd, & Frank F Malcke, 3466 Park av; AT; Dec14; Dec19'11. 2,200

**Wendover av, 441,** (11:2904) nec Park av, (Nos 3850-8) 34.6x98.9x34.6x98.7, 6-sty bk tnt & str; Jno Riegelman to Jno C Helntz; mtg \$37,000; Sept23'07; Dec20'11. O C & 100

**Willis av, (9:2302)** ws, 18.11 s 140th, runs e50xs20xw— to ws Willis av xn20 to beg, being land lying in front 299 Willis av, vacant; Emily A Scott et al to Jno M Rauh, 3003 Marion av; QC; Dec16; Dec21'11. nom

**Willis av, (9:2304)** ws, 25 s 142d, runs e50xs25xw50 to ws Willis av xn25 to beg, vacant; Emily A Scott, wid, et al to Adam H Gareiss, 2653 Bainbridge av; QC; Dec 18; Dec21'11. nom

**Whitestone, Ferry rd, (\*)** adj land Jas Overing, at Throggs Neck, contains 15 17-100 acres; Mercedes De Escoriaza, wid, to Mercedes & Corinne De Escoriaza, 200 W 56, as joint tenants; Dec14; Dec21'11. nom

**Webster av, (11:2893)** es, 158.3 n 169th, runs e65.9xne along cl Mill brook 2.8xe 23.8xn—xw90 to av xs37.4 to beg, vacant; Bernard Constn Co to Mumford W Lyon, 211 W 148; mtg \$25,500; Dec15; Dec21'11. nom

**Washington av, 1217,** (9:2389) ws, 9.7 s 168th, 33x89.9, 2-sty & a fr dwg; Mumford W Lyon to Bernard Constn Co, 1185 Washington av; AL; Dec15; Dec21'11. 14,000

**Walton av, 2273,** (11:3186) ws, 68 n 183d, 20x95, 2-sty bk dwg; Antonnetta, wife Nunzianta Carucci to Mary A Howley, 421 W 34; mtg \$7,000; Dec21'11; mtg \$7,000; Dec21'11. nom

**3D av, (11:2910)** ws, 78.10 s 170th, 79.5x 116.4x79.5x119.3, vacant; W Axelrod Realty Co to West Side Constn Co, 322 W 100; B&S; June7'10; Dec15'11. O C & 100

**3D av, (11:2910)** ws, 78.10 s 170th, 79.5x 114x79.5x117, vacant; West Side Constn Co to Jno Schreyer, 53 W 83; mtg \$16,000; Dec15'11. O C & 100

**West Farms rd, (11:3016)** nws, at line bet Episcopal Church prop & Eleanor Rowland, runs n37.11xs257.4 to es Boston rd or av, xsw52.1xne289.7 to beg; also WEST FARMS RD, (11:3016) nws, adj land Eleanor Rowland runs nw150x sw100.8xse150xn100 to beg; excepts pts for rd; City & County Contract Co to Millbrook Co at Grand Central Terminal, 45th & Lex av; Sept27; Dec20'11. nom

**Wilkins av, 1287-97,** (11:2976) ws, 50 n Freeman, 99.3x118x irreg x99, several 1-sty bk str; Henry Morgenthau Co to Utility Realty Co, 165 Bway; B&S; Dec 20; Dec21'11. O C & 100

**Watson av, (\*)** swc 174th, 50x100.8; also 174TH ST E (\*) ws 100.8 s Watson av, 275x100; also 177TH ST E (\*) ws, 150 n Story av, 300x100; also 176TH ST E (\*) nec Story av, 400x100; also STORY AV (\*) nws 176th, 100x275; also STORY AV, (\*) nec 175th, 100x175; Peoples Trust Co TRSTE Jos J Gleason to Seitz Realty Co, 200 E 33; Dec12; Dec21'11. 4,087

**Lots (\*) 12 to 16** blk C, & LOT 8 blk A map of Windsor Heights, at Pelham; re mtg; Sag Harbor Savgs Bank to Pelham Bay Park Land Co, at New Rochelle, NY; QC; Feb10'06; Dec21'11. 1,600

**Lot (\*) 248** map (1272) of Joel Wolfe Est; Geo Browning to American Electricity Economizing Co, 301 W 126; Aug3; Dec16'11. nom

**Lots (\*) 931, 932, 935 to 945, 1016 to 1027, 1042 to 1061, 1111 to 1117, 1079, 1080 to 1089** map Gleason prop, dated June24 '97; Seitz Realty Co to Vernal Realty Co, 760 St Anns av; B&S; Dec20; Dec21'11. O C & 100

**Plot** begins 490 e White Plains rd at pt 1050 n along same from Morris Park av, runs e100xn100xw100xs100 to beg, with right of way over strip to Morris Park av; Johanna Birnhaupt to Fulson Realty Co, 261 Bway; mtg \$2,100; Dec15; Dec19 '11. O C & 100

**Plot** begins 690 e White Plains rd at pt 800 n along same from Morris Park av, runs n25xw100xs25xe100 to beg, with right of way over strip to Morris Park av; Albt J Adobody to Geo Steinmetz, 92 Horton av, New Rochelle, NY; mtg \$3,000 & AL; Dec16; Dec18'11. O C & 100

**Plot (\*)** begins 690 e White Plains rd at point 425 n along same from Morris Park av, runs w100xn50xe100xs50 to beg, with right of way over strip to Morris Park av; City & County Contract Co to Millbrook Co, at Grand Central Terminal, 45th & Lex av; Sept27; Dec20'11. nom

**Plot (\*)** begins 740 e White Plains rd at point 425 n along same from Morris Park av, runs e100xn75xw100xs75 to beg, with right of way over strip to Morris Park av; same to same; Sept27; Dec20'11. nom

**Plot (\*)** begins 840 e White Plains rd at point 400 n along same from Morris Park av, runs e100xn100xw100xs100 to beg, with right of way over strip to Morris Park av; same to same; Sept27; Dec 20'11. nom

**Mott st, 111,** (1:205) str & b; Andw Coppola to Francesco Zagarino, 172 Spring; 2 4-12yf Jan1'12; Dec20'11. 900

**N William St, 20,** (1:121) sur Ls; Albt Feckelsberg with Wm R Wilder, 260 W 76, & Jas C Russell, 1817 Clay av, EXRS Thos Russell; Dec18; Dec21'11. nom

**N William st, 20, & WILLIAM ST, 223,** (1:121), 4 upper lofts; Wm R Wilder et al EXRS, heirs, &c, Thos Russell to Jos Ajello, 42 E 28; 5yf May1'11; Dec20'11. 3,000

**Park pl, 14-16,** (1:123) ss, 150.1 e Church, 47.2x75.3x47.5x74.8, all; Wm F Chrystie et al to Gabriel Abukalil, 14 Park pl & Kalis Restaurant, 14 Park pl; from Dec16 to May1'25; Dec18'11. taxes, &c, & 12,000

**Suffolk st, sec Delancey,** see Delancey, sec Suffolk.

**Suffolk st, 78, & DELANCEY ST, 149-51,** (2:347), re asn Ls; Davies J Marshall to Jno Palley, 59 Market; AT; mtg \$3,500; Dec15; Dec20'11. nom

**William st, 223,** see N William, 20.

**Washington st, 303,** (1:139), ½ of grd fl; Henry Weber Inc to Hyman Heller, 848 Dawson; 3yf May1; Dec18'11. 1,700

**2D st, W, swc 2 av,** see 2 av, 37.

**9TH st, 649-51 E,** (2:392), & AV C, 145-7, (2:392), all; Morris Lipsman to Zeld Michaelow, 310 Henry; 3yf Aug1; Dec19 '11. 9,180

**9TH st, 66 W,** see 6 av, 110.

**10TH st E, nec 2 av,** see 2 av, 160.

**14TH st, 5 E,** (3:842), leasehold; agmt as to performance of covenants by assignee; Douglass Realty Co to Fredk T Van Beuren, 60 E 75, et al; Dec15; Dec16'11. nom

**14TH st, 5 E,** (3:842) ns, 92 e 5 av, 33x 129; asn Ls; Rose Augenblick to Douglass Realty Co, 31 Nassau; Nov4; Dec18'11. nom

**14TH st, 344-6 W,** (2:629), all; Ig Roth Inc to Harry Silverman, 842 Hewitt pl; 5 yf May1'11; Dec20'11. 6,000 to 6,800

**18TH st, 413 E,** (3:950) ns, 176 e 1 av, 20x92; agmt as to ext of Ls for 3yf May 1'12 at \$350 per annum & taxes; N Y Life Ins & Trust Co, 52 Wall, TRSTE Mary Griffin to Bernard L & Eliz Kurz, 413 E 18; Dec21'11. nom

**20TH st, 26 W,** (3:821), str & rear pt; Saml N Katz to Albin Bach et al, all at 143 W 44, firm Bach, Keller & Barthel; 10yf Jan1'12; Dec16'11. 3,600 to 4,400

**20TH st, 306 W,** (3:743); consent to asn Ls; Casimir de R Moore to Harton Co & Wm H Silk; Dec5; Dec15'11. —

**20TH st, 306 W,** (3:743) asn Ls; Wm H Silk to Harton Co, 240 W 23; Dec5; Dec15 '11. nom

**21ST st W, sec 11 av,** see 11 av, sec 21st.

**25TH st, 516-24 W,** (3:696) front ½ of 4th fl in front bldg; Basolio Ink & Color Co to Hans Gesell at Montclair, NJ; 1 5-12yf Dec1; Dec20'11. 560

**26TH st, 549-55 W,** (3:698) 3 to 6 lofts; Jno Williams, Inc, a corpn, to A Garside & Sons, a corpn, on premises; 2yf Feb1'12 (option 3y ren); Dec19'11. 8,250 & 9,100

**27TH st, 536-42 W,** see 27th, 544-6 W.

**27TH st, 544-42 W,** (3:698), 4th loft; also 27TH ST, 536-42 W, (3:698), 2,941½ sq ft of 4th loft; Jno Williams, Inc, a corpn, to A Garside & Sons, a corpn, 549-55 W 26; 2yf Feb1'12 (option 3y ren); Dec19'11. 2,172.60

**34TH st, 268 W,** (3:783), b, str & small room of str; Fredk B Kumpf to Dominick Clemente, 715 10 av; 3yf Oct1; Dec18'11. 540 to 660

**41ST st, 357 W,** see 9 av, 562.

**64TH st, 228 W,** (4:1155), two str, &c; Jas E Clarkin to Anna Clarkin, 26 Ams av; Dec14; Dec20'11. gift

**45TH st, 57-63 W,** (5:1261), asn Ls; Margt Lueze to Jas G Blake, 3 W 8; Dec15; Dec16'11. O C & 100

**50TH st, 216 W,** (4:1021) asn Ls; Jno Hunt to Robt Johnson, 234 8 av; mtg \$—; Nov16; Dec15'11. nom

**56TH st, 238-40 W,** (4:1027), str fl, all of c of 240 & rear pt c of 238; Leander S Sire to Motor Car Equipment Co, 55 Warren; 2yf Dec15; Dec19'11. 4,000

**64TH st, 228 W,** (4:1155) e str & b; Adam & Anna May to Jas E Clarkin, 26 Ams av; 5yf Aug1; Dec20'11. 480

**64TH st, 228 W,** (4:1155), w str; Adam & Anna May to Jas E Clarkin, 26 Ams av; 3yf Aug1'11; Dec20'11. 180

**64TH st W, nes, at ses West End av,** see West End av, ses, at nes 64.

**65TH st E, swc 2 av,** see 2 av, 1239.

**79TH st, 511-3 E,** (5:1576), all; Gaston Constn Co to Louis & Fannie Liebler, 25 E 115; 3yf Dec1; Dec19'11. 7,440

**101ST st E, nwc 1 av,** see 1 av, nwc 101.

**101ST st, 52-4 E,** (6:1606), all; Benj M Gruenstein & ano to Bettie Stern, 387 E 3; 3 4-12yf Jan1'12; Dec18'11. 3,700

**102D st, 211 E,** (6:1652), all; Barney Meyers to Vincenzo Parisi, 211 E 102; 3yf Nov1; Dec19'11. 2,000

**103D st, 209-15 E,** (6:1653), all; Julius Weinstein to Jos Eisenberg, 52 E 117; 3yf Apr1'09; Dec21'11. 10,000

**106TH st, 337 E,** (6:1678), double window str; Vincent J Orlando to Giuseppe Moscato; 3yf May1'10; Dec20'11. 480

**107TH st, 113 E,** (6:1635) ns, 57 e Park av, 135x100.6, ground fl; Halpern Bros & Co to Elias Baker, 4 E 108; for Jewish holidays only; from Sept8 to Sept21'12; Dec18'11. for term 2,000

**110TH st, 80 E,** (6:1615), asn Ls; Max Vogel to Jos Rosen, 80 E 110; Dec21; Dec 20'11. 200

LEASES

Under this head Leases recorded, Assignment of Leases and Leasehold Conveyances will be found. The expressed consideration following the term of years for which a lease is given means so much per year.

Borough of Manhattan.

DEC. 15, 16, 18, 19, 20 & 21.

**Allen st, 145,** (2:415) b; Davidson & Shapiro to Sullivan Andino, 145 Allen; 3yf May1; Dec21'11. 336

**Broome st, 292,** (2:419) nwc Eldridge, str, b & c; Aaron Jacobs to Jacob Braunstein, 300 Broome, & ano; 5yf May1'12; Dec16'11. 2,280 & 2,400

**Broome st, 44½-46,** (2:327); asn Ls; Bernard Waldinger to Minnie Waldinger, 44½ Broome; Dec18; Dec19'11. nom

**Crosby st, 151,** see Lafayette, 316.

**Duane st, 60,** (1:154) swc Elm, all; Edw A Greene & ano, TRSTES Benedict D Stewart to Jno Brandner, 61 Murray; 10 7-12yf Oct1'12; Dec15'11. taxes, &c, & 4,200 to 5,700

**Duane st, 60,** (1:154), 3d & 4th lofts; same to Aug & Louis Weiss, firm A Weiss & Bro; 2yf May1; Dec15'11. 850

**Duane st, 60,** (1:154), 1st & 2d lofts; same to Edw L Megill; 2yf May1; Dec15 '11. 1,050

**Delancey st,** (2:347) sec Suffolk, space 10x4 in str & pt b; Jno Paley to Max Abramowitz, 58 Market; 5yf Dec1; Dec19 '11. 600

**Delancey st, 149-51,** see Suffolk, 78.

**Elm st, swc Duane,** see Duane, 60.

**Eldridge st, nwc Broome,** see Broome, 292.

**Grand st, 277-9,** (1:306) w str & b; Jno Conday to Nicholas Pappas & Jas Guizeppe, both at 277-79 Grand; 7yf Dec1; Dec 20'11. 3,180

**Lafayette st, 316,** (2:522) & CROSBY ST, 151; asn Ls; Paul Kanold & ano to Cafe Hoffmann Co, 151 Crosby; Dec15; Dec20 '11. nom



**113TH st W, swc Bway**, see Bway, 2893.

**117TH st, 446-S E**, (6:1710), all; Ida Murphy to Antonio & Carmela Caggiano, 441 E 117; 3yf Jan'12 (2y ren); Dec21'11. 3,400

**122D st, 239-43 E**, (6:1787), all; Jacob Sheenki to Abr Sacks, 1791 Lex av; 3yf Aug'1; Dec21'11. 4,214

**134TH st E, swc Park av**, see Park av, swc 134.

**137TH st W, nec Lenox av**, see Lenox av, 536.

**146TH st W, nwc S av**, see S av, 2741.

**154TH st W, swc S av**, see S av, 2909-11.

**158TH st W, nwc Ams av**, see Ams av, 1980.

**180TH st W, nec Bway**, see Bway, nec 180.

**Av C, 145-7**, see 9th, 649-51 E.

**Amsterdam av, 1980**, (8:2117) asn Ls; Thos Hill to Aug Buhrmeister, 2 Prospect Dr, at Yonkers, NY; Apr12; Dec15'11. nom

**Amsterdam av, 1980**, (8:2117) nwc 158th, all; Chas Weisbecker to Michl Kern; 12 7-12yf Oct1'07; Dec15'11. taxes, &c, & 2,280 to 3,000

**Broadway, 611-21**, (2:523). str fl, 20,000 sq ft, & 6,200 sq ft in b; Adrian H Joline & ano, RECRS of the Met St Ry Co, to Theo R Denzer, 66 W 87, & ano, firm Denzer & Nathan, 920 Bway; 5yf Feb'12; Dec 15'11. 16,000

**Broadway, 2723**, (7:1876) str fl; Margt J Mace to Huyler's, a corp, 64 Irving pl; 5y f Dec1; Dec18'11. 2,200

**Broadway**, (8:2163) nec 180th, fruit stand on ns of str, including window; Nicholas Schmitz to Luige Como, 2 E 119; 5yf Dec1; Dec19'11. 1,200 to 1,500

**Broadway, 2893**, (7:1895) swc 113th, str & b; Yorkshire Realty & Constn Co to Hugo Schmalzl et al, all at 1747 Ams av, firm The Inwood Cleaners & Dyers; 5yf Oct1; Dec19'11. 1,900 & 2,000

**Lenox av, 536**, (6:1735), nec 137th; re asn Ls; Arthur G Freeland to Harry Schlingplessner, 71 W 137; AT; mtg \$3,000; Dec9; Dec20'11. nom

**Lexington av, 1944**, (6:1768), asn Ls; Michl Dowling to Chas H Abbott at Hartsdale, NY; Dec18'11. nom

**Lexington av, 1944**, (6:1768), LEASE-HOLD; permission to use chattels, etc, for saloon business, etc; Chas H Abbott at Hartsdale, NY to John Gagin, 358 W 127; Dec18'11. nom

**Lexington av, 1944**, (6:1768), str & part c; Wilhelmina Krooss et al to Michl Dowling, 114 E 120; confirmation of lease for 6 4-12yf Junel at \$780 per annum; Dec15; Dec18'11. nom

**Park av**, (6:1758) swc 134th, 99x140, the land; party 2d pt to erect bldg; Henry H Jackson to Gibeon L Young, 2233 7 av; 21yf Mar'12 (option of ren); Dec19'11. taxes, &c, & 5,000 & 6,000

**West End av**, (4:1156) ses, at nes 64th, 50.2x100, all; Auto Service Bldg Co, 60 Wall, to Ambrose Monell, at Tuxedo Park, NY; f Jan'12 to Sept30'22; Dec15'11. 12,000

**1ST av**, (6:1673) nwc 101st, str & b; Fannie Werner to Ancel Markowitz, 345 E 101; 5yf May'13; Dec20'11. 1,680

**2D av, 2084**, (6:1679), all; Libbie Fleig to Lorenzo Capra, 2084 2 av; 5yf Dec1; Dec20'11. 1,560

**2D av, 160**, (2:452) nec 10th, all; Rector, &c, Protestant Episcopal Church of St Marks in the Bowery to David G Brovich, 87 Lewis av, Bklyn; 21yf May'12; Dec18'11. 2,500

**2D av, 160**, (2:452), consent to mtg for \$16,000 & asn Ls to David G Brovich; same to Saml Williams, 71 W 113, Jos H Schwartz, 920 Av St John, & Harris Schwartz, 5 E 106; Nov29; Dec18'11. O C & 100

**2D av, 160**, (2:452), asn Ls; Harris Schwartz et al to David G Brovich, 87 Lewis av, Bklyn; Nov29; Dec18'11. O C & 100

**2D av, 2127**, (6:1659) str, b & 2d fl; Harry A Wilkus to Harry H Harris, 2127 2 av; 7yf Nov1; Dec15'11. 990

**3D av, 395**, (3:909) ft str & ft c; Geo H & Thos Mosher to Timothy Coughlan, 133 E 30; 5yf May'16; Dec15'11. 2,000

**3D av, 395**, (3:909) asn 2 Ls; Timothy Coughlan to Jno McFadden, 400 W 19; Dec 11; Dec15'11. nom

**2D av, 1239**, (5:1419) swc 65th, str & 3 rs above str; Arpad Wellish & ano to Jos Trierweiler, 1239 2 av, 5yf —; Mar10; Dec16'11. 912 to 1,440

**3D av, 90**, (2:558) nws, 25.6 ne 12th, 26x 60; asn Ls; Louis Vamvaketis to Peter Menedis, 90 3 av; ½ pt; QC; Dec15; Dec 16'11. 6,000

**2D av, 37**, (2:457) swc 2d, str & b; Max R Wilner to Peter Paul et al, all at 277-9 Grand; 7yf Dec15; Dec21'11. 3,000 to 3,600

**2D av, 708**, (5:1334), str & b; Honora Reilly to Terence J Lynch, 150 E 40; 10yf Dec1; Dec21'11. 1,500 & 1,800

**3D av, 2378**, (6:1777), sur Ls; Harry Golding to Richd G Green, 2074 Mad av; Dec20; Dec21'11. nom

**5th av, 313**, (3:861); asn Ls; Irving M Dittenhoefer as TRSTE in bankruptcy of Aaron A Fishel, doing business as Fishel, Adler & Schwartz, to El-El Co, 258 Bway; AT; Dec19'11. 10,750

**6TH av, 110**, & 9TH ST, 66 W, (2:572); asn Ls; Jerome Holding Co to Lewis S Davis, 439 Manhattan av; Dec—; Dec18'11. 3,125

**3D av, 239**, (3:900) ses, 125.6 ne 19th, 19.6x70; asn Ls; Hugo R Muller to Helen A Muller, 3610 Bway; mtg \$—; Feb2'10; Dec19'11. nom

**5TH av, 450**, (3:841), 2d loft; Hattie G Frankel & ano, EXRS, &c, Simon Frankel to Wm Macbeth, 834 Prospect pl, Bklyn; f Dec1'11 to May'12; Dec21'11. 3,000 & 3,200

**7TH av, 136**, (3:768), str fl & fl above; Midtown Constn Co to Lena Paschke, 136 7 av; 1 4-12yf Jan'12; Dec21'11. 1,248

**5TH av, 2909-11**, (7:2047) swc 154th; re asn Ls; Jno D Haase to Philip McCabe, 2902 8 av; AT; mtg \$1,400; Dec20'11. nom

**5TH av, 2741**, (7:2045) nwc 146th; asn Ls; Wm Mullarkey to Jno W Dewald, 150 E 84; AT; mtg \$2,000; Dec14; Dec20'11. nom

**9TH av, 562**, (4:1032) nec 41st; asn & sur Ls; Jas J Shiel to Jno Hunt, 243 W 50; A T; Dec19; Dec20'11. nom

**9TH av, 562**, (4:1032); asn Ls; Jno Hunt to Mantle Realty Co, 31 Nassau; AT; Dec 19; Dec20'11. nom

**9TH av, 562**, (4:1032) nec 41st (No 357 W), all; Mantle Realty Co to Jno Hunt, 562 9 av; 10yf Jan'12; Dec20'11. 2,800 to 3,250

**11TH av**, (3:692) sec 21st, pt ground fl; asn Ls; John Shanley to Obermeyer & Liebmann, 59 Breman, Bklyn; Dec6; Dec 18'11. nom

## LEASES

### Borough of the Bronx.

**Charlotte st, 1503-25**, see 170th, 881 E.

**Fox st, sec Westchester av**, see Westchester av, ses, f Fox to Tiffany.

**Tiffany st, swc Westchester av**, see Westchester av, ses, f Fox to Tiffany.

**Westchester sq, 121**, (\*) asn Ls; Jno Godfrey to Rudolph Schroeder, 1432 Overing; Dec20'11. nom

**138TH st, 672, E**, see 138th, 631 E.

**138TH st, 683-91 E**, see 138th, 631-5 E.

**138TH st, 631-5 E**; also 138TH ST, 683-91 E; also 138TH ST, 672 E, c Cypress av, 6 bldgs, (10:2552, 2553, 2566 & 2567) Harry Goodstein to Harry Silverman, 842 Hewitt pl, & Morris Steinberg, 834 E 165; 5yf Nov 1; Dec20'11. 19,500

**165TH st E, swc Forest av**, see Forest av, 1007.

**170TH st, 881 E**; also CHARLOTTE ST, 1503-25; also WILKINS AV, 1458-62, (11:2966) sur Ls of 16 houses; Isaac Specter to Fleischmann Realty & Constn Co, 507 5 av; AT; Dec13; Dec15'11. nom

**Boston rd, 1013-15**, (10:2622), all Interborough Amusement Co to Erbograph Co, 289 E 203; 5yf Oct31; Dec19'11. 3,000

**Cypress av, c 138th**, see 138th, 672 E.

**Forest av, 1007**, (10:2649) swc 165th, str, fl above & c; Henry Eberhardt to Morris Rosenblum, 1007 Forest av; 3 3-12 yf Feb'09 (2y ren); Dec21'11. 780

**Fulton av, 1545-7**, (11:2928), all; Enrico Scimeca to Abr Sacks, 208 E 114; 5yf Feb1; Dec21'11. 4,080

**Jackson av, 603**, (10:2623), asn Ls; Michl Gould to Michl Dermody, 235 W 115; AT; mtg \$4,900; Dec11; Dec20'11. nom

**Morris Park av, 574**, (\*) sec Taylor av, str & pt c; Chas Nissen to Lina Knauber; 5yf May'09; Dec15'11. 660 & 780

**Taylor av, sec Morris Park av**, see Morris Park av, 574.

**Wilkins av, 1458-62**, see 170th, 881 E.

**Westchester av**, (10:2714) Ls, f Fox to Tiffany, —; sobrn agmt of ses to mtg for \$145,000; Usona Constn Co, 989 So Blvd, & Mitchell Silverstone, 894 E 163, with Lawyers Mtg Co, 59 Liberty; Dec14; Dec15'11. nom

**Westchester av**, (10:2714); same prop; sobrn of Ls to mtg as above; Usona Constn Co & Jno Bracker, 1080 Simpson, with same; Dec14; Dec15'11. nom

**Westchester av**, (10:2714); same prop; sobrn of Ls to mtg as above; Usona Constn Co & Henry Kuver, 866 E 163, with same; Dec14; Dec15'11. nom

**Westchester av, swc Tiffany**, see Westchester av, ses, from Fox to Tiffany.

**Wendover av, 432**, (11:2895) large hall & e str & w str adj main entrance, all of 2d fl & pt b; Wendover Hall Co to Crystal Film Co, on premises; 5yf Dec1; Dec20'11. 4,080 to 4,680

**Walker av, sec Westchester av**, see Westchester av, sec Walker av.

**Westchester av**, (\*) sec Walker av, hotel, &c, all; L Eugene Field to Jno Godfrey, 1342 Herscel; 10yf Dec1'09; Dec20'11. 600 & 900

**3D av, 2910**, (9:2362), asn Ls; Gustav Withus to Frank A Kurz, 427 E 52, & ano; Dec8; Dec15'11. nom

**3D av, 3252**, (10:2621) str, &c; Ferdinand Storck to Wm J Seelen, 3252 3 av; 5yf May1; Dec18'11. 960 & 984

**3D av, 2861**, (9:2328), all; Moise Geisman to Louis, Sol & Simon Glucksman, firm Glucksman Bros, on premises; 3yf Apr1'12; Dec19'11. 5,200

## 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. 15, 16, 18, 19, 20 & 21.

**Beekman st, 60**, (1:100) nwc Gold (No 67), 23.3x56.7x23.2x58.4; PM; Dec15; Dec16'11, 5y5%; Henry Leerburger to Union Trust Co, 80 Bway. 30,000

**Crosby st, 44-52**, see Bway, 502-4.

**Charles st, ft of at N R**, see 11th, 332-4 W.

**Cedar st, swc Greenwich**, see Greenwich 134.

**Duane st, 60**, (1:154) swc Elm, —x—; Leasehold; Nov6; Dec20'11; installs; 6%; Jno Brandner, Bklyn to Jos Feldman, 206 E 79. 5,000

**Elm st, swc Duane**, see Duane, 60.

**Franklin st, 10-2**, (1:167); ext of \$50,000 mtg to Dec10'14 at 4½%; Oct10; Dec15'11; Angelo Legniti, with Jno A Brown, Jr, of Newtown Township, Pa. nom

**Forsyth st, 118**; certf as to above mtg;

**Greenwich st, 134**, (1:154) swc Cedar, 25x —x28x60.7; PM; Dec20'11; 5y4½%; Michl Shannon, Bklyn to Hugh H Rainey Trste Annie E Turley, 147 W 82. 46,000

**Greenwich st, 102-4**, (1:153) ws, 109.9 n Rector, 50x93; Dec18'11, 5y4½%; Geo J, Danl J & Dominick J Faour, Bklyn, to Henry A C Taylor at So Portsmouth, R I. 60,000

**Gold st, 67**, see Beekman, 60.

**Grand Circle, S & 9**, (4:1049) being plot begins at cl blk bet 58th & 59th, distant 650 e Col av, runs n86.10 to ws of The Circle xse82.9xw45 to beg; Dec19; Dec21'11, due Junel'16, 4½%; Nellie Flake & Mabel E Manning, individ & as trstes to U S Trust Co, 45 Wall. 10,000

**Grand Circle, S & 9**; sobrn agmt; Dec 19; Dec21'11; same with same. nom

**Hamilton Ter**, (7:2050) es, 504.6 n 141st, 275x73.5x276.9x96.6; ext of \$177,500 mtg to Dec20'14 at 5½%; Dec20; Dec21'11; Lawyers Title Ins & Trust Co with Hamilton Terrace Co. nom

**Henry st, 203**, (1:285); sobrn agmt; Dec 15'11; Thos F McNamara with Emigrant Indust Savgs Bank. nom

**Henry st, 203**, (1:285) ns, abt 45 w Clinton, 24x87.6; Dec15'11, 5y5%; Congregation Makower of Poland, a corp, to Emigrant Indust Savgs Bank. 13,000

**Hamilton st, 19**, (1:253) ns, abt 225 e Catharine, 17.9x66x18.3x66; PM; pr mtg \$2,000; Dec16; Dec18'11; 5y6%; Jas Carneval to Jos J McGinley, 391 Halsey, Bklyn. 1,000

**Hamilton pl, 83**, (7:2072) es, abt 50 n 140th, 60.11x66.7x56x90.7; Dec18'11, 5y 4½%; Croton Securities Co to Ella V Eldredge, 366 Clinton av, Bklyn. 47,000

**Hudson st, 177-9**, (1:219) swc Vestry (Nos 27-9), 33x100; ext of \$48,000 mtg to Dec'16 at 4½%; Dec4; Dec18'11; Thos Diamond with Jno J Burton, at East Orange, NJ. nom

**Hudson st, 507**, (2:630) ws, 66.11 n Christopher, 30x85; Dec18; Dec19'11, 5y 5%; Greenwich Investing Co to Josiah H De Witt, gdn Helen A De Witt, 1977 Bway. 40,000

**Hudson st, 507**; certf as to above mtg; Dec18; Dec19'11; same to same. —

**Hudson st, 503-5**, (2:630) ws, 26.8 n Christopher, runs n40.1xw85 to es of an alley xsl6.11xw15.5x23.1xe99.7 to beg; Dec18; Dec19'11, 3y5%; Greenwich Investing Co to Lawyers Realty Co, 160 Bway. 60,000

**Hudson st, 503-5**; certf as to above mtg; Dec18; Dec19'11; same to same. —

**Hudson st, 503-7**; 3 sobrn agmts; Dec 18; Dec19'11; Jas H Cruikshank, Freeport, LI, & Wm D Kilpatrick, 71 E 95, with Lawyers Realty Co, 160 Bway. nom

**Hudson st, 503-7**; sobrn agmt; Dec18; Dec19'11; St Johns Park Realty Co with same. nom

**Houston st, 144 E**, (2:442) ns, 25x79.10; certf as to reduction of mtg; Dec7; Dec 19'11; Kate A Kluxen, 12 Fairview av, Madison, NJ to Jno W & Fredk Schultz. —

**Hudson st, 503-7**; (2:630) sobrn agmt; Dec18; Dec20'11; St Johns Park Realty Co to Josiah H DeWitt gdn Helen A DeWitt, 1977 Bway. nom

**Hudson st, 503-7**, (2:630) sobrn agmt; Dec18; Dec20'11; Jas H Cruikshank at Freeport, LI & Wm D Kilpatrick, 71 E 95 with same. nom

**Hudson st, 503-7**, (2:630) sobrn agmt; Dec18; Dec20'11; same with same. nom

**Hudson st, 503-7**, (2:630) sobrn agmt; Dec18; Dec20'11; same with Josiah H DeWitt, 1977 Bway. nom

**Hamilton Ter**, (7:2050) es, 504.6 n 141st, 125x86x125x96.6; Dec20'11, 3y5½%; Hamilton Terrace Co to Lawyers Realty Co, 160 Bway. 162,500

**Hamilton Ter**, (7:2050) es, 504.6 n 141st, 125x86x125x96.6, ss; certf as to mtg for \$162,500; Dec20'11; Hamilton Terrace Co to Lawyers Realty Co. —



- Hamilton Ter.** (7:2050) es, 504.6 n 141st, 125x86x125.5x96.6, ss; 2 agmts as to share ownership in 2 mtgs; Dec20; Dec21'11; Lawyers Realty Co with Lawyers Title Ins & Trust Co, 160 Bway. nom
- Hudson st.** (2:583) nec St Lukes pl (Nos 1 & 2) or Leroy, 23.1x59.6; PM; Dec21'11, demand, 6%; Nellie A wife Jas F Crotty, to Lion Bwy, 960 Col av. 2,907.18
- June st. 48.** (2:625) ss, 123.6 e Hudson, 22x80; Dec20; Dec21'11, 5v5%; Margt Cullin, 48 Jane, to Harmon W Hendricks, 10 E 44, trste Fanny Hendricks for Blanche Hendricks. 10,000
- Leroy st, nec Hudson,** see Hudson, 420.
- Ludlow st. 67.** (2:408) nws 87.6 ne Grand, 25.5x87.6; Dec15'11, 5v5%; Philip Simerman, 241 Vernon av, Bklyn, to Marie La Montagne, trste Ernest C La Montagne, 621 5 av. 26,000
- Monroe st. 171.** (1:269) ns, 139.8 w Montgomery, 22.10x100; PM; pr mtg \$10,000; Dec15; Dec16'11, 1y6%; Wyoming Realty Co to Merit Realty Co, 35 Nassau. 1,500
- Monroe st. 171.** pr mtg \$11,500; Dec15; Dec16'11, demand, 6%; Wyoming Realty Co to Miles Rosenbluth, 68 Wm. 1,150
- Murray st. 70.** (1:127), consent to mtg on Ls; June13; Nov29'11; Trustees Columbia College in City NY to Mary J Heuer, — W 227; corrects error in issue of Dec 2, when street No was 299.
- Madison st. 88.** (1:276) ss, abt 200 e Catherine, 25x100; ½ pt; AT; Dec19'11, due as per bond; Edw L Ginna, Bklyn, to Title Guar & Trust Co. 5,000
- Pike st, ft of at E R,** see 11th, 332-4 W.
- Pitt st. 53.** (2:343) ext of \$23,000 mtg to Dec8'16 at 5%; Dec19; Dec20'11; Wm Jay & ano trus for Anna B Hunt with Nathan Garfield, 184 Lee av, Bklyn. nom
- Rivington st. 146.** (2:354) ext of \$64,000 mtg to Jan21'17 at 5½%; Dec14; Dec20'11; Henry E Jones with Louis Perlstein, 1845 7 av & Jacob Rosenthal, 1893 7 av. nom
- Ridge st. 150.** (2:345); ext of \$24,000 mtg to Feb17'17 at 5%; Dec12; Dec21'11; Sarah M Mygatt, 130 E 67, trste Jacob A Robertson, with Nathan Engelhardt, 22 Eldridge. nom
- St Lukes pl, 1 & 2,** see Hudson, 420.
- Suffolk st. 123.** (2:354) ext of \$24,000 mtg to Jan21'17 at 5½%; Dec14; Dec20'11; Henry E Jones with Louis Perlstein, 1845 7 av & Jacob Rosenthal, 1893 7 av. nom
- Stanton st, ft of at E R,** see 11th, 332-4 W.
- Seammel st. 36 & 36½.** (1:266); ext of \$23,000 mtg to Oct15'16 at 5½%; Sept29; Dec15'11; Lawyers Mtg Co with Abr Katz & Saml Gold; re-recorded from Dec1'11. nom
- Sullivan st. 160-2.** (2:518), ext of \$78,000 mtg to Jan8'15 at 4½%; Jan8; Dec18'11; Geo G Dutcher & ano trste J Spencer Turner with Pietro Alvino & Domenico Abbatto. nom
- Spring st. 170-2.** (2:488), ss, 82.11 e Thompson, runs e42.9xs66.5xw30.2xw13.7x n64.10 to beg; Dec14; Dec18'11, 5v5%; Alessandro Delli Paoli to Maurice D Barry, 40 Point, Yonkers, NY, & ano, exrs & C, Thos E Crimmins. 34,000
- Spring st. 170-2;** pr mtg \$34,000; Dec14; Dec18'11, 3y6%; same to Jos Yeska, 155 Riverside Dr. 7,500
- Spring st. 174-6.** (2:488) ss, 40.2 e Thompson, 42.9x64.10x42.10x63.7; Dec14; Dec18'11, 5v5%; Alessandro Delli Paoli to Maurice D Barry, 40 Point, Yonkers, NY, & ano, exrs, & C, Thos E Crimmins. 34,000
- Spring st. 174-6;** pr mtg \$34,000; Dec14; Dec18'11, 3y6%; same to Jos Yeska, 155 Riverside Drive. 7,500
- Thompson st. 71.** (2:489); ext of \$22,000 mtg until Dec17'14 at 5%; Dec12; Dec15'11; Mary A Smith & ano, extrx, & C, Saml Smith, with Michele De Marsico, 56 Mulberry. nom
- Vestry st. 27-9,** see Hudson, 177-9.
- Water st. 7-9.** (1:8) ses, abt 18 e Moore, 32.5x69.11x32.5x70.8, nes; PM; pr mtg \$28,000; Dec18; Dec19'11, due Jan1'13, 6%; Mary Reiser, 485 E 172, to Moses Ottinger, 23 W 75. 2,000
- Water st. 7-9.** (1:8); ext of \$28,000 mtg to Dec10'14 at 5%; Dec18; Dec19'11; Trstes of Leake & Watts Orphan House with Mary Reiser, 485 E 172. nom
- Water st. 444.** (1:249) ns, 126.8 e Market, 25x59.11; PM; Dec18; Dec19'11, 3y5%; Jere McSweeney to Fanny C Hawkins, 61 Lefferts pl, Bklyn, & ano, trstes Abial M Hawkins. 4,000
- West st. 425.** (2:637) sal Ls; Dec8; Dec15'11, demand, 6%; Cornelius G Dwyer to Jacob Ruppert, a corpn, 1639 3 av. 5,147.60
- 2D st. 214-6.** (2:385) ns, 74.9 e Av B, 60x 111.10; pr mtg \$125,805; Dec14; Dec15'11, 5y6%; Sol & Michl Henig to Fannie Abend, 364 Bradford, Bklyn. 3,650
- 4TH st. 94 E.** (2:445) ss, 150 e 2 av, 25x 115; Dec19'11, 5v5%; Abt Sokolski to Lawyers Title Ins & Trust Co. 16,000
- 4TH st. 161 W.** (2:592) nes, 86 nw 6 av, runs nw20xne45.4xn60.6xse7.6xsw54 x se 4.10xsw19.5xsw40 to beg; also 6TH Av, 49, (2:592) ws, 83.5 s Washington pl, 20.5x 70x20.1x70; pr mtg \$24,500; May16'10; Dec 21'11, 1y5%; Josephine Maison to Chas Jebert. 2,000
- 5TH st. 533 E.** (2:401) ns, 216.10 w Av B, 24.7x97; ext of \$27,000 mtg to Mar30'17 at 5%; Nov9; Dec18'11; Benj & Menassah Forst with Wilson M Powell et al. nom
- 5TH st. 407 E.** (2:433) ns, 125 se 1 av, 25x97; ext \$20,000 mtg to Dec20'16, at 5%; Dec11; Dec19'11; Max Sobell with Eulalie E & Alberta G Stout, 5324 Knox, Germantown, Pa & Mayne S Jones, same address. nom
- 7TH st. 301-3 E.** (2:363), all; Ls recorded as mtg for \$668 at 3½% to secure performance of covenants; sub to mtg \$45,000; Dec13; Dec15'11; Gussie Raynes & Yetta Herskowitz to Jacob Borowick & Abr Horowitz, both at 99 Lewis; 3yf Jan 1'12. per annum, 4,008
- 7TH st. 76 E.** (2:448); ext of \$42,000 mtg to Jan3'17 at 5%; Nov20; Dec16'11; Geo A Quinby as comm Julia T Sneed with Dora Weissberg. nom
- 7TH st. 97 E.** (2:435) ns, 118.2 e 1 av, 24.2x97.6; ext of \$25,000 mtg to Dec20'16 at 5%; Dec20'11; Henry Seib with Rosa Engl, 97 7th. nom
- 10TH st. 201-3 E,** see 2 av, 160.
- 10TH st. 135-7 W.** (2:611) ext of \$46,000 mtg to Nov30'16 at 5%; Nov30; Dec20'11; Sarah Ella Furnald & ano as exrs Francis P Furnald with Solomon E Blogg, 75 W 92. nom
- 11TH st. 332-4 W.** (2:633) ss, abt 130 e Washington, —x—; also LAND at Esopus Ulster Co, NY; also LEASE of land at Kingston & Coxsackie, all ice boats, horses, wagons, & C; also all rights, privileges, & C, to operate ice bridges at foot Charles st, N R; Pike st, E R; Stanton st, E R; 18th st, E R; 130th st, Harlem River; Wallabout, Bklyn, & Newton Creek; also all notes, bills, & C; mtg or deed of trust; Nov1; Dec20'11, due Jan1'32, 6%; Foster-Scott Ice Co to Union Trust Co of NY, 80 Bway, trste. gold bonds, 600,000
- 14TH st. 606 E.** (2:396) ss, 113 e Av B, 25x103.3; Dec15'11, 5y5%; Pasquale Clemente to Margt F Everit, 250 N 6, Newark, NJ. 14,000
- 18TH st. 212-4 W.** (3:767) ss, 175 w 7 av, 50x141.5x50x140.7; Dec16; Dec18'11, due & C, as per bond; Saml P White, Jr, to Caroline A Wheeler, 1824 Arthur av. 3,000
- 18TH st. 401-3 W,** see 9 av, 129-33.
- 18TH st, ft of at ER,** see 11th, 332-4 W.
- 19TH st E, nec 5 av,** see 5 av, 119-21.
- 20TH st. 309 W.** (3:744) nes, 150 nw 8 av, 25x91.11, leasehold; Dec14; Dec15'11, due Dec1'16, 6%; Cath Brady, 315 W 20, to Stephen H Jackson, 53 E 67. 5,000
- 21ST st. 248 W.** (3:770) ss, 540.10 w 7 av, 22.10x99.10; Dec20'11, due as per bond; Henry Ulmar to Dry Dock Savgs Instn, 341 Bway. 10,000
- 22D st. 133 W.** (3:798) ns, 353.6 w 6 av, 21.6x98.9; PM; Dec14; Dec15'11, due as per bond; Jno Brennan to Title Guar & Trust Co. 10,000
- 25TH st. 36-42 E,** see Mad av, 21-5.
- 27TH st. 18 W.** (3:828) ss, 450 e 6 av, 25 x98.9; ext of \$130,000 mtg to Aug1'14 at 5½%; Mar6'09; Dec16'11; Jas Livingston Constr Co with Germania Life Ins Co. nom
- 29TH st. 328 W.** (3:752); ext of \$11,000 mtg to Dec3'16 at 5%; Nov23; Dec15'11; Lawyers Title Ins & Trust Co with Frederic Poffet. nom
- 29TH st. 328 W.** (3:752); ext of mtg for \$11,000 to Dec3'16, 5%; Nov29; Dec15'11; Lawyers Title Ins & Trust Co with Frederic Poffet. nom
- 30TH st. 42-60 W,** see 6 av, 492-8.
- 35TH st. 436 W.** (3:732) ss, 350 e 10 av, 25x98.9; pr mtg \$18,000; Dec19; Dec20'11; 3y6%; Martha Kommer to Frank D Macdonald, 157 Halsey, Bklyn. 5,000
- 35TH st. 131 W.** (3:811) ns, 395 e 7 av, 30x98.9; PM; Nov24; Dec15'11, 3y % as per bond; Utility Realty Co to Leonard M Thorn, Jr, 1947 Bway, et al, exrs Leonard M Thorn. 63,000
- 35TH st. 133-7 W.** (3:811) ns, 350 e 7 av, 3 lots, each 15x98.9; 3 PM mtgs, each \$31,500; Nov24; Dec15'11, 3y, % as per bond; Utility Realty Co to Leonard M Thorn, Jr, 1947 Bway, et al, exrs Leonard M Thorn. 94,500
- 35TH st. 436 W.** (3:732) ss, 350 e 10 av, 25x98.9; ext of \$18,000 mtg to Dec1'14 at 5%; Dec1; Dec20'11; Louise F Runk & ano, trstes Thos F Jeremiah with Martha Kommer, 702 Trinity av. nom
- 37TH st. 146 E.** (3:892) ss, 166 e Lex av, 14x98.9; PM; Dec18; Dec19'11, due, & C, as per bond; Helena W & Susanna H A Faber, at Far Rockaway, NY, to Alfred R Conkling, 157 E 70, & ano. 18,000
- 38TH st. 50 W.** (3:839) ss, 287 e 6 av, 21x98.9; PM; Dec13; Dec15'11, 3y4½%; Mary E Strong to Equitable Life Assur Soc of the U S, 120 Bway. 50,000
- 41ST st. 357 W.** (4:1032) ns, sal Ls; Dec 19; Dec20'11; demand 4%; Jno Hunt to Jas J Shiel, 300 8 av. 1,500
- 43D st. 268-70 W.** (4:1014), ss, 100 e 8 av, 2 lots, 25x100.5 ea; 2 mtgs, ea \$8,000; Dec18'11, 5y5%; Margt F O'Brien to Denis J Dwyer, 430 W 147. 16,000
- 45TH st W, nwc 9 av,** see Audubon av, sec 168th.
- 45TH st. 57-63 W.** (5:1261) leasehold; Dec15; Dec16'11, demand, 6%; Jas Blake to Margt Luez, 59 W 45. notes, 25,000
- 45TH st. 304 E.** (5:1337); ext of \$12,000 mtg to June30'16 at 5½%; Sept28; Dec21'11; Eliz Le Boutillier with Emma J Bergman, Rosina Di Caprio & Clara Uhl. nom
- 46TH st. 22 W.** (5:1261) ss, 330 w 5 av, 20x100.5; Dec20; Dec21'11, 5y4½%; Cath E, wife J Howard Wainwright, of Rye, NY, to Louis Sachs, 1044 Mad av, et al, exrs, & C, Saml Sachs. 15,000
- 47TH st. 311 W,** see Audubon av, sec 168th.
- 48TH st. 320 W.** (4:1039) ns, 314 w 8 av, 18x100.5; pr mtg \$7,000; Sept5; Dec21'11, 3y5%; Geo J Mehler to Aug W Mehler, 153 W 63. 8,000
- 48TH st. 324 E.** (5:1340) ss, 300 e 2 av, 25x100.5; PM; Dec20'11; 3y5%; Isaac Hutkoff to Francis G Lloyd, 157 E 71 & ano trste David Stevenson for Florence S Le Boutillier. 10,500
- 50TH st. 301-3 E,** see 2 av, 944-6.
- 51ST st. 439-41 W.** (4:1061) ns, 421.7 w 9 av, 78.6x100.5; pr mtg \$—; Dec16; Dec19'11, due Apr15'12, —%; Henry Neidig, 1427 Wilkens av, to Alice McBean, 223 W 140. 2,750
- 55TH st. 360-4 W.** (4:1045) ss, 100 e 9 av, 75x100.5; Dec1'11; 3y5%; Jno M Scoble to American Mtg Co, 31 Nassau; corrects error in last issue when block was 1405. 40,000
- 56TH st. 17 W.** (5:1272) ns, 299.8 w 5 av, 25x100.5; Dec21'11, due as per bond; Edith A Logan to Bankers Trust Co, 7 Wall. 40,000
- 57TH st. 501 W,** see 10 av, 875.
- 69TH st. 137 W,** see 71st, 110 W.
- 60TH st. 225-7 W.** (4:1152) ns, 350 w Ams av, 50x100.5; Dec14; Dec15'11, due as per bond; S Cushman's Son to Clarence De W Rogers, at Larchmont, NY, & ano, exrs, & C, Roger Lamson. 30,000
- 60TH st. 225-7 W;** certf as to above mtg; Dec14; Dec15'11; same to same. —
- 61ST st. 215 E.** (5:1416) ns, 191 e 3 av, 18x100.5; Dec20'11; 3y5%; Conti Realty Co to Emma Peters, 619 W 136. 10,000
- 61ST st. 215 E;** certf as to above mtg; Dec12; Dec20'11; same to same. —
- 62D st. 40-6 E.** (5:1376) ss, 167 e Mad av, 66.4x100.5; pr mtg \$275,000; Dec12; Dec 15'11, demand, 6%; Ekin Holding Co to City Mtg Co, 15 Wall. 25,000
- 62D st. 40-6 E;** certf as to above mtg; Dec12; Dec15'11; same to same. —
- 62D st. 40-6 E.** (5:1376) ss, 167 e Mad av, 66.4x100.5; ext of \$275,000 mtg to Dec15'16 at 5%; Dec15'11; City Mtg Co to Ekin Holding Co, 103 Park av. nom
- 66TH st E, nec 3 av,** see 3 av, 1131.
- 67TH st. 121-7 W,** see Bway, 1989.
- 67TH st. 202 W.** (4:1158) ss, 100 w Ams av, 25x100.5; pr mtg \$16,000; Dec15'11, 3y 6%; Harry Ginsburg to Meyer S Kotzen, 1592 Eastern Parkway, Bklyn. 1,000
- 69TH st. 8 E.** (5:1383) ss, 175 e 5 av, runs s 145.10xe25xn45.5xe30xn100.5xw55 to beg; Dec15; Dec18'11, 5y4½%; Patk A Valentine to Union Trust Co, 80 Bway. 250,000
- 69TH st. 105 E.** (5:1404) ns, 105 e Park av, 20x100.5; Dec19; Dec20'11; 5y4½%; Mary E wife Wm Sloane of Princeton, N J to Seamen's Bank for Savings, 76 Wall. 35,000
- 70TH st E, nwc Av A,** see Audubon av, sec 168th.
- 71ST st. 110 W.** (4:1142) ss, 100 w Col av, 18x100.5, (deed); also MTG for \$10,000 on 69th st, 137 W, (4:1141) ns, 350 w Col av, 18x100.5, & cash; trust deed; Dec14; Dec18'11; Sarah W Cape to Henry Cape, 40 W 45, & Jessie C Dunbar, S Main, at Randolph, Mass; (also recorded in Deeds). nom
- 72D st. 184½-8 E,** see 3 av, 1240-8.
- 72D st. 52 W.** (4:1124) ss, 85 e Col av, 21x102.2, equal lien with mtg for \$30,000; Dec18'11, due as per bond; Harriet A Cullen to N Y Savings Bank, 81 8 av. 10,000
- 74TH st. 147 W.** (4:1146) ns, 228.4 e Ams av, 21.8x102.2; ext of \$17,000 mtg to Dec 15'16 at 5%; Dec15; Dec20'11; Lawyers Title Ins & Trust Co with Alice C Phelps, Anna C Ballard & Frances H Ballard. nom
- 74TH st. 236 W.** (4:1165) ss, 269 e West End av, 19x102.2; Dec8; Dec15'11, due Jan2'14 at 5%; Frank Brainard, 238 W 74, to Wm H McElroy, 180 W 88. 11,000
- 75TH st. 11 E.** (5:1390) ns, 149 w Mad av, 21x102.2, ½ pt; Nov24; Dec20'11, 2y6%; Wilford W Linsly, 1 W 82 to Jno Reynolds, 316 W 79. 4,000
- 80TH st. 150-6 W.** (4:1210) ss, 168 e Ams av, 82x102.2; pr mtg \$35,000; bldg loan; Dec21'11, 1y6%; Tourneur Realty Co to Sender Jarmulowsky, 16 E 93. 155,000
- 80TH st. 150-6 W;** certf as to above mtg; Dec21'11; same to same. —
- 81ST st. 225 E.** (5:1527) ns, 279.7 e 3 av, 25.5x102.2; ext of \$15,000 mtg to Dec2'14 at 5%; Dec20; Dec21'11; Anna M Goebel with Helene M Barry, 158 Loring pl. nom
- 82D st. 182 W.** (4:1212); ext of \$16,000 mtg to Nov1'14 at 5%; Nov21; Dec16'11; Geo Rudd with Margt S Kent, 180 W 82. nom
- 82D st. 35 W.** (4:1196) ns, 325 e Col av, 20x102.2; ext of \$5,000 mtg to Dec13'12 at 6%; Apr3; Dec19'11; Josephine L Wells with Hennessy Realty Co. nom
- 83D st. 46-56 W.** (4:1196) agmt as to share ownership in mtg Nov16; Dec20'11; Title Guar & Trust Co with New Netherland Bond & Mtg Co, 49 Wall. nom
- 83D st. 46-56 W.** (4:1196) ss, 225 e Col av, 100x102.2; pr mtg \$260,000; Dec15'11, 3y 6%; Hennessy Realty Co, 220 Bway, to Max Ellis, 448 Riverside Dr. 15,000
- 84TH st. 164 E,** see 3 av, 1488.
- 84TH st. 153 E,** see Lex av, 1225.
- 85TH st. 301-3 E,** see 2 av, 1642.
- 85TH st. 301-3 E.** (5:1548) nec 2 av (Nos 1640-2), 72x46.2; ext of mtg for \$65,000 to Nov16'14, 5%; Dec14; Dec18'11; Jacob Wicks, Jr, with Rae Levinson, 127 E 72. nom
- 85TH st. 221 E.** (5:1531) ns, 276.6 e 3 av, 24.2x102.2; ext of \$25,000 mtg to Jan3'15 at 5%; Dec18; Dec21'11; Anna M Goebel with Bertha wife of & Morris J Simon, 408 Lenox av & Pauline wife Solomon Simon, 40 W 131. nom
- 86TH st. 55 W.** (4:1200); ext of \$25,000 mtg to Nov30'14 at 4½%; Dec5; Dec19'11; DeMilt Dispensary with Paula Herzig, extrx Leopold Herzig, 55 W 86. nom
- 87TH st E,** see Av A, see Av A, 1654.



- 87TH st, 443 E.** (5:1567) ns, 99 w Av A, 21.6x100; Dec15'11, 3y5%; Eliza S Schelcher to Lawyers Mtg Co. 3,000  
**89TH st, 220 E.** (5:1534); ext of \$18,000 mtg to Nov7'14 at 5%; Nov3; Dec21'11; Anna C Church with Fanny Gruen. nom  
**91ST st W, swc Bway.** see Bway, 2457-9.  
**93D st, 413-5 E.** (5:1573) ns, 225 e 1 av, 44x100.8; Dec12; Dec20'11; 3y5%; Michl J Horgan to Geo Ehret, 1197 Park av. 12,000  
**94TH st, nec West End av.** see West End av, 700.  
**98TH st, 203-5 W.** (7:1870) ns, 84.2 w Ams av, 52.7 to cl Bloomingdale rd, x105x—x105; Dec19; Dec20'11; 2y6%; Martha Kommer to Frank D MacDonald, 157 Halsey, Bklyn. 9,000  
**100TH st, 117 E.** (6:1628) ext of \$18,000 mtg to Oct27'15 at 5%; Dec18; Dec20'11; Leopold Heyman with Israel D Shlachetzki, 4283 12 av, Bklyn. nom  
**101ST st, 332 E.** (6:1672) ss, 150 w 1 av, 25x100.11; agmt as to share ownership in mtg for \$10,000; Dec14; Dec19'11; Max Klipstein, 2 W 113, with Fannie Cohen, 1239 Mad av. nom  
**101ST st, 332 E.** (6:1672); ext of \$3,000 mtg to July20'14 at 6%; Dec14; Dec19'11; Max Klipstein, 2 W 113, with Fannie Cohen & Ambassador Realty Co, 130 Fulton. nom  
**101ST st, 146 W.** (7:1855); ext of \$16,000 mtg to Nov15'16 at 5%; Oct14; Dec15'11; Lawyers Mtg Co with Chas Kerr. nom  
**103D st, 155 W.** (7:1858) ns, 289.5 e Ams av, 31.2x101x31.10x100.11; Dec15; Dec18'11, 5y4½%; Maximilian Weinstein & Mayer J & Gaston Weinstein to Geo L Kingsland, 62 5 av. 26,000  
**105TH st, 17 E.** (6:1611) ns, 200 e 5 av, 25x100.11; pr mtg \$—; Dec15; Dec19'11, installs, 6%; Annie Berkinson, at Mt Freedom, NJ, to Stephen H Jackson, 53 E 67. 400  
**109TH st, 343 E.** (6:1681) ns, 125 w 1 av, 25x100.10; Dec18'11, 5y5%; Guiseppe Fusco to American Mtg Co. 9,000  
**109TH st, 425-35 E.** (6:1703), ns, 270 e 1 av, 150x100.11; Dec18'11, 5y5½%; Ehler J Ernst, 1830 Lex av to Metropolitan Savgs Bank, 59 Cooper sq E. 30,000  
**109TH st, 343 E.** (6:1681); sobrn agmt; Oct17; Dec19'11; Vito Caldieri with American Mtg Co, 31 Nassau. nom  
**111TH st, 33 W.** (6:1595) ns, 509 w 5 av, 30x100.11; PM; Dec12; Dec16'11, 5y5%; Florence I Rosen to Cornelius F Kingsland, at Babylon, LI. 25,000  
**111TH st, 35 W.** (6:1595) ns, 539 w 5 av, 31x100.11; PM; Nov27; Dec16'11, due Dec15'16, 5%; Florence I Rosen to Walter F Kingsland, 22 Av du Bois de Boulogne, Paris, France. 25,000  
**111TH st, 31 W.** (6:1595) ns, 479 w 5 av, 30x100.11; PM; Dec12; Dec16'11, 5y5%; Florence I Rosen to Cornelius F Kingsland, at Babylon, LI. 25,000  
**112TH st, 232 W.** (7:1827); ext of \$9,000 mtg to Dec18'16 at 5%; Dec18; Dec19'11; Equitable Life Assur Soc of U S with Sarah Bernstein, 241 W 108. nom  
**112TH st, 53 W.** (6:1596) ns, 125 e Lenox av, 25x100.11; PM; pr mtg \$21,000; Dec15; Dec16'11, 2y6%; Gertie Halpin, 127 E 117, to Harry Rodman, 61 W 119, & ano. 2,000  
**114TH st, S3 E.** (6:1620) ns, 55 w Park av, 25x100.11; ext of \$15,000 mtg to Dec 18'16 at 5%; Dec18; Dec19'11; Anna M Goebel, 120 E 95 with Chas S Meyerson, 83 E 114. nom  
**116TH st, 374 W.** (7:1849) ext of \$32,000 mtg to May16'16 at 5%; Dec18; Dec20'11; Annie Abbate with Frederic de P Foster at Tuxedo Park & Danl K De Beixedon at Amityville, LI trus Mary J Kingsland & will Danl C Kingsland. nom  
**116TH st, 325 E.** (6:1688) ns, 283 e 2 av, 17x100.11; ext of \$1,000 mtg to Dec31'12 at 6%; Nov29; Dec15'11; Angelo Colantuoni, 343 E 114, with Antonio Capozzi. nom  
**116TH st, 9 W.** (6:1600); ext of \$28,000 mtg to Dec14'16 at 5%; Dec5; Dec15'11; Lawyers Title Ins & Trust Co with Saml & Abr Bienenzucht. nom  
**116TH st, 437 E.** see 2 av, 432.  
**116TH st, 7 W.** (6:1600); ext of \$28,000 mtg to Dec14'16 at 5%; Dec5; Dec15'11; Lawyers Title Ins & Trust Co with Saml & Abr Bienenzucht. nom  
**116TH st, 235-7 W.** (7:1922) ns, 280 e 8 av, 40x100.11; pr mtg \$50,000; Dec18'11, 3y 6%; Sigmund I Herschmann to Mary L Meyer, 583 11th, Bklyn. 6,000  
**118TH st, 64 W.** (6:1601) ss, 210 e Lenox av, 25x100.11; ext of \$20,000 mtg to Feb11'17 at 5%; Dec2; Dec15'11; Amanda Chase with Max Perlberg. nom  
**118TH st, 147 E.** see Lex av, 1897-1905.  
**119TH st, 201 W.** see 7 av, 1976-80.  
**119TH st, 159 W.** see 7 av, 1983.  
**119TH st, 431 E.** (6:1807); ext of \$4,000 mtg to Oct27'14 at 5%; Nov10; Dec15'11; Lawyers Mtg Co with Mary Goldberg. nom  
**120TH st, 223 W.** (7:1926) ns, 325 w 7 av, 25x100.11; Dec19'11, 5y5%; Sophia Schuler, 2250 Hughes av, to Matilda Schiff, 275 Central Park W. 20,000  
**120TH st, 345 E.** (6:1797) ns, 150 w 1 av, 37.6x100.11; ext of \$35,000 mtg to Mar13'14 at 5%; Sept12; Dec9'11; Rosie Apse, 915 Fox with Mary A H Classon et al exrs, &c. nom  
**122D st, 164-8 E.** (6:1770); ext of \$35,000 mtg to Dec6'16 at 5%; Nov6; Dec15'11; Lawyers Mtg Co with Richd Tretler. nom  
**123D st, 225 W.** (7:1929); ext of \$25,000 mtg to Dec20'14 at 5%; Nov28; Dec20'11; Wm MacNeven Purdy & Jno H Purdy trste Jno Purdy with Julius Krulewicz, 103 E 123 & Morris Uhlfelder, 37 Frankfort. nom  
**126TH st, 248 E.** see 2 av, 2459.  
**126TH st, 143 W.** (7:1911) ns, 315 e 7 av, 15x99.11; Dec11; Dec19'11, 1y5%; Wm P Kelly, of Dobbs Ferry, NY, & Cynthia K Wheeler, of NY; Hannah A Kelly to Jos H Mahan, 1257 Dean, Bklyn. 1,000  
**127TH st, 143 E.** (6:1776) ns, 35 e Lex av, runs n99.11xw35 to Lex av (Nos 2113-5) xs 36xe20xs63.11 to 127th xe15 to beg; ext of \$17,000 mtg to Apr15'15 at 6%; Mar24'10; Dec15'11; Edw Berger, 35 W 42, with Maurice Gross. nom  
**128TH st, 311 W.** see St Nicholas av, nec 128.  
**128TH st, 210 E.** (6:1792) ss, 123.9 e 3 av, 37.6x99.11; pr mtg \$20,000; Dec19; Dec 20'11; 3y6%; Jacques Pacheteau of Calistoga, Cal to Otto Huber, 134 E 58. 10,000  
**130TH st & Harlem River.** see 11th, 332-4 W.  
**131ST st, 527-9 W.** (7:1986) ns, 325 w Ams av, 50x99.11; Dec14; Dec18'11, due as per bond; Timothy I O'Connell to Wm P Cashman, 1432 Ams av. 10,000  
**131ST st, 116-S W.** (7:1915) ss, 208.4 w Lenox av, 35.5x99.11; pr mtg \$16,000; Dec 13; Dec16'11, demand, 6%; Jno Glass, Jr, Constr Co, 68 Gansevoort, to J Nathaniel Glass, at Sound Beach, Conn, et al, exrs Jno Glass. 3305  
**131ST st, 116-S W.** certf as to above mtg; Dec13; Dec16'11; same to same. —  
**135TH st, 200-14 W.** see 7 av, 2296.  
**136TH st, 246 W.** (7:1941) ss, 285.10 e 8 av, 16.8x99.11; PM; Dec15; Dec16'11, due, &c, as per bond; Carrie Block, 246 W 136, to Luis J Phelps, 69 E 82. 8,000  
**136TH st, 512 W.** (7:1988) ss, 250 w Ams av, 37.6x99.11; Dec20'11; 5y5%; Andw Schlaeppli, Grand View, NY to Henry T Molter, 1447 Westminster, Providence, RI. 40,000  
**137TH st, 128 W.** (7:1921) ss, 350 w Lenox av, 25x99.11; PM; pr mtg \$23,000; Dec15; Dec21'11, installs, 6%; Minor L Platt & Philip Friedman to West Side Constr Co, 322 W 100. 1,750  
**139TH st, 36-S W.** (6:1736) ss, 425 e Lenox av, 2 lots, each 37.6x99.11; 2 PM mtgs, each \$30,000; Dec15'11, 3y5½%; Hyman Suss, 350 E 15, to Clara Bloomingdale, 572 Mad av, et al, trste Jos B Bloomingdale. 60,000  
**150TH st, 401-11 W.** see St Nicholas av, nwc 150.  
**163D st, 449-53 W.** (8:2110) ns, 275 e Ams av, 2 lots, ea 37.6x112.6; ext of 2 mtgs for \$17,500 each to Dec17'14 at 5%; Dec12; Dec15'11; Mary G Quinby with St Vincents Hospital of City NY, 149 W 11. nom  
**168TH st W, sec Audubon av.** see Audubon av, sec 168.  
**177TH st W, nec Bway.** see Bway, 4180.  
**184TH st, 552 W.** (8:2154) ss, 35 w Audubon av, 40x99.11; PM; pr mtg \$34,000; Dec21'11, due Jan2'14, 6%; Irene Saier, 305 W 72, to Jno F Calhoun, 2881 Bway. 6,000  
**190TH st W, nwc Bway.** see plot begins 9,266.2 n ss 155th & 2,482.6 w es 10 av.  
**190TH st W, swc Bway.** see plot begins 9,266.2 n ss 155th & 2,482.6 w es 10 av.  
**201ST st W, nec 9 av.** see 9 av, es, extends from 201st to 202d.  
**202D st W, sec 9 av.** see 9 av, es, extends from 201st to 202d.  
**Av A, 1313.** see Audubon av, sec 168th.  
**Av A, 1654.** (5:1583) sec 87th, 16.8x81; subject to right of dower in above premises now vested in the mother of party 1st pt; Dec15; Dec16'11, 1y6%; Wm D Riley, 356 W 145, to Julius Nahm, 469 5 av. 1,200  
**Av B, 40-2.** (2:399); ext of 2 mtgs for \$6,000 each to Dec4'16 at 6%; Dec4; Dec16'11; Moses Goodman, 562 W 113, with Sol Frankel, 251 W 92, & Saml Werner, 316 W 94. nom  
**Amsterdam av, 2010-2.** (8:2118) ws, 49.11 s 160th, 50x100; PM; pr mtg \$24,000; Dec 15; Dec18'11, 2y6%; Mary Monfort 908 St Nicholas av to Homer R Gillies, 546 W 160. 7,000  
**Audubon av.** (8:2123) sec 168th, 25x95x 50x95; also 9TH AV, 664-6, (4:1037) es, 22 n 46th, runs n53xe75xw— to pt 22 n 46th & 57 e 9 av xw57 to beg; also AT to 3 mtgs covering Av A, 1313, (5:1465) nwc 70th, 27.8x94; also 47th st, 311 W, (4:1038) ns, 150 w 8 av, 20x100.5; also 9 av, 643, (4:1055) nwc 45th, 25x80; Dec14; Dec 15'11, 1y6%; Wm Stube of Hoboken, NJ to Julius Nahm, 469 5 av. 4,000  
**Amsterdam av, 1980.** (8:2117); sal Ls; Dec12; Dec15'11, demand, 6%; Aug Buhrmeister, of Yonkers, NY, to Jacob Rupert, a corpn, 1639 3 av. 6,000  
**Broadway, 502-4.** (2:483) es, 154.11 n Broome, runs e100xs29.5xe100.3 to ws Crosby (Nos44-52) xn120.8xw100.1xs44.9xw 99.11 to Bway xs46 to beg; PM; Dec7; Dec 15'11, 5y % as per bond; Chas Laue, Bklyn, to Seth Low, 30 E 64. 200,000  
**Broadway, 1164.** (3:829) es, 79 n 27th, 26.5x114.11x24.8x105.5, leasehold; Nov29; Dec18'11, due as per bond, 6%; Germaine Restaurant Co to J Willis Flickinger, 615 Clifton av, Newark, NJ, & ano. 16,367.60  
**Broadway, nwc 190TH.** see plot begins 9,266.2 n ss 155th & 2,482.6 w es 10 av.  
**Broadway, swc 190TH.** see plot begins 9,266.2 n ss 155th & 2,482.6 w es 10 av.  
**Broadway, 4180.** (8:2145) nec 177th, 91.2 x115.9x89.10x100.2; ext of \$30,000 mtg to Aug10'15 at 6%; Dec15; Dec18'11; Sumner Gerard with Old Lyceum Bldg Co, 60 Bway. nom  
**Bennett av, es, — s 190TH.** see plot begins 9,266.2 n ss 155th & 2,482.6 w es 10 av.  
**Broadway, 1981-7.** see Bway, 1989.  
**Broadway, 1227.** see 6 av, 492-8.  
**Broadway, 1989.** (4:1139) ws, 112.10 s 68th, 28.1x117.4x25x130.2; also BROADWAY, 1981-7, (4:1139) nwc 67th (Nos 121-7), 84.9x75.5x75.5x131.8; Dec19; Dec20'11, 3 y6%; Oliver M Arkenburgh, 233 W 107, to Edgar S Appleby & ano. 30,000  
**Broadway, 2457-9.** (4:1238) swc 91st, str Ls; Dec20; Dec21'11, demand, 6%; Guido Rieck to Lehn & Pink, 120 Wm. 2,272.71  
**Columbus av, 211-7.** (4:1122) es, 20.5 s 70th, 80x70.8; Dec14; Dec15'11, due as per bond; Ida F P Brennan, 217 Col av, to Bankers Trust Co, 7 Wall. 60,000  
**Lexington av, 1797.** (6:1637) es, 46.11 s 112th, 27x73; Dec15'11, 3y4½%; Mary N MacDonald to German Savgs Bank, 157 4 av. 7,500  
**Lexington av, 582.** (5:1306) ws, 60.5 n 51st, 20x90; pr mtg \$15,000; Dec13; Dec15'11, 3y5½%; Geo W Bond, Jr, of Weehawken, NJ, to Paul R Reynolds, Scarsdale, NY. 4,000  
**Lexington av, 2113-5.** see 127th, 143 E.  
**Lexington av, 1511.** (6:1625); ext of \$18,000 mtg to Nov23'14 at 5%; Dec15; Dec16'11; N Y Life Ins & Trust Co, trste Louis C Hamersley with Maurice Gunzburger, 513 8 av. nom  
**Lexington av, 1897-1905.** (6:1767) nec 118th (No 147), 100.11x39; PM; pr mtg \$52,000; Dec18; Dec19'11, 3y6%; Curtiss P Byron, 2224 Ams av, to Rubin Bros, a corpn, 18 W 18. 18,275  
**Lexington av, 1225.** (5:1512) es, 16.2 n 83d, 16x62.2; also 84TH ST, 153 E, (5:1513) ns, 298.4 w 3 av, 21.1x102.2; pr mtg \$16,000; Dec18; Dec20'11, due as per bond; Jno J Fleming to Mary R Murphy, 15 W 46. 6,000  
**Lenox av, 214.** (6:1720); ext of \$18,000 mtg to Dec3'15 at 5%; Dec18; Dec21'11; Grace Ahrens with Cecelia W Niles McClaskey, at Mt Vernon, NY. nom  
**Madison av, 21-5.** (3:854) sec 25th (Nos 36-42) runs e175xs98.9xw75xn24.8xw100 to av xn74 to beg; bldg loan; Dec14; Dec15'11, 1y6%; Musgrave Realty Co to Title Ins Co of NY. 1,500,000  
**Madison av, 21-5.** certf as to above mtg; Dec14; Dec15'11; same to same. —  
**Manhattan av, 356.** (7:1943), es, 27.11 n 116th, 36.3x82; pr mtg \$30,000; Dec16; Dec 18'11, due June16'13, 6%; Ellen Sullivan to Bertha Lippman, 133 W 129. 2,000  
**Madison av, 1889.** (6:1748), es, 60.11 n 122d, 20x100; PM; pr mtg \$15,000; Dec18; '11, demand, 6%; Jennie Wolf to Chas Kennedy, 230 W 70. 2,000  
**Madison av, 1455.** (6:1606); ext of \$16,000 mtg to Dec20'14 at 5%; Dec20'11; Henry Necarsulmer with N & Z Realty Co, 260 Bway. nom  
**Madison av, 1455.** (6:1606); certf as to above ext agmt; Dec18; Dec20'11; N & Z Realty Co to Henry Necarsulmer. nom  
**Park av, 520.** (5:1375); ext of \$420,000 mtg to Dec1'16 at 4½%; Dec15; Dec20'11; 520 Park Av Co with Union Trust Co, 80 Bway. nom  
**Post av.** (8:2219) ss, 150 w Emerson, 25x100; Dec20; Dec21'11, 3y5%; Post Av Constr Co, 127 E 106, to Mutual Trust Co of Westchester Co, trste Jno F Gray, at Portchester, NY. 20,000  
**Post av.** (8:2219); same prop; certf as to above mtg; Dec20; Dec21'11; same to same. —  
**Post av.** (8:2219); same prop; sobrn agmt; Dec20; Dec21'11; Realty Operating Co with same. nom  
**Post av.** (8:2219) ss, 125 w Emerson, 25x100; Dec20; Dec21'11, due as per bond; Post Av Constr Co to Lavinia A Winter, 408 Vernon av, B of Q. 20,000  
**Post av.** (8:2219); same prop; certf as to above mtg; Dec20; Dec21'11; same to same. —  
**Post av.** (8:2219); same prop; sobrn agmt; Dec20; Dec21'11; Realty Operating Co with same. nom  
**Riverside Dr, 102.** (4:1245) es, 121.11 s 83d, runs e55.10xs23.4xw12xs15xw26.5 to Dr xn42.1 to beg; Dec15; Dec16'11, due, &c, as per bond; Elbridge G Snow to Title Guar & Trust Co. 25,000  
**St Nicholas av.** (7:2065) nwc 150th, (Nos 401-11) 102.2x91.5x99.11x112.11; bldg loan; Dec15; Dec16'11, 1y6%; Welton Constr Co to State Realty & Mtg Co, 11 Pine. 90,000  
**St Nicholas av.** (7:2065); same prop; certf as to above mtg; Dec15; Dec16'11; same to same. —  
**St Nicholas av.** (7:2065); same prop; PM; pr mtg \$90,000; Dec15; Dec16'11, 1y 6%; same to same. 34,500  
**St Nicholas av.** (7:1955) nec 128th (No 311) 20.2x89.6x20x92.6; pr mtg \$23,000; Dec 15; Dec16'11, 2y6%; Agnes M Scoville to C Jos Elgar, 311 W 128. 3,500  
**St Nicholas av.** (8:2162) ws, 50 n 179th, 100x100, vacant; Dec20'11, 3y % as per bond; Rose C Newman to Farmers Loan & Trust Co, 22 Wm. 40,000  
**West End av, 700.** (4:1242) nec 94th, 42.2 x100x40.4x100; PM; pr mtg \$70,000; Dec15; Dec16'11, 5y6%; Herald Realty Co to Valentine Gumprecht, 230 W 97. 33,000  
**West End av, 410.** (4:1227) es, 60 s 80th, 42x110; ext of \$90,000 mtg to Nov1'16 at 4½%; Dec20; Dec21'11; Alfd H Curtis et al exrs, &c, Wm Carroll with Saml R Betts, 159 Lex av. nom  
**1ST av, 2241.** (6:1687) ws, 20 n 116th, 20 x73; pr mtg \$10,800; Dec14; Dec15'11, 1y 6%; Eleonora Manzione, 2241 1 av, to Oreeste Covelli, 402 E 116. 1,000  
**1ST av, 2352.** (6:1808) es, 60.11 s 121st, 20x80; PM; pr mtg \$—; Dec15; Dec16'11, due June15'12, 6%; Antonio Tafuri to Jno Gerken, 2352 1 av. 500



**2D av, 855**, (5:1319) ws, 25.5 s 46th, 25 x75; PM; pr mtg \$—; Dec18'11, due Jan2'17, 5%; Gustave S Duschnes, 16 W 90, to Geo W Thedford, 300 W 109, 13,000

**2D av, 160**, (2:452), nec 10th (Nos 201-3), 25x105; leasehold; PM; Dec18'11, 6y6%; David G Brovich, of Bklyn, to Hugh Hill, at Irvington, NY. gold 16,000

**2D av, 160**; pr mtg \$16,000; Dec15; Dec18'11, due Aug15'13, 6%; same to Barnett Levy, 36 W 115. 4,000

**2D av, 1642**, (5:1548) nec 85th (Nos 301-3) 46.2x72; pr mtg \$—; Dec18'11, due June18'14, 6%; Rae Levison, 127 E 72, to Louis Bauman, 1845 7 av. 10,000

**2D av, 436**, (3:930); ext of \$28,000 mtg to Nov26'14, at 5%; Oct26; Dec18'11; Julia Wray with Dora Hal Realty Co. nom

**2D av, 1832**, (5:1557) es, 75.11 s 95th, 24.9x100; ext of \$18,000 mtg to Jan2'15, at 5%; Dec9; Dec16'11; Anna M Goebel with Samson Toplitz, 307 W 98. nom

**2D av, 1634**, (5:1547) ws, 50 s 85th, 25x88; ext of \$14,000 mtg to Feb25'17 at 5%; Dec12; Dec15'11; Louis Wolf, 351 E 87, with Jno T Willets, trste Saml Willets (Walter R Willets residuary trust). nom

**2D av, 1640-2**, see 85th, 301-3 E.

**2D av, 2084**, (6:1679); sal Ls; Dec13; Dec19'11, demand, 6%; Lorenzo Capra, 2084 2 av, to Henry Elias Bwgo Co, 403 E 54. 2,500

**2D av, 1261-3**, (5:1421); ext of \$54,000 mtg to Aug28'14 at 5%; Dec1; Dec19'11; Trust Co of America with Daycor Realty Co, 80 Nassau. nom

**2D av, 2459**, (6:1790) swc 126th (No 248), 24.11x105; pr mtg \$11,000; Dec20'11, 2y6%; Edw Jos Mahon, 2459 2 av to Edw Keale, 202 Patchen av, Bklyn. 3,500

**2D av, 944-6**, (5:1343) nec 50th (Nos 301-3), 40.5x70; ext of \$48,000 mtg to Nov16'16 at 5%; Nov16; Dec20'11; Herman Rosenberg with Louis Perlstein & Jacob Rosenthal. nom

**3D av, 1240-S**, (5:1406) swc 72d (Nos 184½-8), 102.2x90; Dec15; Dec21'11, 5y4½%; Harcourt Realty Co, 25 Broad, to Union Sq Savgs Bank, 20 Union Sq. 30,000

**3D av, 1240-S**; certf as to above mtg; Dec21'11; same to same.

**3D av, 1488**, (5:1512) swc 84th (No 164), 24.2x93.6, leasehold; pr mtg \$29,000; Dec20'11, installs, 6%; Michl Cosgrove to Geo Ringler & Co, 203 E 92. 10,000

**3D av, 1795**, (6:1649) es, 50.7 s 100th, 25.2x105; estoppel certf; Dec18; Dec19'11; Louis Oest to Met Savgs Bank. —

**3D av, 1131**, (5:1421) nec 66th, —; sal Ls; Dec5; Dec15'11, demand, 6%; Denis Guilfoyle to Jacob Ruppert, a corpn, 1639 3 av. 6,867.40

**3D av, 395**, (3:909), sal Ls; Dec11; Dec15'11, demand, 6%; Jno McFadden to Jacob Ruppert, a corpn, 1639 3 av. 10,000

**5TH av, 119-21**, (3:848) nec 19th; asn of all interest in Ls to secure \$20,000; Dec8; Dec19'11, 4mos, interest as per note; Alice M Libowitz, of Tarrytown, to Gotham Natl Bank of NY, 990 8 av. 20,000

**6TH av, 49**, see 4th, 161 W.

**6TH av, 330**, (3:822); ext of \$7,000 mtg to Apr27'14 at 6%; July13; Dec21'11; Title Guar & Trust Co with Josephine M Geenen, 66 W 21. nom

**6TH av, 839**, (4:1000) ws, 80.5 s 48th, 20x84; pr mtg \$—; Dec20; Dec21'11, due as per bond; Eugene I Murtha to Mutual Life Ins Co of NY, 32 Nassau. 2,000

**6TH av, 492-S**, (3:831) sec 30th (Nos 42-60), 67.11x299.3 to ws Bway (No1227), 15.2 x289.10; PM; Dec20'11, 5y4½%; Zachariah Zacharias to Isaac P Smith, 45 W 76. 650,000

**7TH av, 136-S**, (3:768) ws, 23 n 18th, 46x60x46x60; PM; Dec14; Dec16'11, 4y5%; Midtown Constn Co, 34 Pine, to Henry V Allien, at Montclair, NJ, & ano. 34,000

**7TH av, 136-S**; pr mtg \$34,000; Dec15; Dec16'11, 4y6%; same to Robt Alexander, 430 W 23, & ano. 7,000

**7TH av, 1983**, (7:1904) nec 119th (No 159), runs n26.11xe86xe12x26.11 to st xw98 to beg; ext of \$45,000 mtg to Jan1'17 at 5%; Nov20; Dec15'11; Lawyers Mtg Co with Geo J Kuck. nom

**7TH av, 1976-80**, (7:1925) nwc 119th (No 201), 100.11x100; pr mtg \$175,000; Dec15'11, 5y6%; Hyman Adelstein & Abram Avrutine to Ezekiel Zachnowitz, 62 Rutgers. 20,000

**7TH av, 2296**, (7:1940) swc 135th, (Nos 200-14), 49.11x irreg x99.11x125; ext of \$42,000 mtg to Dec1'16 at 5%; Nov27; Dec18'11; Geo A Quinby as comm Julia T Sneden with Minnie H wife Pedro S Mesny et al. nom

**8TH av, 975-9**, (4:1048) ws, 25.5 n 57th, 75x100; Dec19'11, 3y5%; The Zinwill Co to Lawyers Title Ins & Trust Co. 160,000

**8TH av, 975-9**; pr mtg \$160,000; Dec19'11, 1y6%; same to Saml J Bloomingdale, 771 Mad av, et al, composing firm Bloomingdale Bros. 20,000

**8TH av, 2576**, (7:2023); ext of \$20,000 mtg to Dec18'15, at 5%; Dec18'11; Albt G Morganstern with Minnie Helmsky, 560 W 180, & Gussie Helmsky, 600 W 115, & Ida Tonjes, 560 W 180. nom

**8TH av, 975-9**, (4:1048) ws, 25.5 n 57th, 75x100; certf as to mtg for \$160,000; Dec14; Dec21'11; Zinwill Co to Lawyers Title Ins & Trust Co. —

**8TH av, 975-9**, (4:1048); certf as to mtg for \$20,000; Dec14; Dec21'11; same to Saml J Bloomingdale et al, firm Bloomingdale Bros. —

**9TH av, 643**, see Audubon av, sec 168th.

**9TH av, 664-6**, see Audubon av, sec 168.

**9TH av, 129-33**, (3:716) nwc 18th (Nos 401-3), 47.4x85; ext of \$65,000 mtg to Nov12'16 at 5½%; Nov21; Dec18'11; N Y Life Ins Co with Herman & Giza Klein. nom

**9TH av, sec 202d**, see 9 av, es, extends from 201st to 202d.

**9TH av, nec 201st**, see 9 av, es, extends from 201st to 202d.

**9TH av**, (8:2184) es, extends from 201st to 202d, —; ext of \$19,000 mtg to Dec20'13 at 5%; Nov28; Dec20'11; Duane S Everson with Harlem Contracting Co, 2 Rector. nom

**10TH av, 875**, (4:1086) nwc 57th (No 501), 25.5x74.8; ext of \$35,000 mtg to Dec14'16 at 5%; Dec14; Dec18'11; Herman H W Neslage with Pauline Murray, 988 5 av. nom

**Plot**, (8:2180) begins 9,266.2 n from ss 155th & 2,482.6 w from es 10 av, runs s 138.9 to pt 9.128.2 n from ss 155th xe204.9 to ws Bennett av xnl37.6xw197.10 to beg; also BROADWAY, (8:2180) swc 190th, runs s108.9xw200.6 to es Bennett av xn 122.10 to 190th xe200 to beg; also BROADWAY, (8:2180) nwc 190th, 18.2x200 to Bennett av; Dec19'11, 3y5½%; Wm F Connor to Helen H Noe, 2025 Bway. 25,000

**Kingsbridge Ter**, (12:3256); same prop; certf as to above mtg; Dec7; Dec15'11; same to same.

**Kelly st, swc Av St John**, see Av St John, swc Kelly.

**Lafayette st**, (\*) ws, 750 n Railroad rd, 50x108, Unionport; ext of mtg for \$5,000 to Jan15'13, 6%; Dec8; Dec15'11; Jacob Weinheimer with Rosa Cannavacci, 1641 Castle Hill av. nom

**Loring pl, swc 183d**, see 183d, late 184th, swc Loring pl.

**Park Drive**, (\*) nwc Reserve Strip, 131.2x126.6x150.9x125; Dec18; Dec21'11, due as per bond; Margt A, wife Jno J Smith to Thos Darlington, 27 Washington Sq N, & ano, trstes for Jno McFadden. 2,000

**Poe pl, cl at 315.9 s 194th**, see Briggs av, 2594.

**Reserve Strip, nwc Park Drive**, see Park Drive, nwc Reserve Strip.

**Ritter pl, 826-S**, (11:2968); ext of \$6,000 mtg to Sept21'14 at 5½%; Sept19; Dec15'11; E Henry Lacombe et al, trstes Douglas W Burnham, with Moses Solomon. nom

**Simpson st**, (10:2724) ws, 312.8 n 163d, 3 lots, together in size 126x108.2x126x109.7, 3 bldg loan mtgs, each \$35,000; Dec15'11, demand, 6%; Podgru Realty Co to City Mtg Co, 15 Wall. 105,000

**Simpson st**, (10:2724); same prop; 3 certfs as to above mtgs; Dec15'11; same to same.

**Simpson st**, (10:2724); same prop; 3 PM mtgs, each \$6,000; 3 pr mtgs, \$35,000 each; Dec15'11, 3y6%; same to Amer Real Est Co, 527 5 av. 18,000

**Spencer pl, ws, abt 100 n 150TH**, see Mott av, 598.

**Sheil st**, (\*) ss, 350 w Bronxwood av, 25x100; ext of \$200 mtg to Dec10'13 at % as per bond; Dec16; Dec20'11; Maria A Lasascio with Angelina Bertone, 838 E 214. nom

**Tiffany st, 936**, (10:2712); ext of \$16,000 mtg to Nov20'16 at 5½%; Nov1; Dec15'11; Lawyers Mtg Co with Henry Hill & Israel Lewis. nom

**Tiffany st, sec Westchester av**, see Westchester av, sec Tiffany.

**Theriot st**, (\*) ws, 376 n Davis, 25x100; Dec14; Dec15'11, due Dec1'14, 6%; Giovanni Cermola to Geo Hauser, 1762 Walker av. 600

**137TH st E**, (10:2565) ss, 155.5 e So Boulevard, 25x100; Dec18'11, 1y5%; Rose Lynch, Yonkers, NY, to Dollar Savgs Bk, 2808 3 av. 2,000

**138TH st, 593 E**, (10:2551-2552); ext of \$35,000 mtg to July6'14 at 5%; Nov15; Dec19'11; Lawyers Mtg Co with Sidney J Baumann. nom

**145TH st, 442 E**, (9:2289); agmt as to share ownership in mtg; Dec15; Dec20'11; Florine E Salsbury with Lawyers Title Ins & Trust Co, 160 Bway. nom

**145TH st, 446 E**, (9:2289); agmt as to share ownership in mtg; Dec18; Dec20'11; Katie Ettenheimer with Lawyers Title Ins & Trust Co. nom

**145TH st, 440-2 E**, (9:2289) sobrn agmt Dec7; Dec18'11; Christian Jacobs & Theo C Wood with Herman Stark, 295 E 10. nom

**145TH st, 440-2 E**, (9:2289) sobrn agmt; Dec7; Dec18'11; same with Morris M Sinske, 108 W 142. nom

**145TH st E**, (9:2289) ss, 436.2 e Willis av, 37.6x100; Dec18'11, 5y5½%; Christian Jacobs, 440 E 145 to Morris M Sinske, 108 W 142. 30,000

**145TH st E**, (9:2289) same prop; pr mtg \$30,000; Dec18'11, due Oct1'12, 6%; same to Belle Smalbach, 265 W 127. 1,000

**145TH st E**, (9:2289) same prop; pr mtg \$31,000; Dec18'11, installs, 6%; same to Frances Schwartz, 34 W 116. 1,200

**145TH st E**, (9:2289) ss, 398.8 e Willis av, 37.6x100; Dec15'11, 3y5½%; Christian Jacobs to Morris M Sinske, 151 W 42. 30,000

**145TH st E**, (9:2289); same prop; pr mtg \$—; Dec15'11, due, &c, as per bond; Christian Jacobs to Herman Stark, 295 E 10. 1,000

**147TH st E, swc Concord av**, see Concord av, swc 147.

**149TH st, 337-41 E**, (9:2331) ns, 125 w Courtlandt av, 50x80; Dec16; Dec18'11; 5y5%; Giuseppe & Francesco Tacinelli to Florence M Haskin, 205 W 57. 22,000

**149TH st E, nec Eagle av**, see Eagle av, nec 149.

**155TH st, 767**, (10:2654) ns, 120.2 w Tinton av, runs n100xw4.10xsw15.3xs93.8 to st xe20 to beg; Dec19; Dec21'11, due May1'14, 5%; Isaac Polonsky or Polousky, 868 E 162, to Grosvenor H Hewitt, at Worthington, Mass. 1,000

**161ST st E, nwc Elton av**, see Elton av, nwc 161.

**162D st, 765 E**, (9:2367) ns, 212.10 w 3 av, 26.10x100; ext of \$3,000 mtg to Jan1'17 at 6%; Dec15; Dec19'11; Wm F Grell with Diedrich Schnaars, 501 E 162. nom

**162D st, 765 E**, (9:2367); ext of \$4,000 mtg to Jan1'17 at 6%; Dec15; Dec19'11; Wm F Grell with Diedrich Schnaars, 501 E 162. nom

**162D st, 409-13 E**, (9:2384) ns, 71.3 e Melrose av, 50x100; Dec19'11, due as per bond; Jos E Donohue to Title Guar & Trust Co. 5,500

**165TH st E, sec Grant av**, see Grant av, sec 165.

**165TH st E, swc Morris av**, see Grant av, sec 161.

MISCELLANEOUS MORTGAGES.

Borough of Manhattan.

**Certf as to mtg for \$5,000**; Dec16; Dec21'11; G Gordon Martin, Inc, to Robt E Chrischilles, of Algona, Iowa.

**Chattel mtg**; certf & consent to mtg for \$4,000 on personal prop in NY & Bayonne, NJ; Dec13; Dec15'11; Wrought Iron Castings Co to Oscar Kress.

**Certf as to mtg for \$5,000** covering land in Kings Co, NY; Dec13; Dec15'11; Equitable Realty Co to Sidney Kinmoth, 1221 Washington, Hoboken, NJ.

**Certf as to mtg for \$5,000** covering land in Richmond Co, NY; Dec13; Dec15'11; Woodrow Park Realty Co to Sidney Kinmoth, 1221 Washington, Hoboken, NJ.

**General mtg, car & RR Ls, agmt, &c**; Aug9; Dec19'11, due Oct1'16, 6%; The German-American Car Co, at Chicago, Ill, to International Agricultural Corpn, 165 Bway. gold bonds, 64,000

MORTGAGES

Borough of the Bronx.

**Brandt pl, 95**, (11:2876) nec Aqueduct av, 50x100; PM; pr mtg \$48,000; Dec15; Dec16'11, 5y5%; Carl F Dieckmann, at Bronxville, to Morell Realty Co, 116 W 164. 12,000

**Buchanan pl, swc Davidson av**, see Davidson av, swc Buchanan pl.

**Beck st, nwc Av St John**, see Av St John, nwc Beck.

**Crotona Park N**, (11:2944) ns, 303.6 e Arthur av, 25x96.11x25x95.11; PM; pr mtg \$—; Dec14; Dec15'11, 3y5½%; Benj Benenson, 407 E 153, to Henry Rubin Bldg Co, 132 Nassau. 2,807

**Crotona Park N**, (11:2944) ns, 353.6 e Arthur av, 25x101.1x25x99; also CROTONA PARK N, (11:2944) ns, 328.6 e Arthur av, 25x99x25x96.11; PM; pr mtg \$—; Dec14; Dec15'11, 3y5½%; Benj Benenson, 407 E 153, to Galveston Bldg Co, 1537 Fulton av. 7,193

**Crotona Park N, ns, 328.6 e Arthur av**, see Crotona Park N, ns, 353.6 e Arthur av.

**Carlisle pl, nec 211th**, see 211th E, nec Carlisle pl.

**Featherbed la, nec Nelson av**, see Nelson av, es, at es of open space, &c.

**Fox st**, (10:2726) es, 615 n 165th, 21x100; pr mtg \$8,500; Dec18; Dec19'11, 3y6%; J C Gaffney Constn Co to Chas L Weiher, 112 E 76. 2,000

**Fox st**, (10:2726); same prop; certf as to above mtg; Dec12; Dec19'11; same to same.

**Faille st**, (10:2761) es, 100 s Seneca av, 100x100; 2 mtgs ea \$37,750; Dec15'11; 3y6%; Ambrose Realty Co to American Mtg Co, 31 Nassau. 75,500

**Faille st**, (10:2761) es, 100 s Seneca av, 100x100; two certfs as to above mtgs; Dec15'11; same to same.

**Fox st, swc Westchester av**, see Westchester av, sec Tiffany.

**Freeman st**, (11:2971) ns, 57.7 e Prospect av, runs nw64.9xse42.11xs42.3xw13.5 to beg; Dec14; Dec15'11, due Jan1'15, 5%; Eugene H Hammond to Alice Coudock, 601 W 184. 4,000

**Freeman st**, (11:2971) ns, 88.1 e Prospect av, runs n34.11xnw18.4xs42.3 to st xe 17.1 to beg; Dec14; Dec15'11, due Jan1'15, 5%; Eugene H Hammond to Annie M Foster, 17 W 126. 3,500

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

**Garden st**, (11:3100) ns, 312.2 w So Blvd, 50x100; agmt as to share ownership in mtg for \$34,000; Nov9; Dec16'11; Estates Settlement Co with Manhattan Mtg Co, 200 Bway. nom

**Jennings st, swc So Blvd**, see So Blvd, swc Jennings.

**Kelly st, swc 167TH**, see 167th E, swc Kelly.

**Kingsbridge Ter**, (12:3256) ws, 110 n 230th, runs n79.7xw96xs35xw25xs5xe—xs 37.6xw—xs—xe119.9 to beg; bldg loan; Dec13; Dec15'11, due June13'12, 6%; Edmondson Constn Co, 109 E 175, to Excelsior Mtg, 507 E Tremont av. 22,000



**165TH st W, nec Ogden av, see Ogden av, nec 165.**

**167TH st E, (10:2705) swc Kelly, 100x90 Dec15; Dec19'11, 3y6%; Ambrose Realty Co to American Mtg Co. 15,000**

**167TH st E, (10:2705); same prop; certf as to above mtg; Dec15; Dec19'11; same to same.**

**170TH st E, (11:2965) ss, 90.1 e Stebbins av, 28.7x33.9x26.8x33.8; given to secure note for \$6,000; Dec15'11, due June15'12, 6%; Bellwood Constn Co to Max Kobre, 43 E 123. 5,000**

**170TH st W, (9:2506) swc Boscobel av, (Nos 1343-53), 74x104.5x74x106.8; Dec21'11 due as per bond; Chas Kaepfel to Title Guar & Trust Co, 176 Bway. 8,000**

**171ST st E, see Gleason av, see Gleason av, sec 171.**

**171ST st E, (\*) ws, 456.7 s Gleason av, 50x150.7x—x180.8; also 177TH ST, (\*) es, 206.7 n Ludlow av, 25x196.11x25.3x200.11; Dec12; Dec16'11, due as per bond; Isaac Wolff to Peoples Trust Co, trste Jos J Gleason, 181 Montague, Bklyn. 540**

**171ST st E, (\*) ws, 100 n Gleason av, 100x84.9x76.7x74.3; PM; Dec12; Dec18'11, due as per bond; Leopold Kaufman to Peoples Trust Co, trste Jos J Gleason, 181 Montague, Bklyn. 1,020**

**171ST st E, (\*) es, 406.7 s Gleason av, 75x100; Dec11; Dec18'11, due as per bond; Arthur N Haas to Peoples Trust Co, trste Jos J Gleason, 181 Montague, Bklyn. 630**

**171ST st E, (\*) ws, 219.11 s Westchester av, 100x94.10 to Classon Point rd x102x 112.4; also 174TH ST E, (\*) es, 281.8 s Gleason av, 50x100; PM; Dec14; Dec15'11, due as per bond; Fred O Porter to Peoples Trust Co as trste Jos J Gleason under deed of trust, 181 Montague, Bklyn. 1,890**

**171ST st E, ws, 631.7 s Gleason av, see 171st E, es, 106.7 s Gleason av.**

**171ST st E, ws, 156.7 s Gleason av, see 171st E, es, 106.7 s Gleason av.**

**171ST st E, (\*) es, 106.7 s Gleason av, 150x100; also 171ST ST E, (\*) ws, 156.7 s Gleason av, 100x166.7x—x139.6; also 171ST ST E, (\*) ws, 631.7 s Gleason av, 36.3x42.7 x51, gore; Dec11; Dec19'11, due as per bond; Wm Heinrich, 2068 Story av, to Peoples Trust Co, trste Jos J Gleason, 181 Montague, Bklyn. 2,625**

**171ST st E, (\*) ws, 356.7 s Gleason av, 50x194.7x—x199.9; Dec11; Dec19'11, due as per bond; Benj Finkel, 1447 Longfellow av, to Peoples Trust Co, trste Jos J Gleason, 181 Montague, Bklyn. 570**

**171ST st E, (\*) es, 531.7 s Gleason av, 50x100; PM; Dec12; Dec19'11, due as per bond; Jno Rooney, 565 E 178, to Peoples Trust Co, trste Jos J Gleason, 181 Montague, Bklyn. 240**

**171ST st E, (\*) es, 356.7 s Gleason av, 50x100; PM; Dec18; Dec19'11, due as per bond; Ida Redbord, 1718 Taylor, to Peoples Trust Co, trste Jos J Gleason, 181 Montague, Bklyn. 480**

**171ST st E, (\*) es, 256.7 s Gleason av, 100x100; PM; Dec11; Dec19'11, due as per bond; Katharina Hetzl to Peoples Trust Co, trste Jos J Gleason, 181 Montague, Bklyn. 1,140**

**172D st E, (\*) es, 106.7 s Gleason av, 50x100; PM; Dec11; Dec19'11, due as per bond; Alwell Realty Co to Peoples Trust Co, trste Jos J Gleason, 181 Montague, Bklyn. 870**

**172D st E, (\*) es, 531.7 s Gleason av, 25 x100; PM; Dec12; Dec18'11, due as per bond; Harry Sugarman to Peoples Trust Co, trste Jos J Gleason, 181 Montague, Bklyn. 240**

**173D st E, (\*) es, 556.7 s Gleason av, 94.2x110.7x46.6x100; PM; Dec12; Dec18'11, due as per bond; Jno D McCarthy to Peoples Trust Co, trste Jos J Gleason, 181 Montague, Bklyn. 600**

**173D st E, (\*) es, 506.7 s Gleason av, 50x100; PM; Dec12; Dec18'11, due as per bond; Jno Rohrbach to Peoples Trust Co, trste Jos J Gleason, 181 Montague, Bklyn. 480**

**173D st E, see Webster av, see Webster av, sec 173.**

**173D st E, (\*) ws, 581.7 s Gleason av, 79.6x100.7x90x100; PM; Dec12; Dec20'11, due as per bond; Arthur L Page, 2193 Starling av to Peoples Trust Co, trste Jos J Gleason, 181 Montague, Bklyn. 675**

**174TH st, 451 E, (11:2907) ns, 100 se Park av, 50x100; PM; pr mtg \$— Dec 11; Dec20'11, 1y5%; Ettar Realty Co to Bessie N Fismer, — Cumberland av, Verona, NJ. 6,800**

**174TH st, 451 E, PM; pr mtg \$6,800; Dec 11; Dec20'11, due June20'12, 6%; same to Emil W Klappert, 873 West End av. 1,000**

**174TH st E, (\*) es, 231.7 s Gleason av, 50x100; PM; Dec12; Dec18'11, due as per bond; Jacob Freudenschmager to Peoples Trust Co, trste Jos J Gleason, 181 Montague, Bklyn. 570**

**174TH st E, es, 281.8 s Gleason av, see 171st E, ws, 219.11 s Westchester av.**

**176TH st E, swc Mohegan av, see Mohegan av, swc 176.**

**177TH st E, nwc Ludlow av, see Ludlow av, nwc 177.**

**177TH st E, es, 206.7 n Ludlow av, see 171st E, ws, 456.7 s Gleason av.**

**177TH st E, see Watson av, see Watson av, sec 177.**

**177TH st E, (\*) es, 281.7 n Ludlow av, 50x181x50.6x189; Dec12; Dec20'11, due, &c, as per bond; Wm H Parkerton, 115 N 17, East Orange, NJ, to Peoples Trust Co, trste Jos J Gleason, 181 Montague, Bklyn. 420**

**177TH st E, (\*) es, 156.8 s Watson av, 25x141.4x25.6x145.6; also TAYLOR AV, (\*) es, 156.8 s Watson av, 50x100; PM; Dec12; Dec21'11, due as per bond; Jacob O Peder- sen, 829 Freeman, to Peoples Trust Co, trste Jos J Gleason, 181 Montague, Bklyn. 300**

**178TH st E, (11:2808) ss, 142.1 w Grand Blvd & Concourse, 25x93.4x25x94.6; also ELLIS AV, (\*) ns, 105 w Olmstead av, 100 x108, Unionport; Dec15; Dec16'11, due as per bond; Frederic or Fredk C Leubuscher, 5 W 124, to Jennie L Lee, 333 W 14. 5,000**

**180TH st E, nec Daly av, see Daly av, nec 180.**

**182D st swc, So Blvd, see So Blvd, swc 182.**

**182D st E, swc Belmont av, see Belmont av, 2177.**

**182D st E, (11:3082) ss, 135.3 w Belmont av, runs s81xw50 to es Hughes av xn55x— on curve to 182d xsel13.3 to beg; Dec15; Dec16'11, 3y5%; Stafford Constn Co to Lawyers Mtg Co, 59 Liberty. 33,000**

**182D st E, (11:3082); same prop; certf as to above mtg; Dec15; Dec16'11; same to same.**

**182D st, 648 E, (11:3082) ss, 83.9 w Belmont av, 51.6x81x50x68.9; Dec15; Dec16'11, 3y5%; Stafford Constn Co to Lawyers Mtg Co, 59 Liberty. 26,000**

**182D st, 648 E; certf as to above mtg; Dec15; Dec16'11; same to same.**

**183D st, late 184TH st, (11:3223), swc Loring pl, being at ns land now or late N Y Skin & Cancer Hospital, 106.6x78.7x 122.3x105.11, except part for Loring pl & Hampden; pr mtg \$15,000; Dec14; Dec18 '11, due Jan1'21, % as per bond; Clarence L Smith of Scarsdale, NY, to Maria White, 63 E 128. 5,000**

**183D st, 709 E, (11:3103) ns, 71 e Beaumont av, 29x75; pr mtg \$9,000; Dec15'11, due as per bond; Emil Ginsburger to M Montefiore Henschel, 220 E 114. 1,700**

**190TH st E, swc Creston av, see Morris av, 2464.**

**190TH st E, see Morris av, see Morris av, 2464.**

**190TH st E, see Decatur av, see Decatur av, sec 199.**

**206TH st E, (12:3313) nec Grand Blvd & Concourse, 17.5x106.8x15.4x109.8; pr mtg \$1,250; Dec20'11, 3y6%; Lafrenz W Gooss to Geo Bartels, 334 E 198. 1,200**

**211TH st E, (\*) nec Carlisle pl, 52x—x 50x139; Dec16'11, due, &c, as per bond; Giovanni Gentile to Raffaele Cossa, 768 E 213. 1,200**

**222D st E, (\*) ns, 280 w White Plains rd, 50x100, Wakefield; pr mtg \$2,310; Sept 30; Dec15'11, 2y, interest as per bond; Rosario Spitaleri to Jas Bilone, 229 Hawthorn av, Yonkers, NY. 1,514.84**

**222TH st E, (\*) ss, 205 e 5 av, 100x114, Wakefield; Dec14; Dec16'11, 2y % as per bond; Allen Fitch to Louise H Vosbrinck, 747 E 168. 1,750**

**Andrews av, 2341, (11:3225) ws, 100 s along same from s end of curve where Andrews av joins ss Fordham rd, runs s50wx100xn25xe25xn25xe75 to beg; Dec15 '11, 3y5%; Jno E Scharsmith to Italian Savgs Bank of City NY, 64 Spring. 35,000**

**Andrews av, 2341; sobr n agmt; Dec15'11; Burdick Realty Co with same. nom**

**Aqueduct av, nec Brandt pl, see Brandt pl, 95.**

**Anthony av, (11:2892) es, 130.8 n 175th, runs e142.5xn98.10xw170 to av xs95 to beg; pr mtg \$15,000; Dec16; Dec20,11, 3y6%; Bernhard Bloch, 100 St Nicholas av, to Security Bank of NY, 1 E 14. 2,200**

**Av St John, (10:2685) ws, 78.8 s Kelly, 85.6x100x irreg x80; ext of \$57,500 mtg to May1'17 at 5%; Dec15; Dec19'11; Lawyers Title Ins & Trust Co with Friedman Constn Co. nom**

**Av St John, (10:2685) swc Kelly, 78.8x 78.5; ext of \$56,500 mtg to May1'17 at 5%; Dec15; Dec19'11; Lawyers Title Ins & Trust Co with Friedman Constn Co. nom**

**Av St John, (10:2685) nwc Beck, 85.10x 100; ext of \$66,000 mtg to May1'17 at 5%; Dec15; Dec19'11; Lawyers Title Ins & Trust Co with Friedman Constn Co. nom**

**Aqueduct av, (11:3210) es, 76 s Fordham pl, 25.4x104.9x25x100.6; Dec15; Dec21'11, 2y6%; Mosholu Realty Co, 99 Nassau, to Jas T Murray, 359 W 22. 600**

**Belmont av, 2177, (11:3082) swc 182d (No 650), 88.10x39.1x98.11x42.7; Dec15; Dec 16'11, 3y5%; Stafford Constn Co to Lawyers Mtg Co, 59 Liberty. 30,000**

**Belmont av, 2177; certf as to above mtg; Dec15; Dec16'11; same to same.**

**Bryant av, 920, (10:2761) es, 125 s Garrison av, 25x100; PM; pr mtg \$13,000; Dec 15; Dec18'11, 4y6%; Wm Oberhardt, Jr, to Martin Pletscher Constn Co, Inc, 918 Bryant av. 5,000**

**Briggs av, 2594, (12:3293) es, 315.9 s 194th, 20x92.9 to cl Poe pl x19.4x91.2; pr mtg \$8,000; Dec18'11, due as per bond; Lewis H Woods to Jos I Berry, 2543 Valentine av. 1,000**

**Briggs av, 2594, (12:3293) es, 315.9 s 194th, 20x76.3 to ws Poe pl x19.5x74.8; ext of mtg for \$7,000 to Dec18'14, 5%; Dec18 '11; Alex F Denniston with Lewis H Woods, 2404 Grand av. nom**

**Broadway, 5731, (13:3405) ws, abt 405 n 234th, 62x162; pr mtg \$6,000; Dec14; Dec 18'11, 3y5%; Jno R Brady to Jno McClure, 233 E Kingsbridge rd. 1,000**

**Bryant av, (10:2761 & 2764) ws, 175 s Seneca av, 26.11x100, with strip 1.11 wide on ss; June1; Dec19'11, 3y5%; Central Mtg Co to Geo W Post, 44 Herkimer, Bklyn & ano, exrs Chas S Ward. 4,250**

**Bryant av, (10:2761 & 2764) ws, 201.11 s Seneca av, 20x101.10x39.2x100, except strip 1.11 on ns; June1; Dec19'11, 3y5½%; same to same. 4,250**

**Bailey av, (11:3239) es, 345.8 n from the beg of curve of nec Bailey & Heath avs, runs e100xw16.8xw100xn16.8; Dec19'11, 3y 5½%; Tessier Bldg Co, 37 E 28, to Agnes G W Bertieri, 16 Victoria rd, London, Eng. 4,500**

**Bailey av, (11:3239); same prop; sobr n agmt; Dec19'11; Hinkle Iron Co & Tessier Bldg Co with same. nom**

**Boone av, es, abt 140 s 172D, see West Farms rd, 1481-93.**

**Bailey av, 2526, (11:3239) es, 329 n Heath av, 16.8x100; certf as to mtg for \$4,500; Dec19; Dec20'11; Tessier Bldg Co to A G W Bertieri.**

**Becker av (241ST st), (\*) ss, 50 w Matthilda av, Washingtonville, 50x100; Dec20; Dec21'11, 1y6%; Jno Rotando to Wm T Mapes, 665 E 242. 1,100**

**Barnes av, 3913, (\*) ws, 69.3 s 223d, 22.9 x105; ext of \$4,000 mtg to Jan27'15 at 6%; Dec14; Dec20'11; Duane S Everson with Frank Boyle. nom**

**Bryant av, (11:2994) nwc Freeman, 45x 100; Dec20; Dec21'11, 3y5%; Clover Constn Co, 969 Freeman, to Francis K Pendleton, 7 E 86, & ano, trste Jas H Benedict. 48,000**

**Bryant av, (11:2994); same prop; certf as to above mtg; Dec20; Dec21'11; same to same.**

**Boscobel av, 1343-53, see 170, swc Boscobel av.**

**Crotona av, (11:3103) ws, 170 s 187th, 100x80; Dec15'11, 1y5½%; Mary J Dalton to Dollar Savgs Bank, 2808 3 av. 4,000**

**Crotona av, (11:3098) es, 125.2 sw 182d, 25.3x92.11x25.2x90.7; ext of \$6,500 mtg to Nov29'15 at 5%; Nov15; Dec20'11; Cath Bigley, trste Isabella Urban, with Mary Fischer. nom**

**Courtlandt av, (9:2407) es, 50 n 160th, 25x100, except pt for Courtlandt av; Dec 20; Dec21'11, due as per bond; Hannah A Whealen, 815 Crotona Park N, to Ernestin E D Popp, 3516 3 av. 4,000**

**Clay av, (9:2424) ws, 324.5 s 167th, 37.6 x97.6x37.6x96.11; Dec20'11, 5y5%; Abt J Schwarzler to American Mtg Co. 21,500**

**Clay av, (9:2429) ws, 286.11 s 167th, 37.6 x96.11x37.6x96.3; Dec20'11, 5y5%; Abt J Schwarzler to American Mtg Co. 21,000**

**Clay av, (9:2429) ws, 211.11 s 167th, 37.6 x95.8x37.6x95.7; Dec20'11, 5y5%; Abt J Schwarzler to American Mtg Co. 21,500**

**Clay av, (9:2429) ws, 249.5 s 167th, 37.6 x96.3x37.6x96.8; Dec20'11, 5y5%; Abt J Schwarzler to American Mtg Co. 21,000**

**Creston av, (11:2808) es, 31.10 n Bush, 31.10x88.7x30x99.3; PM; Dec19; Dec20'11, due Jan1'15, 5%; Frank A Schorer, 2241 Tiebout av to Harry N Elliott, 5 W 102. 7,000**

**Classon Point rd, es, abt 129.11 s Westchester av, see 171st E, ws, 219.11 s Westchester av.**

**Columbus av, (\*) ss, 115 w Bronxdale av, 25x88.3x25.3x91.10; Dec16; Dec18'11, due, &c, as per bond; Eliz A Sheridan to Jno F Condon, 1403 Washington av. 3,000**

**Concord av, (10:2578) swc 147th, 150x 100; PM; Dec16; Dec18'11, 3y6%; Abt N Crow, trste Chas A Crow, to American Mtg Co, 31 Nassau. 5,000**

**Central av, nec Lorillard av, see Lorillard av, nec Central av.**

**Creston av, swc 190, see Morris av, 2464.**

**Creston av, nwc Fordham rd E, see Morris av, 2464.**

**Decatur av, (12:3279) sec 199th, 49.6x 100; pr mtg \$40,000; Dec15'11, due, &c, as per bond; Concourse Bldg Co to Diedrich Hillmann, 295 1 av. 5,000**

**Decatur av, (12:3279); same prop; certf as to above mtg; Dec15'11; same to same.**

**Decatur av, (12:3279); same prop; sobr n agmt; Dec15'11; German Real Est Co with same. nom**

**Davidson av, see Fordham rd, see Fordham rd, sec Davidson av.**

**Davidson av, (11:3196) swc Buchanan pl, 100x100; Dec18; Dec19'11, 3y5½%; S Eliz Moss to Chas Stahl, 118 East End av. 6,000**

**Daly av, (11:3182) nec 180th, 64.5x72x 65.3x66.6; Dec18; Dec21'11, 3y6%; Arc Realty Co, 15 Wm, to Jos L Young, 209 Adelphi, Bklyn. 11,000**

**Daly av, (11:3127) es, 40 n 179th, 37.7 x88.7x37.6x85.6; Dec16; Dec21'11, 3y6%; Barry Bros, a corpn, 2804 3 av, to Mary C Barry, 1153 Boston rd. 3,000**

**Elton av, (9:2383) nwc 161st, 65.8x137.4 x60x98.2; pr mtg \$—; Dec18; Dec19'11, demand, 6%; Blanche B Terrill, 824 Morris av, to Cantwell-Davis Co, 97-9 Water. 10,000**

**Ellis av, ns, 105 w Olmstead av, see 178th E, ss, 142.1 w Grand Blvd & Concourse.**

**Eagle av, (10:2623) nec 149th, 245.11x100 x261.2x101.1; Dec15; Dec16'11, due, &c, as per bond; St Marys Park Realty & Con Co, 20 Pearl, to Mary T Grace, 2550 Grand av. 28,000**

**Fordham rd E, nwc Creston av, see Morris av, 2464.**

**Fordham rd, 431 E, see Morris av, 2464.**

**Fordham rd, (11:3199) sec Davidson av, runs e27xw85.8xw36.8xw14.11xw18.4 x ne 15.7xse26.8xsw97xw20.2 to av xne146.1 to beg; Dec15; Dec16'11, due, &c, as per bond; Louise C Holding to Title Guar & Trust Co. 14,000**



**Findlay av. 1322.** (11:2783); ext of \$4,000 mtg to Dec15'16 at 5½%; Dec4; Dec18'11; Lawyers Mtg Co with Kate M Trabert.

**Findlay av. 1276.** (9:2436); ext of \$3,000 mtg to Jan26'15 at 5%; Dec1; Dec15'11; Lawyers Mtg Co with Gertrude Enners.

**Findlay av. 1278.** (9:2436); ext of \$3,000 mtg to Jan26'17 at 5%; Nov25; Dec15'11; Lawyers Mtg Co with Frank Pokorny.

**Findlay av. 1256.** (9:2436); ext of \$3,000 mtg to Jan26'17 at 5%; Nov27; Dec15'11; Lawyers Mtg Co with Sarah E Blackman.

**Findlay av. 1274.** (9:2436); ext of \$3,000 mtg to Jan26'15 at 5%; Dec1; Dec15'11; Lawyers Mtg Co with Chas, Gertrude C & Mary E F Henry.

**Findlay av. 1324.** (11:2783); ext of \$4,000 mtg to Dec5'14 at 5%; Nov25; Dec15'11; Lawyers Mtg Co with Thornton Bros Co.

**Findlay av. 1258.** (9:2436); ext of \$3,000 mtg to Jan26'17 at 5%; Nov27; Dec15'11; Lawyers Mtg Co with Thornton Bros Co.

**Findlay av. 1320.** (11:2783); ext of \$4,000 mtg to Dec15'16 at 5½%; Dec2; Dec15'11; Lawyers Mtg Co with Francis J Houston.

**Garrison av. s/wc Hunts Point av.** see Hunts Point av, ws, 766 n Lafayette av.

**Grant av.** (9:2447) sec 165th, 80.1x208 to Morris av x79.7x207; pr mtg \$—; Dec16; Dec18'11, 1y6%; Mitchell - McDermott Constn Co to Jno J Tully Co, 1603 Boston rd.

**Grant av.** (9:2447); same prop; certf as to above mtg; Dec16; Dec18'11; same to same.

**Gleason av. (\*)** ns, 25 w 171st, 39.3x irreg x46.7x100; Dec11; Dec16'11, due, &c, as per bond; Prokop Haylena to Peoples Trust Co, as trste Jos J Gleason, 181 Montague, Bklyn.

**Gleason av. (\*)** sec 171st, 50x106.7; PM; Dec12; Dec18'11, due as per bond; Elvira Di Pasca to Peoples Trust Co, trste Jos J Gleason, 181 Montague, Bklyn.

**Gleason av. (\*)** ss, 380 w Zerega av, 25x 108, Unionport; Dec1; Dec19'11, 3y5½%; Fredk Eggers to Christian Gutmann, 1136 50th, Bklyn.

**Grand Blvd & Concourse, nec, 206.** see 206th E, nec Grand Blvd & Concourse.

**Hughes av, sec 182D.** see 182 ss, 135.3 w Belmont av.

**Hunts Point av, s/wc Garrison av.** see Hunts Point av, ws, 766 n Lafayette av.

**Hunts Point av.** (10:2740) ws, 766 n Lafayette av, runs n187.1x100, w&sw30.11 to ss Garrison av xw88.4x158.8x100 to beg; Dec15; Dec18'11, due, &c, as per bond; Hunts Point Constn Co to Title Guar & Trust Co.

**Hunts Point av.** (10:2740); same prop; certf as to above mtg; Dec11; Dec18'11; same to same.

**Havemeyer av, sec Quimby av.** see Quimby av, sec Havemeyer av.

**Hoe av.** (11:2982) ws, 245 n 172d, 4 lots, each 75x100; 4 bldg loan mtgs, ea \$60,000; Dec5; Dec6'11, demand, 6%; Solid Realty Co, 319 E 22 to Philip Rhinlander, exr, &c, Cornelia B Kip, 16 E 55; corrects error in issue Dec9 when location was Hoe av, ws, 245 n 12d.

**Hoe av.** (11:2982), same prop; 4 certfs as to above mtgs; Dec5; Dec6'11; same to same.

**Hoe av.** (11:2987) es, 262.6 s Jennings, 37.6x100; pr mtg \$27,500; Dec12; Dec20'11, as per bond; Russel S Johnson of Camden, due as per bond; Russell S Johnson of Camden, NJ to Frances T Riker, 206 Mad av.

**Hughes av.** (11:3069) ws, 132.7 s 179th, 25x176; ext of \$7,500 mtg to Dec2'16 at 5%; Nov15; Dec20'11; Cath Bigley as trste Isabella Urban, with Michl Jackle.

**Jackson av.** (10:2642) ses, 100 sw 151st, 50x105, except part for Jackson av; Dec 20'11; 3y5½%; Brocaval Realty & Holding Co to Emanuel Glauber, 100 W 121.

**Jackson av.** (10:2642) same prop; certf as to above mtg; Dec18; Dec20'11; same to same.

**Jackson av.** (10:2642) ses, 100 sw 151st, 50x100, except pt for Jackson av; pr mtg \$41,000; Dec20; Dec21'11, due June20'13, 6%; Brocaval Realty & Holding Co to Saml Gotthelf, 204 W 110.

**Jackson av.** (10:2642); same prop; certf as to above mtg; June20; Dec21'11; same to same.

**Kingsbridge rd.** (11:3239) ss, 109.11 w Heath av, 51.6x150x50x137.7; Dec14; Dec15'11, due, &c, as per bond; Anna L Finnegan to Title Guar & Trust Co.

**Ludlow av. (\*)** n/wc 177th, 100x131.7; PM; Dec12; Dec18'11, due as per bond; Mary E McIntosh to Peoples Trust Co, trste Jos J Gleason, 181 Montague, Bklyn.

**Lorillard av. (\*)** nec Central av, 435 to Givens Creek x— to Central av x110, gore; PM; Dec15; Dec18'11, 5y6%; Jno C Rodgers to Walter W Taylor, 1191 Boston rd.

**Mohegan av.** (11:2958) s/wc 176th, 115.10 x23x—x34; pr mtg \$—; Dec15'11, due as per bond; Schorn Co to Manhattan Mtg Co, 200 Bway.

**Mohegan av.** (11:2958) same prop; certf as to above mtg; Dec15'11; same to same.

**Morris Park av. (\*)** ss, lot 103 map 211 lots portion Downing Est, 25x100; also PLOT, begins 490 e White Plains rd at point 1,020 n along same from Morris Park av, runs e100x25xw100x25 to beg, with right of way over strip to Morris Park av; pr mtg \$3,600; Dec15'11, 1y6%; Fulson Realty Co, 261 Bway, to Emil N Sorgenfrei, 2015 Boston rd.

**Morris Park av. 574. (\*)**; sal Ls; Nov15; Dec15'11, demand, 6%; Lina Knauber to Jacob Ruppert, a corpn, 1639 3 av, 1,000

**Morris av, sec 190TH.** see Morris av, 2464.

**Morris av. 2464.** (11:3174) nec Fordham rd (No 431 E), runs e135.7xne32.1x185.1x w40xs25xw98.6x175 to 190th xw19.11 to av xs358.3 to beg; also FORDHAM RD E, (11:3174) n/wc Creston av, runs n171.9xw9.1 to 190th xw136xs150 xe65xs125 to rd xne125.11 to beg; Dec15; Dec16'11, 3y6%; Jno B Haskin Estates, Inc, to Antoinette L Edwards, at Bar Harbor, Me.

**Morris av. 2464 & Fordham rd.** (11:3174) same prop; certf as to above mtg; Dec15; Dec16'11; same to same.

**Morris av, s/wc 165TH.** see Grant av, sec 165.

**Mott av. 598.** (9:2443) es, 105.6 n 150th, runs e90xs5.6x10 to ws Spencer pl xn25x w130 to av xs19.6 to beg; Dec19'11, due as per bond; Jno J Duffy to Title Guar & Trust Co.

**Mapes av.** (11:3108) es, 184.3 s 180th, 16.7x145.2; Dec19; Dec20'11; 3y5½%; Gertrude F Glennon to Jno Hyslop, 4 River-view Ter.

**Mapes av.** (11:3108) es, 200.11 s 180th, 16.5x145.2; Dec19; Dec20'11; 3y5½%; same to same.

**Mapes av.** (11:3108) es, 217.4 s 180th, 16.6x145.2; Dec19; Dec20'11; 3y5½%; same to same.

**Mapes av.** (11:3108) es, 233.10 s 180th, 16.6x145.2; Dec19; Dec20'11; 3y5½%; same to same.

**Mapes av.** (11:3108) es, 217.4 s 180th, 16.6x145.2; pr mtg \$3,650; Dec19; Dec20'11; 3y6%; Gertrude F Glennon to Kitty Parmentier, 131 W 47.

**Mapes av.** (11:3108) es, 184.3 s 180th, 16.7x145.2; pr mtg \$3,650; Dec19; Dec20'11; 3y6%; Gertrude F Glennon to Kitty Parmentier, 131 W 47.

**Mapes av.** (11:3108) es, 233.10 s 180th, 16.6x145.2; pr mtg \$3,650; Dec19; Dec20'11; 3y6%; Gertrude F Glennon to Kitty Parmentier, 131 W 47.

**Mapes av.** (11:3108) es, 200.11 s 180th, 16.5x145.2; pr mtg \$3,650; Dec19; Dec20'11; 3y6%; Gertrude F Glennon to Kitty Parmentier, 131 W 47.

**Newbold av. (\*)** ss, 205 e Olmstead av, 25x108, Bronx; Dec19'11, 5y5½%; Andw Hally to Chas Van Riper, trste, 367 Walton av.

**Nelson av.** (11:2876) es, at es of an open space or plaza lying in front of westerly portion of premises hereby described, runs s59.1 to ns Featherbed la xe58.7x100xw10.7 to Nelson av xw105.3 to beg; pr mtg \$43,000; Dec18; Dec19'11, 1y6%; Hillcrest Bldg Co to Gants & Reynolds, 900 Ogden av.

**Nelson av.** (11:2876); same prop; certf as to above mtg; Dec18; Dec19'11; same to same.

**Newbold av. (\*)** ns, 509.10 w Av C, 55.2 x190.1x55.2x188; PM; Dec20; Dec21'11, due as per bond; David Faith to Amelia B Paff, 440 E 163.

**Ogden av.** (9:2514) nec 165th, 74.10x90 ext of \$15,000 mtg to Jan30'15 at 5½%; Dec15; Dec20'11; Kath W A Shradly with Jno F Kaiser, at Westchester & Villa avs.

**Park av. 3466.** (9:2389) es, 102.2 ne 167th, 38.10x90x38.6x90; Dec15; Dec19'11, 3y5½%; Theo M & Frank F Malcke to Estelle Best, 1927 7 av.

**Prospect av.** (11:3097) ws, 29 n 181st, 37x100.2; Dec19'11, 5y5%; Wirth Realty & Constn Co to Emma G Brunjes, 1273 Lex av.

**Prospect av.** (11:3097); same prop; certf as to above mtg; Dec19'11; same to same.

**Prospect av.** (11:3097) same prop; sobrn agmt; Dec19'11; Rockland Realty Co with same.

**Prospect av.** (11:3101) n/wc Grote rd, runs n98.2xw18.9xs113 to st, xe43 to beg; Nov29; Dec20'11; 1y6%; Jas Feury, Pater-son, NJ to Patk G Tighe, 124 Park av, Yonkers.

**Quimby av. (\*)** ss, 199.9 w Castle Hill av, 24.3x103; bldg loan; Dec20; Dec21'11, 3y5½%; Adam Mink to Eliz K Dooling, 179 E 80.

**Quimby av. (\*)** ss, 224 w Castle Hill av, 25x103; Dec20; Dec21'11, 3y5½%; Adam Mink to Eliz K Dooling, 179 E 80.

**Quimby av. (\*)**, sec Havemeyer av, 105 x30.10, except pt for avs; Dec18; Dec19'11, 3y5½%; Unionport Constn Co, 42 Bway, to Ella A Arnold, 269 Rich av, Mt Vernon, NY.

**Quimby av. (\*)**; same prop; certf as to above mtg; Dec18; Dec19'11; same to same.

**Quimby av. (\*)**; same prop; sobrn agmt; Dec18; Dec19'11; Clarence Realty & Constn Co with same.

**Rochambeau av.** (12:3336) ws, 225 s 208th, 144.2x100x179.5x100; PM; Dec16'11, 1y 5½%; Emil Hermann to Ericson Realty Co, 120 Liberty.

**Robin av. (\*)** s/ws, at ses Westchester av or Pelham rd, runs se154.5xw100x25x ne25x— to rd xne87.2 to beg, except pt for Westchester av; PM; Dec18'11, due as per bond; Richd H Arnold to Eleonora Bash, 203 W 113.

**Robin av. (\*)** s/ws, at ses Westchester av or Pelham rd, runs se154.5xw100x25x ne25x— to rd xne87.2 to beg, except pt for Westchester av; PM; Dec18'11, due as per bond; Richd H Arnold to Eleonora Bash, 203 W 113.

**So Boulevard, ws, 85 s Jennings.** see So Blvd, s/wc Jennings.

**So Boulevard, ws, 45 s Jennings.** see So Blvd, s/wc Jennings.

**So Boulevard, ws, 208.4 s Jennings.** see So Boulevard, ws, 125 s Jennings.

**So Boulevard, ws, 166.8 s Jennings.** see So Boulevard, ws, 125 s Jennings.

**So Boulevard.** (11:3111 & 3112) s/wc 182d 112x116.3x100x65.10, except pt for 182d; Dec15; Dec19'11, 5y5½%; Emile Blaesius, 2408 Morris av, to Edw L Coster, at Irvington-on-Hudson, NY.

**So Boulevard.** (11:3111 & 3112); same prop; sobrn agmt; Dec19'11; same & Louise Aub with same.

**So Boulevard.** (11:2976) ws, 208.4 s Jennings, 41.8x141.7x45.4x159.6; bldg loan; Dec18; Dec19'11, 1y6%; Lederer Constn Co to City Real Estate Co, 176 Bway.

**So Boulevard.** (11:2976) ws, 166.8 s Jennings, 41.8x159.6x45.4x177.6; bldg loan; Dec18; Dec19'11, 1y6%; same to same.

**So Boulevard.** (11:2976) ws, 125 s Jennings, runs s41xw177.6xw8.1xne47.9xe 147.5 to beg; bldg loan; Dec18; Dec19'11, 1y6%; same to same.

**So Boulevard.** (11:2976) ws, 125 s Jennings, runs s41xw177.6xw8.1xne47.9xe 147.5 to beg; also SO BOULEVARD, (11:2976) ws, 166.8 s Jennings, 41.8x159.6x45.4x177.6; also SO BOULEVARD, (11:2976) ws, 208.4 s Jennings, 41.8x141.7x45.4x159.6; certf as to 3 mtgs for \$30,000 each; Dec18; Dec19'11; same to same.

**So Boulevard.** (11:2976) s/wc Jennings, 45x96x45.2x100; bldg loan; Dec18; Dec19'11, 1y6%; same to same.

**So Boulevard.** (11:2976) ws, 45 s Jennings, 40x92.6x40.2x96; bldg loan; Dec18; Dec19'11, 1y6%; same to same.

**So Boulevard.** (11:2976) ws, 85 s Jennings, runs s40xw107.5xw25.3xe20x15xe92.6 to beg; bldg loan; Dec18; Dec19'11, 1y6%; same to same.

**So Boulevard.** (11:2976) s/wc Jennings, 45x96x45.2x100; also SO BOULEVARD, (11:2976) ws, 45 s Jennings, 40x92.6x40.2x96; also SO BOULEVARD, (11:2976) ws, 85 s Jennings, runs s40xw107.5xw25.3xe20 x15xe92.6 to beg; certf as to 3 mtgs aggregating \$91,000; Dec18; Dec19'11; same to same.

**Stebbins av.** (11:2973) ses, 100 ne 169th, 50x125.9x50.1x122.11; ext of \$45,000 mtg to Dec14'14 at 5%; Dec14; Dec18'11; Philip Rhinlander, 16 E 55, exr, &c, Cornelia B Kip, with Stebbins Holding Co.

**Stebbins av.** (11:2973) ses, 150 ne 169th, 50x128.7x50x125.9; ext of \$45,000 mtg to Dec14'14 at 5%; Dec14; Dec18'11; same with same.

**Spofford av.** (10:2737) ns, 250 w Brown av, 44.6x120.6x6.6x100; also LAND in Nyack, NY; pr mtg \$—; Dec12; Dec16'11, 2y6%; Sophia Gorsch, 294 E Burnside av, to Value Realty Co, 170 Bway.

**Sheridan av.** (9:2453-2457) es, 100.9 n Transverse rd at 167th, 102.5x121.5x100x 143.7; Dec15'11, 3y5%; Albt J Schwarzier to Jno J Schumann, 167 E 144.

**Teller av. 1257.** (9:2431 & 2436) ws, 270 s 169th, 25x100; pr mtg \$4,000; Dec15'11, 3y6%; Chas J & Agnes L Sully to Thornton Bros Co, 1320 Clay av.

**Stebbins av.** (10:2691) es, 588.4 n 165th, 25x189.9x26.8x182.4; ext of \$4,500 mtg to Oct20'14 at 5½%; Nov14; Dec20'11; Margt F Hooker with Ellen Curry, 1070 Stebbins av.

**Stebbins av.** (11:2973) ses, 200 ne 169th, 50x131.4x50x128.7; ext of \$45,000 mtg to Dec14'14 at 5%; Dec14; Dec18'11; same with same.

**Stebbins av.** (11:2973) ses, 100 ne 169th, 50x125.9x50.1x122.11; pr mtg \$45,000; Dec 16; Dec18'11, 2y6%; Stebbins Holding Co 310 E 50, to Narcorth Realty Co, 35 Nassau.

**Stebbins av.** (11:2973); same prop; certf as to above mtg; Dec16; Dec18'11; same to same.

**Stebbins av.** (11:2973) ses, 150 ne 169th, 50x128.7x50x125.9; pr mtg \$45,000; Dec16; Dec18'11, 2y6%; same to same.

**Stebbins av.** (11:2973); same prop; certf as to above mtg; Dec16; Dec18'11; same to same.

**Stebbins av.** (11:2973) ses, 200 ne 169th, 50x131.4x50x128.7; pr mtg \$45,000; Dec16; Dec18'11, 2y6%; same to same.

**Stebbins av.** (11:2973); same prop; certf as to above mtg; Dec16; Dec18'11. same to same.

**Seton av. (\*)** ws, 400 s Randall av, 25x 100; PM; Dec15; Dec18'11, 3y6%; Annie Metzler to Anna K Adams, 2056 Ryer av.

**Seton av. (\*)**; same prop; pr mtg \$2,000; Dec2; Dec18'11, 1y6%; same to Josiah A Briggs, 2305 Andrews av.

**Spofford av.** (10:2737) ns, 250 w Brown av, 44.6x120.6x6.6x100, except pt for av; Dec12; Dec15'11, 3y5½%; Sophia Gorsch, 294 E Burnside av, to Burghard Steiner, 254th & Independence av.

**So Boulevard.** (11:2980) es, abt 225 n Freeman, 25x100; Dec15'11, 1y6%; Sarah Gluck, 442 W 164, to Harry Robitzek, 830 E 163.

**Taylor av, es, 156.8 s Watson av.** see 177th E, es, 156.8 s Watson av.



# THE GEORGE A. JUST CO.

239 VERNON AVENUE  
LONG ISLAND CITY NEW YORK

# IRON WORK FOR BUILDINGS

**Union av.** (10:2671) ws, 200.3 n 166th, 50x130.6x50x130.7; pr mtg \$45,000; Dec18; Dec21'11, due Jan1'15, 6%; Polatschek-Spencer Realty Co to Emanuel A Weil, 773 Prospect av. 9,000

**Union av.** (10:2671); same prop; certf as to above mtg; Dec8; Dec21'11; same to same.

**Vyse av, 1893.** (11:2992) ws, 134 n old Boston rd, 56x150x50x150, except pt for av; pr mtg \$—; Dec14; Dec15'11, due as per bond; Jacob Cohen Constn Co to Manhattan Mtg Co, 200 Bway. 40,000

**Vyse av, 1893;** certf as to above mtg; Dec14; Dec15'11; same to same.

**Westchester av.** (11:2714) sec Tiffany, runs s95.3xe102.1lxn44.9xne79.7xe36.3 to Fox xn145.1 to av xsw 246 to beg; PM; Dec 15'11, 3y5%; Usona Constn Co to Lawyers Mtg Co, 59 Liberty. 145,000

**Westchester av, syc Fox,** see Westchester av, sec Tiffany.

**Westchester av.** (11:2714); same prop; certf as to above mtg; Dec15'11; same to same.

**Westchester av.** (11:2714); same prop; PM; pr mtg \$145,000; Dec15'11, 3y6%; same to Amer Real Est Co, 527 5 av. 62,500

**Wilkins av, 1418.** (11:2966 & 2977); ext of \$4,000 mtg to Dec16'11 at 5½%; Nov24; Dec15'11; Lawyers Mtg Co with Theo R Sass. nom

**Whitlock av.** (10:2735) ws, 140 n Barretto, 20x100; ext of \$7,000 mtg to Dec31'15 at 5%; Dec20; Dec21'11; Wilhelmina E Sailer with Michl Meehan, 953 Whitlock av. nom

**Whitlock av.** (10:2735) ws, 160 n Barretto, 20x100; ext of \$7,000 mtg to Dec3'14 at 5½%; Dec20; Dec21'11; Wilhelmina E Sailer with Teresa Meehan, 330 57th, Bklyn. nom

**Wilkins av.** (11:2965) ws, 244 n 170th, 100x76.9x100.5x85.7; Dec15; Dec16'11, due, &c, as per bond; H & R Constn Co to Title Guar & Trust Co. 22,000

**Wilkins av.** (11:2965); same prop; certf as to above mtg; Dec15; Dec16'11; same to same.

**Webster av.** (11:2897) sec 173d, 25x90; Dec15; Dec16'11, due as per bond; Magdalena or Lena Kolbeck to Title Guar & Trust Co. 10,000

**Westchester av, ses, at sws Robin av,** see Robin av, sws, at ses Westchester av.

**Willis av, 345.** (9:2304) ws, 25 s 142d, 25 x81; Dec18'11, due, as per bond; Adam H Garreis to Title Guar & Trust Co. 12,000

**Washington av.** (9:2388) ws, 100 s 167th, 25x100, except pt for av; Dec16; Dec18'11, 5y5%; Marie Hafner to Augusta Fiegel, 134 W 97. 4,000

**Watson av.** (\*) ns, 25 e 174th, 50x106.7; PM; Dec12; Dec18'11, due as per bond; Frank E Vitolo to Peoples Trust Co, trste Jos J Gleason, 181 Montague, Bklyn. 200

**Watson av.** (\*) ns, 75 e 174th, 100x106.7; Dec15; Dec16'11, due, &c, as per bond; Dora Silbereisen to Peoples Trust Co, trste Jos J Gleason, 181 Montague, Bklyn. 600

**Webster av, 2337.** (11:3024) ws, 113 n 184th, 39x110; Dec19'11, due, &c, as per bond; Stonington Realty Co to Florence M Haskin, 205 W 57. 28,000

**Washington av, 2268** (11:3050) es, abt 92 s 183d, —; agmt as to share ownership in mtg; Dec21'11; Jno J Donovan, 59 W 109, with Henry J W Vanderminde, 833 Freeman. nom

**Wales av.** (10:2581) es, 250 s 149th, 25x 100; bldg loan; Dec20; Dec21'11, 1y6%; Reedy Constn Co to Title Guar & Trust Co, 176 Bway. 10,000

**Wales av.** (10:2581); same prop; certf as to above mtg; Dec20; Dec21'11; same to same.

**Washington av.** (9:2389) ws, 9.7 s 168th, 33x89.9; PM; Dec15; Dec21'11, due, &c, as per bond; Bernard Constn Co, 1185 Washington av, to Harry M Goldberg, 509 W 110, comm Minnie Goldberg. 5,500

**Washington av.** (9:2389); same prop; certf as to above mtg; Dec13; Dec21'11; same to same.

**Willis av.** (9:2302) ws, 18.11 s 140th, 20x 66, with strip lying in front of above extending to cl of st; ext of \$9,000 mtg to Dec18'14 at 5%; Dec18; Dec21'11; Jno M Rauh with Title Guar & Trust Co, 176 Bway. nom

**Webster av, 2337;** certf as to above mtg; Dec19'11; same to same.

**Whitlock av.** (10:2731) es, 275 s Tiffany, 4 lots, each 39x90; 4 bldg loan mtgs, each \$23,000; Dec19'11, demand, 6%; Lockwhit Co, a corpn, to City Mtg Co, 15 Wall. 92,000

**Whitlock av.** (10:2731); same prop; 4 certfs as to above mtgs; Dec19'11; same to same.

**Whitlock av.** (10:2731) es, 275 s Tiffany, 156x90; PM; pr mtg \$92,000; Dec12; Dec19'11, 1y6%; same to Fredk Johnson, Oyster Bay, NY. 11,600

**West Farms rd, 1481 & 1493.** (11:3013) ws, 182.10 s 172d, runs w157.6 to es Boone av xn47.10xel173.5 to West Farms rd xs51.4 to beg; equal lien with mtg for \$1,000; Dec15; Dec19'11, 3y5%; Theo M & Frank M Malcke to Harriet B Piester, 130 W 123. 2,000

**West Farms rd, 1481 & 1493;** equal lien with mtg for \$2,000; Dec15; Dec19'11, 3y 5%; same to Wm Arrowsmith, trste Orpha A Thompson, 208 W 71. 1,000

**Watson av.** (\*) sec 177th, 114x108x133x 106.7; PM; Dec12; Dec19'11, due as per bond; Eliz M Grace, 776 Lincoln pl, Bklyn, to Peoples Trust Co, trste Jos J Gleason, 181 Montague, Bklyn. 1,150

**3D av, 3827.** (11:2912) ws, 25.3 s Wendover av, 20x100; asn rents to secure \$500; Dec15; Dec18'11; Beckie Shatzkin to Nathan J Packard, 411 West End av, et al. 500

**3D av, 2910.** (9:2362), sal Ls; Dec8; Dec 15'11, demand, 6%; Frank A Kurz & Ernest Frohboese to Jacob Ruppert, a corpn, 1639 3 av. 6,000

**3D av, 4387.** (11:3047) ws, 45 n 180th, 40x103.1x40x103.6; Dec20'11; 5y5%; Hubbard Realty Co to Daisy E Booss, Long Branch, NJ. 28,000

**3D av, 4387;** certf as to above mtg; Dec 20'11; same to same.

**Certf as to mtg for \$65,000** covering land in Flushing, LI; Dec14; Dec18'11; Inter Borough Realty Co to Title Guar & Trust Co, 176 Bway.

**Lot (\*) 80** map Olinville, 25x100; Dec 20; Dec21'11, 2y6%; Lena wife Nichola Barbeta to Bronx Security & Brokerage Co, 258 E 138. 900

## JUDGMENTS IN FORECLOSURE SUITS.

DEC. 14.

No Judgments in Foreclosure Suits filed this day.

DEC. 15.

**184TH st, ns,** 100 w Ams av, 50x99.11; Henry H Davis agt Van Orden Construction Co; Jos Kaufmann (A); Lauren Carroll (R); due, \$11,256.61.

DEC. 16.

No Judgments in Foreclosure Suits filed this day.

DEC. 18.

**Madison st, 328;** Jennie Goldstein agt Saml Birnbaum et al; A Fred Silverstone (A); Walter B Walker (R); due, \$4,678.75.

**Hoffman st, nws,** lot 109, map of prop of heirs of Rev Wm Powell, Bronx; Hebrew Mutual Benefit Society in the City of N Y agt Moses Kinstler et al; Kantrowitz & Esberg (A); Adam Wiener (R); due, \$3,281.25.

DEC. 19.

**AV D,** ws, 83 s 9th, 25x105, Bronx; Johanna Schwenker agt Henry Wabbersen; Stilwell & Borisch (A); Harry A Mendelson (R); due, \$391.88.

**26TH st, 355 W;** Harriet B Piester agt Stanley Gollick Co et al; Arrowsmith & Dunn (A); Geo B Holbert (R); due, \$4,022.66.

**Catharine st, ss,** 50 w Oak, 25.3x103.9; Julia A Rich et al agt Elijah Blakeman et al; Rambout & Wilson (A); Edw L Parris (R); due, \$12,903.32.

DEC. 20.

**Morningside av, 171;** Alfred Lederer agt Max Lederer et al; Nathan Waxman (A); Francis W Pollock (R); due, \$1,443.68.

## LIS PENDENS.

DEC. 16.

**75TH st, 129 W;** Florence C Speed agt Kate G Glassbrook et al; action to set aside conveyance; House, Grossman & Vorhaus, attys.

**134TH st, 539 E;** Harry Salkin agt 134th Street Co et al; action to foreclose mechanics lien; Morrison & Schiff, attys.

**Lots 156-163,** map of 181 lots of Varian Estate, Bronx; Walter C Low agt Jno M Linck et al; action to set aside conveyance; Cass & Apfel, attys.

**10TH av, 469-473;** also 36TH ST, 505-509 W & property in Queens County; Wilhelmina F Gennerich agt D Gesine Hildebrand et al; partition; Holm, Whitlock & Scarff, attys.

**1ST av, swc 102d,** 50x100; Walter C Low et al agt Jno M Linck et al; action to set aside deed; Cass & Apfel, attys.

**Grant av, es,** 275.6 n 163d, 20x95; Rudolph Holde agt Rosa Holde et al; action to declare lien; M Monfried, atty.

DEC. 18.

**Forrest av, nws,** 172.6 sw 161st st, 25x 100; also FORREST AV, es, 100 n 158th, 25x135; also LONGFELLOW AV, ws, 107.3 n 167th, 100x100; also JACKSON AV, nec 160th, 24.2x175; Tisdale Lumber Co agt Emma U S Mestanz; notice of attachment; E S Bacon, atty.

**Wendover av, 540-4;** Mutual Alliance Trust Co of N Y agt Ike Rosenberg et al; action to set aside two deeds; Colby & Goldbeck, attys.

**Lewis st, 12;** also 184TH ST, ns, 49.9 e Davidson av, 16.4x80; Geo B Hayes agt Dean Holding Co; counterclaim; G B Hayes, atty.

**102D st, 65 E;** Abr Glantz agt Barnet Michelman et al; action to impress lien; M S Hyman, atty.

DEC. 19.

**5TH av, ws,** 50.5 n 56th, 25x100; Denton & Co, Inc, agt Hudson Marble Slate & Tile Co et al; counterclaim; J V Mitchell, atty.

**33D st, 22 E;** Hyman Shatz et al agt Benj W Levitan et al; action to declare lien; A B Rosenfield, atty.

**109TH st, ns,** 310 e 3 av, 25x100.11; Minna Eichner, admtrx, agt Chas S Pell et al; foreclosure of tax lien; A S Aaronstamm, atty.

**Horatio st, ns,** 80.3 w 4th, 18.9x87.6; Arline P Burnham agt Reginald L Burnham et al; partition; F E Fishel, atty.

DEC. 20.

**34TH st, ss,** 250 e 6 av, 25x98.9; Ellison Constn Co agt Saml Frank et al; action to foreclose mechanics lien; C L Hoffman, atty.

**Intervale av, ws,** 343.10 n Westchester av, 75x100; Anton Wild agt Jas G Giles et al; action to set aside assignment of ½ interest; L J Gould, atty.

**Water st, 7-11;** also PEARL ST, 240-2; also BURLING SL, 3; also PEARL ST, 206-8 & 290; Valerie F Cooper agt Albt H Frankel et al; partition; M Cooper, atty.

DEC. 21.

**Garrison av, sec Edgewater rd,** 141x 228.11xirreg; Jas McConnell agt Arthur McConnell et al; partition; M J Sullivan, atty.

**Garrison av, sec Edgewater rd,** 141x 228.11xirreg, with rights, &c; Chas McConnell agt same; partition; L O Van Doren, atty.

DEC. 22.

**1ST st, nes,** 103.3 nw 2 av, 16.3x75; also 1ST ST, ns, 135.9 w 2 av, 16.3x75; H G Vogel Co agt Geo F Johnson; action to foreclose mechanics lien; D Bernstein, atty.

**Ellis av, ns,** 280 e Pugsley av, 25x108; Ebling Brewing Co agt Jno J Gilles et al; action to declare lien; E Cohn & J Levy, atty.

## FORECLOSURE SUITS.

DEC. 16.

**56TH st, 118-122 W;** Mutual Bank agt Jno S Soleman et al; Rushmore, Bisbee Stern, attys.

**33D st, 416-422 W;** Austin B Fletcher et al agt 416 W 33d Street Realty Co et al; W P S Melvin, atty.

**128TH st, ss,** 138.9 w 3 av, 19.3x99.11; Rachel Stern agt Sand Realty Co et al; Roe & Hayes, attys.

**Longwood av, nwc** Hewitt pl, 147x18.9; Geo F Johnson agt Geo Edgar et al; Ferriss, Roeser & Storck, attys.

**Longwood av, nec** Hewitt pl, 169.9x57.7x irreg; Geo F Johnson agt Geo Edgar et al; Ferriss, Roeser & Storck, attys.

**160TH st, 735 E;** Henrietta Knapp et al; agt Lubinor R Mestanz et al; amended; Kurzman & Frankenhimer, attys.

**Av B, swc 14th,** 68.11x95; Rosehill Realty Corp agt B Wolowitch Realty Co et al; M S Borland, attys.

**137TH st, ss,** 191.7 w Lenox av, 41.7x191.3 x irreg, except parts released; Alfred N Beadleston et al agt Julia M Mahoney et al; H C Beadleston, atty.

**Tiebout av, ws,** 298.6 s 184th, 50.1x115; Geo E Buckbee agt Nathan B Levin Co et al; H D Patton, atty.

DEC. 18.

**Cauldwell av, 766-8;** Lewis S Davis agt Edgar M Davis; Moss, Laimbeer, Marcus & Wells, attys.

**Fordham av, ws,** 150 n 173d, 50x129.8x irreg; also 3D AV, ws, 201.9 n 173d, 50.1x 131.7x irreg; two actions; David F Bitcher agt Worcester Construction Co et al; Woodford, Bovee & Butcher, attys.

**Marion av, es,** 150 n Dorothea pl, 25x 98.4; Alfred Loweth agt Rebecka Marcus et al; C P Hallock, atty.

**Prospect av, es,** 562.6 n 183d, 18.9x93.3; Beatrice S B Ziegel agt Allen Constn Co; S Wechsler, atty.

**3d av, 4001-3;** Geo Strause agt Frances C Hendrick et al; H Herst, Jr, atty.

**Broadway, sec 184th,** 75.7x103.1x irreg; two actions; Metropolitan Life Ins Co agt Wm Lyman et al; amended; Woodford, Bovee & Butcher, attys.

**St Nicholas av, nwc** 158th, 203.3x78.5; Abr Ruth agt Allen W Rose et al; Davies, Auerbach, Cornell & Berry, attys.

**36TH st, 312 W;** Ella F Scott agt Alfred C Bachman et al; C deH Brower, atty.

**Prospect av, es,** 581.3 n 183d, 18.9x93; Beatrice S B Ziegel agt Trebor Realty Co et al; S Wechsler, atty.

**178TH st, ss,** 100 w Audubon av, 75x 94.11; Augustus Schuck agt Jno Glass, Jr, Constn Co et al; amended; F P Hummel, atty.

**Adams pl, swc 183d,** 120x48; Harry Weaver agt Browline Realty Co et al; Paskus, Cohen & Gordon, attys.



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DEC. 19.

Sedgwick av, nws, 196.1 ne Perot, 23.7x 140.6; Ronald K Brown, trste, agt Francis X Kiel et al; J A Lane, atty.

Prospect av, ws, 255 n 150th, 20x100; Emma O Frank agt Rose Russell; H G Friedmann, atty.

56TH st, 120-2 W; Chas Remsen agt Jno S Coleman et al; Manice & Perry, attys.

56TH st, ss, 275 w 6 av, 24.10x100x irreg; Chas Remsen agt Wm C Loew, admr, et al; Manice & Perry, attys.

142D st, ns, 350 e 7 av, 50x99.11; Citizens Savgs Bank agt R & M Realty Co et al; Pirsson & Beall, attys.

Morris av, 2408; Annie Webre, extr, agt Wm M Fleming et al; B W B Brown, attys.

90TH st, 409 E; Gesko Americi Strelci Svornest agt Bohemian Alavonian Realty Assn et al; Hymes, Woytisek & Schnap, attys.

157TH st, ss, (proposed), 100 w St Anns av, 75x95.9; Jas M Betts agt Sol Moses et al; J H Seymour, atty.

German pl, es, 78.1 n 156th, 75.1x100.4; Jas M Betts agt Percy Learned et al; J H Seymour, atty.

5TH st, ss, 263.10 e Av E, 24.9x96; Philip Liberman et al agt Aaron Grantz et al; Goldfarb & Singerman, attys.

DEC. 20.

1ST av, 2349; Bernardina H Heymann agt Isaac Corsun et al; amended; Heymann & Herman, attys.

107TH st, ss, 309 w 3 av, 28.3x100.11; Mary Hagerty agt Alex A Egers et al; F St John, atty.

33D st, ss, 212.6 w 9 av, 56.3x98.9; Edw A Brown agt 416 W 33d St Realty Co et al; M Lanzit, atty.

White Plains rd, 3664-6; Benj F Elgar agt Adelaide Burlando et al; Cook & Elgar, attys.

1ST av, es, 88.4 n 109th, 37.6x95; Wm L Raymond et al agt Dean Holding Co et al; amended; W L Raymond, atty.

Public Square, ns, & Haskin st, ss, lot 46, 25x150; Lucy E Doherty et al agt Edw J Speckman et al; amended; J S Darcy, atty.

Pearl st, swc Pine, 44x73.1; Frank C Buckhout agt Edmund P Martin et al; Wesselman & Kraus, atty.

DEC. 21.

Van Corlear pl, ns, 145.9 e lands of Isaac M & Fannie B Dyckman, 51.4x80.7; Park Mortgage Co agt Jacob Rosborg; Fettretch & Seybel, attys.

Bovery, 208; Augusta E Meinell agt Marguerite M O d'A Romenet et al; amended; A N Hand, atty.

Mapes av, 2148; Alburtus J Ogden agt Chas Bjorkegren et al; J H Hildreth, atty.

Stanton st, 247; Jos Gottlieb agt Kate Connold et al; H M Levin, atty.

Audubon av, nec 177th, 107.11x100xirreg; New York Life Ins Co et al agt Thos Graham et al; Cary & Carroll, attys.

130TH st, 506-8 W; Jno F Schreyer agt Isaac Chaitin et al; L Wendel, Jr., atty.

156TH st, ns, 378.6 w Ams av, 39.3x 99.11; Fredk N Du Bois et al agt Freda Realty Co et al; Phillips & Avery, attys.

Lots 143 & 144, map of Van Nest Park, Bronx; Jno J Buckley et al agt Mary Gasparri et al; Wager & Acker, attys.

114TH st, 341 E; Jos J Asch agt Jacob Bloch et al; Wolf & Kohn, attys.

Mott st, 228; Frank W Burns agt Sam Sobel et al; G B Hayes, atty.

DEC. 22.

3D st, nes, 164.3 nw Av C, 24.9x96.2; Anna I Marks et al agt Saml Mann et al; Wells & Snedeker, attys.

40TH st, ns, 250.6 e 9 av, 24.6x98.9; Michl Donoghue agt Salvatore Attanisso et al; R Kelly, atty.

25TH st, 127-31 W; Estelle Quinlan agt Jno E Olson Construction Co; B M Kaye, atty.

105TH st, ns, 97.6 e 3 av, 40.10x100.11; Citizens Savings Bank agt Julius Weinstein et al; Pirsson & Beall, attys.

Northern av, nec 179th, 100x100; Marjorie Doll agt R H M Realty Co et al; Weschler & Rothschild, attys.

Gifford av, ns, 305.8 e Balcolm av, 25x 100; Fredk C Leubuscher trste agt Eugene M Peterson et al; J W Suling, atty.

Carter av, ws, 82.2 s Tremont av, 16.8x 75.3; Northern Bank of N Y agt Besse M McQuade et al; Breed, Abbott & Morgan, attys.

64TH st, 420-4 E; Josephine Morrow agt Mary E Norton et al; action to set aside deed; F Beltz, atty.

64TH st, 410 E; Jonas Weil et al agt Louis Haims et al; I S Heller, atty.

Daly av, ws, 101.1 s 177th, 101.1x127; Edgar Whitlock agt Salvatore Sgritta et al; E Whitlock, atty.

83D st, ns, 100 w 1 av, 50x102.2; Bernhard Feifer agt Chas Bimberg et al; Arnstein, Levy & Pfeiffer, attys

Loeust av, es, lots 99 to 111 and 168 to 181, map of Port Morris Mutual Life Ins Co of N Y agt Robt C Fisher et al; F L Allen, atty.

Longfellow av, es, 125 n 172d, 25x100; Geo S Edgell et al agt Longfellow Constn Co et al; Hunt, Hill & Betts, attys.

125TH st, 454 W; Harry Hoppenfeld agt Hyman Kantor et al; Rose & Putzel, attys.

JUDGMENTS.

In these lists of Judgments the names alphabetically arranged and which are first on each line are those of the judgment debtor. The letter (D) means judgment for deficiency. (\*) means not summoned. (†) Signifies that the first name is fictitious, real name being unknown. Judgments entered during the week and satisfied before day of publication do not appear in this column, but in list of Satisfied Judgments.

The Judgments filed against corporations, etc., will be found at the end of the list.

Dec.

- 18 Ames, Fredk F—B Altman & Co. .69.72
18 Antokolitz, Solomon & Jacob Branfman—U Messinger .843.92
18 Ahrweiler, Julius & Ferdinand Bloch—M Schwenner .302.25
18 Abraham, Selig\* & Morris Bauman—E Kaufman et al .84.18
18 Abramowitz, Harry & Jas Schwartz—M Jacobson .97.16
19 Appel, Willard S—C J Brown .343.26
19 Allen, Chas F—E B Bruch .59.31
19 Adams, Saml S—G Lindenmeyr .59.85
19 Andrews, Benj & Chas Morton—W J Salomon .290.90
20 Ackert, Stephen H by gdn—D Seymour et al .costs, 120.41
20 Agid, Sam—J M Salzer .685.02
20 Adams, Garrison B—M Hines .371.70
20 Alper, Adolph—Martin L Cohn Co.170.71
21 Avel, Saml V—W G Kyle .436.15
22 Aronowitz, Minerva—Manhattan Rolling Mill .414.17
22 Aldous, Fredk & Eliza—East River Mill & Lumber Co .789.43
22 Amsterdam, Edw—M Diamant .91.40
16 Brooks, Chas H—C W Luyster.17,865.66
16 Birdseye, Clarence F—N Y Tel Co.63.02
16 Brinkman, Edw & Frieda—E R Cincimina .146.62
16 Bruggeman, Chas—G A Beaton .costs, 109.45
16 Bogul, Abr—M Cohen .318.31
16 Bohmert, Jos E—E Caparelvites.90.65
16 Brand, Claude Z—S Cohn .189.21
16 Berson, Jos—N Sipkin .106.15
16 Brooks, Alan—C Beban .101.88
16 Bimberg, Harry & Bernard K\*—Jos Beck & Son .161.91
18 Barber, Edw B—E W Davidson .costs, 209.42
19 Bluman, Chas—J A McCafferty.26.88
19 Baum, Saml C—Sheppard, Knapp & Co .130.34
19 Bucholz, Harry—American Exchange Cigar Co .43.16
19 Brooks, Jno D—F B Weller .46.21
19 Bauer, Bruno—K Buhler .78.41
19 Benedict, Julian—Saks & Co.120.77
19 Brooks, Byron—H A Ritchie et al .238.41
19 Burke, Anthony—City Credit Co, Inc. .68.33
19 Bergman, Henry & Betty Simon—F Spivack .2,312.61
19 Brainin, Paul & Chas Hoffstein—Eastern Embroidery Works .190.25
19 Barker, Alfred K—Croton Falls Construction Co .2,277.27
19 Bonagur, Antonio—M Fasula .64.72
19 Brooks, Byron—Black, Starr & Frost .123.65
19 Brown, Lawrence E—Lawyers Title Ins & Trust Co .264.41
19 Same—Same .122.04
19 Burlando, Robt—Same .39.41
20 Bosche, Agnes—Lawyers Title Ins & Trust Co .154.34
20 Barnes, Fredk—C A Wright .85.36
20 Brougham, A Leonard—City of N Y .30.38
20 Blumfield, Julius—the same .33.39
20 Boerd, Gabriel—the same .225.79
20 Brick, Saml R—the same .112.27
20 Brown, Saml—the same .44.62
20 Baker, Jas J—F Fitz Simons .42.05
20 Brand, Isaac—L Werner .339.25
20 Burt, Mulford R—Butler Bros. .139.14
20 Brozovio, Stephen\* & Marcel Miksic—Steinhardt Bros & Co. .65.91
20 Beall, Edgar C—D A Russell .66.53
20 Bagge, Ernest—H Ahrens .245.72
20 Barmore, Emily C—R J Hickson.262.15
20 Bloom, Sol—L Grenner .434.41
20 Bauer, Ferdinand—G Bauer .283.31
20 Borchardt, Herman—J Borchardt.99.31
20 Burdge, Henry C—M Field et al.339.36
20 Byrnes, Jas F—M Fass et al. .45.82
20 Babeock, Harry S—H J Schwartz.73.43
21 Blumenkron, Siegfried & S Blumenkron Co—E Cashman .150.18
21 Balutis, Stanley—E Rosenberg et al .97.47
21 Benner, Fernando W—W G Koeppen .112.75
21 Browse, Nancu—Charles & Co.235.78
21 Brady, Harry—B H Foss .54.72
21 Buckeridge, Wm S—Barre Bernard Co. .46.27

- 21 Bellevue, Victor W—P Horowitz.59.31
21 Bernstein, Flora—G W Van Nest.781.33
21 Brettner, Rudolph—J H Rosenfield. .90.06
21 Beck, Michl, Chas Beck, M L McLaughlin & Edw Gillespie—J Sonneborn Sons Inc .82.32
21 same—same .81.93
21 Briggs, Jos E—Hudson Wrecking & Lumber Co .26.66
21 Bassum, Jacob—M D Moss .28.01
21 Benet, Edith E—L C Ball .1,881.98
21 Bloom, Jacob & Nettie—J Cohen.830.10
21 Brodsky, Max, Abr Moskowitz & Louis Duchin—Goldman Hardware Co .397.15
21 Berkowitz, Jos—Tomback & McPhee .489.00
22 Bush, Geo H—J M Sinnott et al. .81.51
22 Byrnes, Stephen A—G Huber .14.78
22 Bougierno, Guiseppa—A H Joline et al .costs, 70.00
22 Berkowitz, Annie—A H Joline et al .costs, 77.00
22 Butts, Harry H—City of N Y .220.84
22 Bondhus, Saml T—Same .34.92
22 Buzzell, Jesse M—Same .32.09
22 Bendim, Edw E—Seventh Avenue Realty Co .168.97
22 Blumenfeld, Benj—City of N Y .220.84
22 Berkowitz, Julius & Esther Frank—J Meyer .5,153.55
22 Bruckman, Jos—L B Richardson.26.52
22 Brown, Harry—C V Gilmer .337.90
16 Clifford, Wm H—Langdon Store Co .211.27
18 Callison, Jas G—Manhattan Leasing Co .42.31
18 Cornell, Wm S—Siegel Cooper Co.91.56
18 Cohen, Aaron—Fleischmann Realty & Constn Co .48.55
18 Crittenden, Eliz H—Simpson-Crawford Co .112.91
18 Catts, Robt M—J M Buchanan .70.31
18 Cohen, Fanny S—R Kopf .34.65
19 Cooper, Thos, Jr—R H Bennett.1,678.90
19 Cervante, Mary A—C Rosenberg.150.00
19 Clapham, August J—Frank O Renstrom Co .101.68
19 Condon, Thos G—Wyoming Apartment Co .130.14
19 Crystal, Israel—Lawyers Title Ins & Trust Co .234.41
19 Curtin, Jas C—F Muser .1,340.00
19 Cowley, Edw A—W R M Martin.125.40
19 Czajkowski, Mary or The Great Lester—D A Hirsch .236.48
19 Cipolla, Carmine & Wm T Bernhart—Ames Transfer Co .258.59
19 Cohen, Michl—G Jaffer .29.41
20 Cuff, Wm & Ellen—Northern Bank of N Y .401.62
20 Cenelli, Pietro—I A Brogan .95.59
20 Cohen, Chas—M Garlick et al. .53.43
20 Carpilovsky, Morris—Zimmerman Co. .104.37
20 Clune, Patk H, as grand knight, Jno J Quinn, as deputy grand knight, Jno J Giblin as secy, Wm B Stacom, treas & Jno H Clarity as recorder of Council 449 Knights of Columbus—J E Kerby .1,324.07
20 Carter, H Graham—J Drakaid .1,105.69
21 Carpenter, Sallie T—Ennis & Stoppani .costs, 108.35
21 Cohen, Benj & Louis Wilson—M Meyer .247.67
21 Clark, Arthur G—P C Ten Eyck .71.92
21 Curtain, Jno—H W Baker Linen Co. .79.30
21 Courtney, Wm J—Niles Bement Pond Co .485.17
21 Cunningham, Myles—J H Gilvarry .116.90
21 Coffey, Irene—Gorham Co. .67.65
21 Cahn, Julius—A M Ives .158.50
21 Clinton, Henry F & Julius H Siebert—E Strauss .191.17
21 Clements, Ellsworth S—E Cudlipp.29.91
21 Cohen, Harry—A H Joline .costs, 73.00
21 Cole, Anson B—Lawyers Title Ins & Trust Co .50.13
21 Carabba, Wm V & Chas F Vachris—B De Rosa .276.51
21 Csaszar, Alexander—Chas E Wright Co .costs, 62.85
21 Campbell, Chas H—U S Fidelity & Casualty Co .6,796.29
21 Cohen, Abe J—I Kaufman .11.65
21 Clark, Bernard F—H W Vogel et al .49.73
21 Crawford, Adelia A—D A Dobie .costs, 83.07
21 Cameron, Maud—P Nardi .321.34
21 Cohen, Louis—A Solomon .479.60
21 Clinton, Henry F—E H R Green .costs, 68.36
16 Delamater, Arthur G—Paterno Bros, Inc .243.55
16 Doyle, Louis J—Jas N Brown & Co .2,592.39
16 Dobrow, Abram—McCall Co. .85.02
16 Dunham, Harriet G—A H Merritt.37.85
18 De Goode, Wm—Oliver Typewriter Co. .23.16
18 Degnan, Jno,\* Margt Mulden & Margt Degnan—City of N Y .67.72
18 Deutz, Anna—Siegel-Cooper Co.114.95
18 Demarest, Garrett Z—Manhattan Leasing Co .89.41
18 Derland, E Ray & Chas E L Clark—D L Hedges .4,216.57
18 Dornheim, Fredk C—W E Baker Co. .129.79
18 Draper, Geo O—First National Bank of Fulton N Y .2,371.36



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- 18 Drummond, Francis—42d St, Man & St Nicholas Av R R Co.....costs, 108.88
- 19 Dore, Lillian—H Langhan.....562.15
- 19 Debrow, Jacob—C E Scofield et al.....197.59
- 19 Dorb, Henry & Leopold Neustadt—Friedman Bros & Son.....4,505.00
- 19 De Mosi, Carmela—R Scotto.....119.40
- 20 Dannewitz, Chas H—Bernard Greenwood Co.....88.72
- 20 Dreyer, Geo—J McCann.....114.47
- 20 Diblase, Biaggio & Henry L Stephens—J Albes.....431.31
- 20 De Mott, Jos, Jerome\* & Jas—Gerhard Mennen Chemical Co.....41.16
- 20 Donnell, Andw—McCum Howell Co.....141.77
- 20 Deigl, Alfred W—Mercantile Warehouse Co.....costs, 108.18
- 20 Deigl, Emma S—Same.....costs, 108.18
- 21 Diamond, Geo S—J Paine.....233.32
- 21 Donovan, Jas T—H E R Donovan.....costs, 105.00
- 21 Dieckman, Fredk W—Fairbanks, Morse & Co.....122.41
- 21 Del Bosco, Mattee B—Italian National Club.....195.11
- 21 D'Ascoli, Wm R—the same.....134.71
- 21 Duane, Jos—Barre Bernard Co.....75.72
- 22 Dlugabsch, Louis—W C Wood et al.....38.53
- 22 Dobbins, Geo H—J Miller et al.....36.31
- 22 Donahue, Lawrence—W E MacLachan.....438.91
- 22 De Brauwere, Louis—A De Brauwere.....costs, 109.91
- 18 Edelstein, Jacob—L Marcus et al.....121.26
- 18 Engelsberg, David & Jno\*—Jos Faltert Brewing Co.....82.06
- 19 Elliger, Lewis A—Sheldon School.....74.86
- 19 Emmerman, Benj—E Kivowitz.....80.65
- 19 Edwards, Jno B & Simond Levin—People, & Co.....300.00
- 20 Econopouly, Louis A & Peter—Knickerbocker Paper Co.....46.21
- 20 Eisner, Jehial—S Fessel.....114.65
- 22 Epstein, Beno C—J Hartmann.....88.16
- 22 Evans, Eustacio, trste, & C—J T Johnson.....costs, 94.25
- 22 Egner, Wm O\* & Otto C—J Miller et al.....106.38
- 16 Fitzpatrick, Eliz M—J P Dunn et al.....121.46
- 16 Fishbein, Mary—E B Stimpson.....89.14
- 18 Fried, Solomon—D Myman et al.....129.53
- 18 Frinberg, Barnet—H J Kempler.....32.26
- 18 Frankel, Emanuel, Morris, Joseph & Jos M Eisenberg—L Oppenheim et al.....130.80
- 18 Fry, Jno E—M Rubenstein.....50.84
- 18 Frankel, Michael—L Marks.....115.90
- 18 Foellmer, Friedrich—A Bock.....68.38
- 18 Fusco, Pasquale & Frank McGarry—G Valentine.....489.32
- 19 Fromer, Berish—J Spiro et al.....197.28
- 19 Finkelstein, Louis—V Dilucia.....costs, 7.65
- 19 Ford, Geo L—F Butensky et al.....100.71
- 19 Ford, Jas B, Jno H Ford Jas B Ford, trstes, Fleischman Realty & Construction Co & 507 Fifth Avenue Co—M C Wilson et al.....costs, 103.33
- 19 Fry, Walter L—Standard Scales Co.....279.09
- 19 Freeman, Geo A & Francis G Haselman—W C Farber.....746.72
- 19 Friedman, Minnis as treas—S Sabo.....costs, 93.68
- 20 Falk, Max—P Falk.....180.64
- 20 Flanders, Wm—56 Maiden Lane.....336.15
- 20 Fuller, Winford C—United Merchants Realty & Improvement Co.....104.65
- 20 Farley, Wm W Comr—C Wahn et al.....costs, 64.40
- 20 Freedman, Harry H—S Bernstein et al.....208.52
- 20 Feinberg, Saml—Siegel Cooper Co.....38.74
- 20 Fried, Saml—J Rosenberg et al.....153.95
- 21 Flanders, Wm P—A I Curran.....280.29
- 21 Feld, Simon—W J Davidson.....272.82
- 21 Fink, August D—F Sternkopf et al.....75.67
- 21 Frank, Myre H—J M Freedgood et al.....29.65
- 21 Feigenbaum, Rosie—S Schlessner.....costs, 69.28
- 21 Feinglass, Barnet—H A Siegel.....32.31
- 21 Feinsot, Morris—J Gertner.....50.00
- 21 Falk, Kossuyh & Warren Coleman—People, & Co.....500.00
- 22 Feigin, Meyer—H Kues et al.....costs, 119.68
- 22 Fishbein, Mary—G A Mishler.....182.19
- 22 Frank, Lena—State Bank.....278.53
- 22 Fox, Henry E—M A Tully.....200.00
- 22 Fink, Jacob—B Kugel.....59.91
- 16 Gilewitz, Sam—A Kuflik et al.....39.41
- 16 Goldbach, Jos V—V H Eising.....119.41
- 16 Grosback, Wm & Maximilian Kahn—Eastern Steel Co.....1,066.81
- 16 Gordon, Irving J—M Kopit.....229.17
- 16 Gold, Michl—H Friedman.....136.31
- 16 Goodman, Jacob—L Meyer.....36.38
- 16 Greenberg, Bernard—M Glassman.....132.01
- 18 Goldenkranz, Sol—A H Sarasohn.....229.51
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- 18 Golka, Benj—A H Joline et al.....costs, 108.18
- 19 Gibbs, Herbert H—V Waring.....costs, 84.28
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- 20 Gottfried, Felix—E J Du Pont De Nemours Powder Co.....133.98
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- 20 Herzlich, Abr—W C Wood et al.....39.32
- 20 Hill, Geo P—Greenhut Siegel Cooper Co.....34.45
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- 20 Wasserman, Jos & Louis Miner—J Rosenblatt 195.00
- 20 Wolfsohn, Adolph—M Goldstein 29.41
- 20 Winters, Jno—J H Roser et al 478.81
- 20 Winfield, Abr C—Patterson, Gottfried & Hunter, Ltd 43.07
- 20 Williams, Jno D—Brentanos 140.81
- 20 Wadro, Chas—S Badesch 44.41
- 20 Wehdebrock, Louis E—J P Schuchmann 181.15
- 21 Wendt, Max—Consumers Brewing Co of N Y, Ltd 313.02
- 21 Waldner, Bert O—F Villar & Co 32.86
- 21 Wagner, S Harrison—H E Henry 452.87
- 21 Warren, Wm J—J Schwarz 35.62
- 21 Wiley, Elbert M & Jno Barker—Camp Mfg Co 37,136.38
- 21 Wolf, Selig—L Newman 32.41
- 21 Walter, Adam—G Gennerich et al 65.61
- 21 White, Jos—Paul Ruinart Champagne Co 97.93
- 21 Weinstein, Isaac L—Rusch & Co 210.58
- 21 Whalen, Jno W—Barre Bernard Co 43.82
- 22 West, Arthur—Sterling Bldg & Operating Co 172.74
- 22 Wasbutzky, Mendel—B Braude 107.98
- 22 Weller, Fredk, Jr, & Ernest L Meeker—Meilink Mfg Co 71.36
- 22 Whyman, Dr Boris—State Bank 245.85



<p><b>German and American</b> Sales Offices 45 B'way, N. Y. City WORKS HAMBURG GERMANY ALSEN ON HUDSON RIVER, N. Y.</p>	ALSEN	<p><b>THIS BRAND</b> of Portland Cement is too favorably known in EVERY COUNTRY where cement is used to need further description.</p>
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- 22 Wilmot, Geo H—Greenhut & Co. 32.63
- 22 Wenderhold, Wm\*, Carl Weber & Willia De Classon\*—Baird Cowan Pub Co 61.63
- 19 Yale, Maude—S F Nordlinger et al 220.38
- 20 Young Geo B—W Winter 145.95
- 18 Zahn, Albt, Christian Kranenberg & Grace John—City of N Y 89.72
- 20 Zeilngold, Abr—Ellison Pub Co 38.41
- 21 Zapport, Anthony—M Turkeltaub 27.59
- 22 Zimmerman, Max—J Robinson 431.04

**CORPORATIONS.**

- 16 American Clumwoman Pub Co—Caulon Press 270.88
- 16 Chas Sobel Lumber Co—Herman C Schneider Building & Constn Co 149.54
- 16 City of N Y—E McGee 250.00
- 16 Gingold Realty Co, Abr J Goldstein, Emil Bartolicus & Margt Bartolicus—Eastern Steel Co 322.36
- 16 H B Goetchius Co—Addressograph Co 107.97
- 16 Hurtig & Seaman & Adam Renz—E Fairclough 100.00
- 16 Same—I Fairclough 175.00
- 16 Long Island Contracting & Supply Co & Empire State Surety Co—Manhattan Trap Rock Co 1,643.87
- 16 N Y City Ry Co—G S Southwick 800.00
- 16 Palmer & Singer Mfg Co—J H Williams & Co 2,794.36
- 16 Rheumaticide Co—J S Murphy 484.65
- 16 Seigel, Human Hair Goods Co, Chas Seigel & Eva Seigel—M Wagmann 60.41
- 16 Wm J Oliver Mfg Co—E D Harman 2,133.05
- 18 Houston Hippodrome Co—R Waldo 59.72
- 18 the same—the same 59.72
- 18 the same—the same 59.72
- 18 the same—the same 59.72
- 18 the same—the same 59.72
- 18 Ging Costume Co—H Reos 77.29
- 18 Markell Hotel Co—City of N Y 274.41
- 18 Martin M Marcus Co—M Dorf 137.03
- 18 Fox Sales Co—H C Stinner 38.41
- 18 H S Kerbaugh, Inc—T W Gray 1,327.44
- 18 Traction Material Co—Rome Brass & Copper Co 109.61
- 18 S G Estabrook Co—J F Taylor et al 1,262.53
- 18 Zipkes Construction Co, Maximilian Zipkes & David Schneider—G M Krakower 632.59
- 18 East 167th Street Railway Co—R M Guido 45.41
- 18 Commerce & Industries, Inc—G J Corey 979.13
- 18 Phoenix Light & Power Co—J S Nichols 150.68
- 18 New York Times Co—L E Julien 643.84
- 18 American Rotary Machine Co—T C M Mfg Co 499.96
- 18 New Century Express Co—M A Osgood 64.41
- 18 Hedden Realty Co—J Hahn et al 267.25
- 18 Columbus Day Novelty Co—Dieges & Clust, Inc 128.01
- 18 Codae Realty Co—Tuscan Construction Co 113.01
- 18 J J White Mfg Co—A I Ehrback 1,289.92
- 18 Coleman Stable Co—L Coogan 890.63
- 18 the same—M F Coogan 624.35
- 18 Gingold Realty Co—L London 1,035.81
- 18 Illinois Refining Co—Commercial Advertiser Assn 321.41
- 19 "B" Line Towing Co—Red Star Towing & Transportation Co 29.85
- 19 Belleclair Hotel Co—M Stern, Inc 1,045.36
- 19 Lovejoy & Hanrahan—J T Lang 4,982.38
- 19 Merchants Trading Stamp Co—P Vollrath 97.51
- 19 Chester Construction Co—McConnell Coal Co 81.87
- 19 S Genzburg & Co—F W De Grey 12.65
- 19 Mountain Constn Co & National Surety Co—O L Spannhake 873.03
- 19 Lotze Hazelwood Co—Lawyers Title Ins & Trust Co 49.41
- 19 Hunter-Miller Co—G Lindenmeyr 106.17
- 19 William T Hookey, Inc—Security Bank of N Y 423.06
- 19 Handy Pail Co—F W Wright 268.42
- 19 City of N Y—D Charak 75.00
- 19 American Rotary Machine Co—G A Unger 1,795.25
- 19 Robt S Redfield & Co—G A Baker 3,894.88
- 19 Raymore Realty Co, Gottlieb M Karpas\* & Jos Wittner—Schachi & Silverson 115.73
- 19 Lenox Hotel & Restaurant Co, D Robt Harley & Chas Wahn\*—M Rosenblum 178.16
- 20 Compo Column Co—R Arkush 188.09
- 20 Central Spousing Works—S Richman 334.41
- 20 Oussani Construction Co, Elias J Macksoud, Jos Macksoud & Elias Mouakad—Niagara Wood Working Co 284.10
- 20 Atlantic Avenue Constn Co—E Katz 347.83
- 20 City of N Y, Snare & Triest Co & Bernard Rolf—F Drummond 2,736.46
- 20 Buckley Engineering & Constn Co—City of N Y 995.25
- 20 Bureau of Social Requirements—the same 20.71
- 20 Chapel Builders—the same 20.61

- 20 Buena Vista Improvement Co—the same 61.71
- 20 Borough Co—the same 38.28
- 20 Brooklyn, Canarsie & Bergen Beach Ferry Co—the same 38.96
- 20 Brooklyn Business Institute Co—the same 69.14
- 20 Bogen, Berman & Co—the same 53.90
- 20 Biber Commercial Exchange—the same 25.57
- 20 L G Bozzo & Co—the same 26.55
- 20 L J Borgenski & Co—the same 57.81
- 20 W H Burnap Co—the same 36.32
- 20 Hoerning & Rapp—E A Lonergan 500.00
- 20 Interborough Rapid Transit Co—F Faelinelli 268.88
- 20 Edinboro Construction Co—Bricklayers Benevolent Union No 34 29.41
- 20 Kleinfeld, M Co, Inc—U T Hungerford Brass & Copper Co 27.12
- 20 Luxenberg Electric Protective Co—Inside Electrical Workers of Greater N Y I E W Sick & Accident Assn 14.46
- 20 A Hirsch Hat Co—M Brukenfeld 286.54
- 20 Park Avenue Holding Co—Levenson Wrecking Co 68.23
- 20 Zipkes Construction Co—Colonial Mantel & Refrigerator Co 328.91
- 20 Smity Constn Co—Browning, King & Co 629.99
- 20 Jno Langley Co—J R Cummings 280.91
- 20 Nicholls Ritter Realty & Financial Co—G Z Wilson 130.81
- 20 Havarre Hotel & Importation Co—American Appraisal Co 110.43
- 20 N Y Addressing & Mailing Dispatch—J M De Lemeo et al 214.91
- 20 Hudson Realty Co & Saml E Jacobs—R & S Realty Co 2,435.50
- 20 N Y City Ry Co—J Smith 200.00
- 20 American Bottlers Pub Co, Albt Ludorff & Richd E Schoder—W B Keller 0.12
- 21 Atlantic Cloak & Suit Co—S Schoenwetter 198.91
- 21 Mutual Coal Co—J Havlicek 10,133.82
- 21 Sun Constn Co—J L Quimby & Co 29.15
- 21 Borough Cut Stone Co—L Sonneborn Sons Inc 90.26
- 21 New Home Garage Co—Coal Boulet Co 77.65
- 21 John M Linck Constn Co—A Happel 10,233.99
- 21 Board of Education of the City of N Y—W Keenan 1,120.94
- 21 the same—G Fuchs 893.16
- 21 the same—D F Dempsey 1,547.68
- 21 the same—W R Smith 1,754.64
- 21 Vetter, Chas F—H Rymiller 103.41
- 21 Progress Automobile Storage & Supply Co—C Rost 225.63
- 21 Bavarian Realty Co—Poellet & Schwarz 171.31
- 21 Codae Realty Co—Geo F Moore Inc 328.42
- 21 Phoenix Art Bronze & Brass Foundry—J Zorwas 1,060.37
- 21 Liberty Investing Co—W Ollendorff 5,027.19
- 21 Burns Bros—F Ryan 742.10
- 21 John Young Co—W J Elliott et al 202.27
- 21 John E Olson Constn Co, Wm E Olsen & Muriel C Spencer—A Newell 117.25
- 22 Fisher & Yglesia Co—American Lithographing Co 457.30
- 22 New York-Pennsylvania Real Est Associates—J T Shipman 5,217.62
- 22 Woodhaven Housewrecking & Lumber Co—H H Galinger 340.04
- 22 Barrett Laundry Co—City of NY 69.27
- 22 Bay Ridge & Bklyn Realty Co—City of N Y 119.80
- 22 Bay Ridge Lumber Co—the same 175.37
- 22 Bernard & Co—the same 96.86
- 22 Brooklyn Elec Equip Co—the same 85.40
- 22 Bracken-McAveney Co—the same 79.37
- 22 Brass Specialties Co—the same 385.91
- 22 Bronx Bath Co—the same 37.80
- 22 Brush Chemical Co—the same 214.03
- 22 Bronx Mfg Co—the same 38.28
- 22 Builders Stone Contracting Co—the same 91.01
- 22 Bullfrog Trinidad Mining Co—the same 1,971.77
- 22 Bernard & Clark—the same 32.41
- 22 Bruckner Engineering & Impt Co—the same 389.82
- 22 Bussini Equip & Constn Co—the same 214.05
- 22 Froma Realty Co—Columbia Bank 857.71
- 22 Marchesini Bros, Inc—W G Langdon 223.46
- 22 Co-op Constn Co of Wmsbridge—Conculi & Co 128.30
- 22 Cipriana Realty & Constn Co—H Southgate 439.98
- 22 Danbury Bargain Store—S Blum 108.54
- 22 Flexol Co—Thibaut & Walker Co 1,640.70
- 22 Natl Bridge Works & Natl Surety Co—Gollick & Smith 1,327.00
- 22 Codae Realty Co & Emanuel Doctor—G A Kellock 1,045.75
- 22 Sulzers Sea Beach Palace Co—S G Salomon et al 74.59
- 22 Madison Laundry Co, Inc—H Weiss 27.18
- 22 Smith Premier Typewriter Co—Natl Hartel Light Co 79.91
- 22 Interurban St Ry Co—I Zueker 150.00
- 22 Senior, Walter R, Albt H Stout & Victor Pisani—L M Borden et al 2,753.82

- 22 Hamburg American Line—L Kiesel 275.00
- 22 United Dressed Beef Co—J Simon 10,093.88
- 22 Henry Cawthorne & Co—S Epstein 227.70
- 22 City of N Y—M A Tully 300.00
- 22 Wm T Hookey, Inc—Twelfth Ward Bank 866.37
- 22 Realty Iron Works—R Nemerowsky 119.65
- 22 City of N Y—L Morrissey 775.78

**SATISFIED JUDGMENTS.**

DEC. 16, 18, 19, 20, 21 & 22.

- Attridge, Wm—Fleischmann Realty & Con Co; 1910 41.43
- Abbe, Philip, Chas Kramer & Isaac Polansky—S Kleinman; 1911 62.66
- Becker, Julius—N J Miller et al; 1911 1,128.45
- Briganti, Michl—J Luckstone; 1911 190.78
- Brewster, Geo W—E Schwab; 1911 169.72
- Same—same; 1911 27.72
- Belinsky, Max—W H Meserole; 1911 93.02
- Brahms, Benj—L J Ladinski; 1910 169.65
- Brawley, Thos—B H Foss; 1910 43.85
- Becker, Henry, Myra Becker & Gertrude Schopp—F V Mayforth; 1911 330.01
- Blankstein, Bernard—M Gelman et al; 1911 41.65
- Bartelstone, Aaron & Oscar—C Cullen; 1911 40,456.12
- Bartendale, Thos H & Wm D Stratton—O McHay; 1911 529.06
- Bernstein, Saml E—I Rosenbaum; 1911 107.92
- Brown, Chas A & Jno Fleming—U S Fidelity & Guaranty Co; 1906 7,063.42
- Baldwin, David W—C C King; 1911 89.54
- Bard, Max—Tenement House Dept; 1906 264.91
- Bar, Jno & Helena—S L Reiss; 1903 293.12
- Byrnes, Jas F & Robt De Witt—People, & Co; 1910 200.00
- Brooks, Pauline—T J Kieley; 1909 739.86
- Curtain, Jno—H W Baker Riner Co; 1911 79.30
- Calhoun, Patk—E J De Forest et al; 1911 3,124.85
- Condren, Jno—G R Sutherland; 1907 90.26
- Ciccarone, Adam L—Jno Bell Co; 1909 116.72
- Campbell, Jno H—J C Rodgers; 1911 111.86
- Connolly Thos F—J Schecker; 1911 72.59
- Champoli, H E—P Regan; 1911 8,080.73
- De Cordova, Arthur—E Gruening; 1908 149.65
- De Luca, Felix—H Mendel; 1911 280.97
- Derkacz, Alex & Michl Kominko—Frank Brewery; 1911 178.42
- Distler, Jno Jr—D H M Davis; 1910 424.94
- Flynn, Wm J—H Brady; 1911 36.67
- Fitzgerald, Michl J—M Bunderoff; 1911 72.05
- Fox, Benj—Hall's Safe Co; 1911 50.99
- Frawley, Patk J & Margt Meneely—E Snyder; 1911 1,000.00
- Finnan, Ernest H—Burnham & Phillips; 1910 59.41
- Friedman, Morris—M M Lessler; 1910 595.54
- Farber, Philip—M Metzler; 1911 280.61
- Googins, Chas—J G Googins; 1911 128.07
- Graf, Marks—G Tischler; 1911 499.15
- Goldman, Michl—A H Joline et al; 1909 108.88
- Galanopulo, Constantine—G—A B Newman; 1903 254.02
- Gillis, Henry, Mark V Brady & Leo B Hill—N Y Edison Co; 1911 67.21
- Hurtig & Seaman—I Fairclough; 1911 175.00
- Same—E Fairclough; 1911 100.00
- Herman, Rosie & Saml—L Siegman; 1908 161.51
- Same—same; 1908 77.96
- Harrington, Jno W—F M Dearborn; 1905 246.72
- Hatfield, Ernest—Butler Bros; 1911 149.32
- Harris, Saml & Abr Alpern—C H Johnston; 1911 1,943.93
- Heard, Frank T—Siegel Cooper Co; 1906 92.19
- Hill, Wm H—American Vaudeville Circuit; 1911 27.67
- Hand, Wm B & Walter S—J Taylor; 1911 172.88
- Higgins, Chas H—A Rothschild; 1911 129.91
- Hatfield, Jno G—Modern Fireproofing & Reconstruction Co; 1911 357.17
- Hein, Jennie—S D Hirschman; 1902 7,126.05
- Holly, Jas K—H C Copeland; 1911 126.24
- Same—same; 1910 108.67
- Jacobs, Christian—Empire Carting Co; 1911 100.70
- Same—Material Mens Mercantile Assn, Ltd; 1910 60.56
- Jaworower, Alfred B—Title Guarantee & Trust Co; 1910 98.40
- Kram, Harry—European American Bank; 1911 2,825.09
- Kempf, Geo—F MacNee et al; 1910 558.56
- Kipp, Leonard P—Butler Bros; 1911 331.25
- King, Geo W—F Burt; 1910 502.88
- Loewenstein, Max—W F Easley; 1910 3,769.52
- Lederer, Norman—C Hirschhorn et al; 1911 154.72
- Laing, Ella L—W R Bronk; 1904 712.04
- Litwak, Nathan—H Levin et al; 1911 45.69
- Long, Thos F—G A Rader; 1911 44.67



# ATLAS PORTLAND CEMENT

30 BROAD STREET, NEW YORK

Loewenstein, Max—W F Easley; 1910. 1,036.75  
 Lane, Derick—C E Lipscomb; 1908. 1,036.22  
 Eandon, Bridget—A H Joline et al; 1909. 97.88  
 Meyer, Fred—B H Foss; 1910. 44.85  
 Melander, Theo—Equitable Trust Co of N Y; 1911. 34.13  
 Mullen, Frank—H Corry; 1911. 224.41  
 Maisch, Jennie & Jno—C Ludwig Bau- mann & Co, Brooklyn; 1911. 25.31  
 Maguire, Jas—City of N Y; 1908. 215.39  
 Same—same; 1908. 213.41  
 Moss, Sophia—B Link et al; 1911. 976.78  
 Nelson, Albt G—Aetna Life Ins Co; 1911. 219.40  
 Norton, Corodon—F N Du Bois et al; 1911. 173.40  
 Nahamkin, Marcus—N Y Tel Co; 1908. 34.61  
 O'Connor, Chas M—H Cordes; 1911. 514.44  
 Quick, Albt H—D J Heffner et al; 1909. 227.64  
 Regina Co—C O'Connor; 1911. 97.43  
 Same—same; 1911. 1,137.75  
 Rank, Henry—A Green; 1911. 65.38  
 Reddy, Patk J—T R Withers et al; 1911. 174.21  
 Reddy, Patk—Beckman Co; 1911. 123.91  
 Reiss, Edw S—V N Napoliello; 1910. 66.91  
 Rogers, Wm S—C D Cooke; 1911. 869.12  
 Swan, Kingsley—Rockford Realty Co; 1911. 897.75  
 Stein, Max & Rubin Lesselbaum—J S Parker; 1910. 39.41  
 Sivigliara, Nicola & Michele D'Esposito— People, &c; 1911. 1,000.00  
 Savarese, Giovanni—G F Coshland & Co; 1909. 103.91  
 Song, Loo—Hall's Safe Co; 1911. 29.41  
 Simon, Robt M—J Klein; 1909. 60.92  
 Stratten, Wm D—O McHay; 1911. 637.64  
 Scher, Saml—H Itzcowitz; 1911. 742.62  
 Selleck, Wm R—Carey Printing Co; 1911. 121.87  
 Schroeder, Edw H—Sulzberger & Sons Co; 1911. 330.09  
 Stoppani, Jos H & Walter T Hotchkin— L Bernstein; 1911. 719.56  
 Schneider, Thos A—P A Smith; 1911. 177.07  
 Societa Italiana de Mutuo Soccolso di Brooklyn—F Andreoli; 1911. 202.41  
 Shaver, Geo F—North British & Mercan- tile Ins Co of London & Edinburgh; 1899. 236.66  
 Somerstein, Wolf—A Wahrsinger; 1911. 276.65  
 Schuster, Jacob S—E Riethman; 1909. 534.41  
 Thomas, Amanda C—M Louvet et al; 1909. 1,233.98  
 Thies, Henry J—Francis H Leggett & Co; 1911. 103.31  
 Tucker, Charu—J Bass; 1908. 524.65  
 Vicario, Jno—W D Hunter; 1911. 910.04  
 Vogel, Leo—H N Lugar; 1903. 158.65  
 Watt, Harold L—A Russman et al; 1907. 302.43  
 Weeks Arthur F—Thatcher Furnace Co. 1911. 255.28  
 Wittner, Hyman—N A Farrand; 1911. 109.25  
 Zeichmer, Lewis & Leo Vogel—W Klats- co et al; 1902. 259.19

### CORPORATIONS.

Hoffman, Youmans Paper Mills—Maurice O'Meara Co; 1911. 374.46  
 N Y Central & Hudson River R R Co  
 C N Clement; 1901. 5,494.41  
 Knickerbocker Silk Co—M Lowenstein; 1911. 99.30  
 Imperial Repair & Brazin Co & Ess Eff Realty Co—B Hogan; 1911. 495.35  
 Adirondack Granite Co—C Jungman; 1911. 509.04  
 American Surety Co of N Y—D C Webb 1911. 730.53  
 Guaranty Trust Co & Robt J Brown— W W Farley; 1911. 1,820.97  
 House of Mercy of N Y—I Strauss; 1911. 739.78  
 Hastings Land Improvement Co—F G Zinsser; 1911. 100.00  
 Schwarzschild & Sulzberger Co—J Kelly 1911. 300.00  
 Lake Hopatcong Land Co—C Sjottenfels; 1911. 81.91  
 Greenwich Investing Co—L F J Weiher; 1911. 179.06  
 Broadway Cortlandt Co & Hedden Con- struction Co—Vacuum Cleaner Co; 1911. 219.12  
 English American Realty Co & Jno Da- vid—Browning King & Co; 1911. 128.80  
 Same—Same; 1911. 186.57

<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. 16.

**Pinehurst av.**, ws, whole front bet 179th & 180th, —x100; Brandt Construction Co agt Rountree Realty Constn Co. (187) 3,365.00  
**Madison av.** nec 66th, 100.5x100; Arthur Janes Co agt Parkview Co. (188) 219.20  
**171ST st.**, ns, 100 e 3 av, 55x120; Union- port Lumber & Mfg. Co agt Chas Bjorke- gren, Inc. (189) 1,636.83

**77TH st.**, 502-20 E; Reliance Fireproof Door Co agt Open Stair Tenement Co, Le- vin & Levin Contracting Co. (190) 2,600.00

DEC. 18.

**Beaumont av.**, 2304; Harry Rubin agt Montefiore Bldg Co & Emil Ginzbur- ger. (191) 322.00  
**171ST st.**, ns, 100 e 3 av, 55x120; Ossian Johnson agt, Chas Bjorkegren, Inc. (192) 2,645.00  
**Pinehurst av.**, ws, whole front bet 179th & 180th, 200x100; Seward Engineering Co agt Rountree Realty & Construction Co. (193) 2,502.40  
**2D av** 111; Jacob Weingarten agt Sado- nia Weiss & Wm S Weiss. (194) 200.00  
**Pinehurst av.**, ws, whole front bet 179th & 180th, 200x100; J L Mott Iron Works agt Rountree Realty Construction Co & Moses E Rountree & A Sacks, Inc. (195) 6,249.12  
**Pinehurst av.**, ws, whole front bet 179th & 180th, 200x100; Aug Kampfner agt Rountree Realty Construction Co. (197) 54.50

**West End av.**, 600; Jno H Boynton agt West End Constn Co. (198) 725.20

**171ST st.**, ns, 100 e 3 av, 55x120; Fred Schneider agt Chas Bjorkegren, Inc. (199) 122.00

**25TH st.**, 129-31 W; Andw Logan agt Jno E Olson Constn Co. (200) 47.15

**1ST av.**, 168; Morris Sirota agt Estate of Kate Herrmann & Barnet Miller. (201) 80.00

**5TH av.**, es, whole front bet 106th & 107th, 200x100; Jno A Philbrick & Bro agt Jno Earle, Jno Sullivan & Jas H Lyttle Constn Co. (202) 125.33

**11TH st.**, 324 E; Morris Sirota agt Fran- cesco Setaro & Barnet Miller. (203) 73.15

**151ST st.**, 529-33 W; Expert Roofing Co agt Sheer Ginsburg Realty & Constn Co. (204) 38.00

**St Nicholas av.**, 961; Sidney Sragan agt Llewellyn Realty Co & Allen W Rose. (205) 75.60

DEC. 19.

**Pelham av.**, sec Hoffman, 50x100; Geo Repp et al agt Louise & Fredk Kummerle. (206) 115.00

**Broadway**, sec 103d, 100x107; J P Zurla Tile Co agt Irving T Smith & Mercantile Constn Co. (207) 143.89

**Pinehurst av.**, ws, whole front bet 179th & 180th, —x100; Elite Gas & Electric Fix- ture Co agt Rountree Realty Constn Co. (208) 1,405.25

**Anthony av.**, 1640-42; National Fireproof Sash & Door Co agt B Davis & Associate Contractors & Builders Inc. (209) 160.00

**120TH st.**, 308 E; National Fireproof Sash & Door Co agt Jno Levine & Levin Contracting Co. (210) 160.00

**116TH st.**, 438-444 E; Chas Catania agt Vincenzo Caggiano & Michl A Sandi. (211) 36.86

**Pinehurst av.**, ws, whole front bet 179th & 180th, 200.4x100x200x112.10; Niagara Wood Working Co agt Rountree Realty Constn Co. (212) 6,575.60

**Pinehurst av.**, ws, whole front bet 179th & 180th, Lazarus Shiren et al agt Rountree Realty Constn Co & Moses E Rountree. (213) 1,800.00

**Broadway**, 704-6; Marton S Stevens agt Adolph Boskowitz. (214) 1,600.00

**8TH st.**, 17 W; Louis Malavita agt Clara W Owens (renewal). (215) 83.50

**8TH av.**, 108; Victor Steinberg agt Philip Goldberg & Alex M Berman. (216) 400.00

**Pinehurst av.**, ws, whole front bet 179th & 180th, 200x100; Alfonso Lomonte agt Rountree Realty & Constn Co. (217) 1,586.25

**Same prop;** Chas Cohen agt same. (218) 1,044.00

**5TH av.**, es, whole front bet 106th & 107th, 200x100; E E Dey & Sons Co agt Jno Earle, Jno Sullivan & Jas H Lyttle Constn Co. (219) 87.89

**8TH av.**, nwc 17th, 25x103; Salvatore Carlo agt Mary Schofield & Emil Mueller. (220) 523.00

**Riverside Drive**, 524; Saml Resnick agt Palmer Realty Co, Barney Cohan & Jno Nelson. (221) 84.63

**Webster av.**, nwc 182d, 31x100.8; Raffaele Di Co agt Barnet Schultz. (222) 1,400.00

**Beaumont av.**, 2304; Saml S Glauber Inc agt Montefiore Bldg Co & Emil Ginsbur- ger. (223) 636.68

**Pinehurst av.**, ws, whole front bet 179th & 180th, 200x100; Moritz Arnstein agt Rountree Realty & Constn Co. (224) 1,172.75

**Same prop;** Rudolf Gersmann agt Roun- tree Realty & Constn Co. (225) 2,500.00

**Broadway**, 1170; Jos Buellbach agt Johnston Estate & Lenox Iron Works, Inc. (226) 36.00

DEC. 20.

**Adams st.**, es, 170.8 n Van Nest av, 25x 100; Philip Baumann agt Angelo Rezzano & A Rezzano Constn Co. (227) 54.00

**Fordham rd.**, nec Aqueduct av, 103x ir- reg; Philip Herschowsky agt Thos Walsh & Juliette Constn Co. (228) 250.00

**Pleasant av.**, 351-3; Joe Sklar agt 481 East 167th St & Peter Altieri. (229) 708.00

**56TH st.**, 139 E; James & Kirtland agt Chas Bergenstein. (230) 110.00

**99TH st.**, 69 W; M & F Dickman agt Jos Weiner Jr & Chas E Morris. (231) 34.00

**99TH st.**, 16 W; Morris Dickman agt Florence S Weiner & Chas E Morris. (232) 13.00

**39TH st.**, 310 E; Hervey Thompson agt Mary Fitzpatrick & Jos Egan. (233) 42.50

**13TH st.**, 22 E; Henry Graf agt Geo Ger- nannt & Adelheid Gernannt. (234) 1,835.80

**Broadway**, 1420; Jno E Donovan agt Adolph Lorber & Levin & Levin Contract- ing Co. (235) 339.00

**Kenmare st.**, swc Bowery, 25x100; An- gelo Gangi agt Jno Theodoses, Sando Cas- cio & Marble Products Co, Inc. (236) 91.00

**5TH av.**, es, whole front bet 106th & 107th, 200x100; Hull Grippen & Co agt Geo H Earle Jr & Jas F Sullivan & J H Lyttle Constn Co. (238) 66.25

**Clinton av.**, es, 193.2 n McKinley sq, 102.1 x186.11 to Boston rd x101.7x163.1; Stan- dard Plumbing Supply Co agt Wm H Weissager & American Forge & Iron Co. (239) 904.37

DEC. 21.

**Pinehurst av.**, ws, whole front bet 179th & 180th, 205x100; Abr Sacks Inc agt Roun- tree Realty & Constn Co. (240) 1,400.00

**Amsterdam av.**, 850; Friedland & Levine Bros agt Phillip Ohl & Wm Mandelbaum. (241) 35.00

**Pinehurst av.**, ws, whole front bet 179th & 180th, —x100; Wm C Peters agt Roun- tree Realty Constn Co & Moses E Roun- tree. (242) 85.00

**Same prop;** Geo H Storm & Co agt Roun- tree Realty & Constn Co. (243) 2,654.20

**91ST st.**, 108-10 E; Wm H Metzler agt Surpassing Realty Co & Jacob Manheimer. (244) 1,655.55

**66TH st.**, 153-5 W; Oscar Lustig agt Na- than Mayer. (245) 393.00

**La Fontaine av.**, ws, 112 s 178th, 50x100; Oriental Fireproof Sash & Door Co agt Willer & Meeker Realty Co. (246) 200.00

**125TH st.**, 127-31 W; same agt Jno E Olson Constn Co. (247) 510.00

**55TH st.**, 123 E; Michl J Colleran agt Stuyvesant Wainwright & Robt J Ma- honey. (248) 613.70

**Lexington av.**, 1861; Greater New York Tin & Tar Roofing Co agt Adolph Baum. (249) 150.00

**Jackson st.**, sec Front, 50x75; D & A Christie agt St Mary's Parochial School & P Walsh Co. (250) 385.00

**Pinehurst av.**, ws, whole front bet 179th & 180th, 200x100; Jos Starobin agt Roun- tree Realty Constn Co. (251) 475.00

**La Fontaine av.**, ws, 112.6 n 178th, 37.6x 100; Carter, Black & Ayers agt Weller Meeker Realty Co. (252) 100.00

**Amsterdam av.**, swc 175th, 100x150; Re- liable Plumbing & Heating Co agt Lentz Realty Co. (253) 10,500.00

DEC. 22.

**2D av.**, 1519; Wolf Gelband agt F & M Schaefer Brewing Co, Asbesteel Constn Co & S Bergoffen. (254) 56.25

**84TH st.**, 155 W; Locke & Smith Co agt Jno L Moore & Moore Bros Co & Jos H Booth. (255) 353.73

**2D av.**, 111; Gross & Kleinberger agt Sadonia Weiss & Wm S Weiss. (256) 55.00

**Hamilton pl.**, 79; Saml Resnik agt Pal- mer Realty Co, Barney Cohen & Jno Nel- son. (257) 37.30

**27TH st.**, 235 E; Harry Goldstein agt Louis J Rosendorff. (258) 80.50

**7TH av.**, nec 143d, 42.11x100; Raisler Heating Co agt Geo N Buhlken. (259) 180.00

**69TH st.**, 428 E; Morris Siegel agt Ida Kelly. (260) 154.45

**78TH st.**, 52 E; Morris Hochberg agt Mary R Haines & Frank Meyer. (261) 66.50

**Broadway**, 704-6; Max. Soloway agt Adolf & Rudolph Boskowitz & West Broadway Contracting Co. (262) 115.00

**25TH st.**, 127-31 W; Oriental Fireproof Sash & Door Co agt Jno E Olson Constn Co. (263) 510.00

**Broadway**, 2848-50; Annie Feldman agt American Purchasing Ass'n & Barnet & Harry Rodsky. (264) 100.20

**173D st.**, 463 E; Herman Negreanu agt Francis J McCooey. (265) 102.67





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Riverside Drive, nec 149th, 102x173; International Heater Co agt A Feldman Constn Co & Julius Braunstein. (266) 446.00

6TH st, 601-601½ E; also AV B, 93; Julius M Schwartz agt Hugo Realty Co, Spachner & Berger & Lydia Heine. (267) 10,098.50

77TH st, 502-10 E; Levin & Levin Contracting Co agt Open Stair Tenement Co. (268) 34,538.25

5TH av, 353; same agt Estate of Jacob Korn. (269) 2,170.00

Broadway, 1420; same agt Adolph Lorber. (270) 3,304.85

## BUILDING LOAN CONTRACTS.

DEC. 16.

St Nicholas av, nwc 150th, 102.2x112.11x irreg; State Realty & Mortgage Co loans Welton Constn Co to erect a — sty bldg; 12 payments. \$90,000

DEC. 18.

Madison av, sec 25th, 74x175xirreg; Title Ins Co of N Y loans Musgrave Realty Co to erect a — sty bldg; 17 payments. 1,500,000

DEC. 19.

No Building Loan Contracts filed this day.

DEC. 20.

Jennings st, swc Southern Blvd, 100x45 x irreg; also SOUTHERN BLVD, ws, 45 s Jennings, 40x92.6x irreg; also SOUTHERN BLVD, ws, 85 s Jennings, 40x107.6x irreg; City Real Estate Co loans Lederer Constn Co; to erect three 5-sty apartments; 9 payments. 91,000

Jennings st; same prop; same loans same; to erect three 5-sty apartments; 9 payments. 91,000

Southern Blvd, ws, 125 s Jennings, 41.8 x177.6x irreg; also SOUTHERN BLVD, w s, 166.8 s Jennings, 41.7x159.6; also SOUTHERN BLVD, ws, 208.4 s Jennings, 41.8x141.7; same loans same; to erect three 5-sty apartments; 9 payments. 90,000

Southern Blvd, same prop; same loans same; to erect three 5-sty apartments; 9 payments. 90,000

DEC. 21.

Quimby av, ss, 199.9 w Castle Hill av, 24.3x103.1; Eliz K Dooling loans Adam Mink; to erect a 2-sty dwelling; 3 payments. 4,000

Quimby av, ss, 224 w Castle Hill av, 25x 103.1; same loans Adam Mink; to erect a 2-sty dwelling; 3 payments. 4,000

Wales av, es, 250 s 149th, 25x100; Title Guarantee & Trust Co loans Reedy Constn Co; to complete bldg; — payments. 10,000

DEC. 22.

80TH st, ss, 168 e Ams av, 82x102.2; Sender Jarmoulovsky loans Tourneur Realty Co; to erect a — sty bldg; — payments. 155,000

Whitlock av, es, 314 s Tiffany, 39x90; City Mortgage Co loans Lockwitt Co; to erect a 5-sty apartment; 12 payments. 20,000

Whitlock av, es, 275 s Tiffany, 39x90; same loans same; to erect a 5-sty apartment; 12 payments. 20,000

Whitlock av, es, 392 s Tiffany, 39x90; same loans same; to erect a 5-sty apartment; 12 payments. 20,000

Whitlock av, es, 353 s Tiffany, 39x90; same loans same; to erect a 5-sty apartment; 12 payments. 20,000

Simpson st, ws, 396.8 n 163d, 42x108.3; same loans Podgur Realty Co; to erect a 5-sty apartment; 12 payments. 20,000

Simpson st, ws, 354.7 n 163d, 42x108.8; same loans Podgur Realty Co; to erect a 5-sty apartment; 12 payments. 20,000

Simpson st, ws, 312.8 n 163d, 42x109.7; same loans same to erect a 5-sty apartment; 12 payments. 20,000

Manhattan av, sec 122d, 100.11x100; same loans Hancock Constn Co to erect a 5-sty apartment; 12 payments. 105,000

123D st, ss, Manhattan to St Nicholas avs, —; same loans same to erect a 5-sty apartments; 12 payment. 132,500

8TH av, swc 22d, 57x100; Kath T Moore loans Allerton Realty Co to erect a — sty bldg; — payments. 70,000

Honeywell av, es, 35 n 180th; Lewis E Landon agt Edw Muller Bldg Co et al; Dec20'11. 456.00

West End av, 600; L Kantor & Co agt West End Constn Co et al; Oct11'11. 145.50

West End av, nec 89th; same agt same; Aug31'11. 5,405.00

Fulton av, ws, 175 s 171st; Nathan Kobloff agt Bethel Constn Co et al; Dec11'11. 884.00

Broadway, nwc 96th; Jno H Drew & Bro Inc agt Estate of Chas F Hoffman Inc et al; Oct31'11. 394.00

DEC. 22.

Suffolk st, 178; Annie Wiederman agt C Shendorff et al; Dec5'11. 60.00

26TH st, 141 W; Louis Prignano agt Crystal Realty Co et al; Dec5'11. 100.00

94TH st, 136 E; Meyer J Feinberg agt Ellen T Machell et al; Dec9'11. 23.00

104TH st, 313 W; same agt same; Dec9 '11. 60.00

Seton av, es, 450 n 233d; Patk J Twomey agt Rudolph Swenson et al; Nov28'11. 325.00

## ORDERS

12TH st, ns, 106 e 4th; Fred S Schumann on Chas Rubinger to F N Du Bois & Co. 270.00

12TH st, ns, 106 e 4th; same on same to same. 500.00

12TH st, ns, 106 e 4th; same on same to same. 800.00

## ATTACHMENTS.

DEC. 14.

No Attachments filed this day.

DEC. 15.

Stiles, Chas A or Chas A Smith; U S Andes; \$1,000; Hyman & Campbell. Champion Fibre Co; Robt Herbst; \$9,-792.32; Hoadley, Lauterbach & Johnson.

DEC. 16, 18 &amp; 19.

No Attachments filed these days.

DEC. 20.

Taft, Jas M & Robt H; J J Fitz Henry; \$1,481.58; E W Drucker.

## CHATTEL MORTGAGES

AFFECTING REAL ESTATE.

DEC. 14, 15, 16, 18, 19, 20.

Ederle, Jno. 70 Ams av. Consolidated Gas Co. Smoke house. 50

Fanning, Jas. Swc 183d & 3 av. W J White. Plumbing Fix. 3,450

Johnson, O (2 bldgs), ns 171st, 100 e 3d av. Geo E Sealey Co, Inc. Boilers & Radiators. 985

Levy, M. 31 W 111th. I Sommer. Material, labor, paper hangings. 575

Lewthwaite (Geo A) Co. 116 Walker, nec Centre. Fairbanks Co. Machy. 500

Maier, Jno. Ns 225th, bet Barnes & Bronxwood avs. American Mantel Mfg Co. Consols. 140

Peto Realty Co. Pinehurst av, swc 178th. Consolidated Chandelier Co. Gas & Electric Fix. 2,057

Perfect Homes Co & Jno Maier. 405 E 225th & Barnes av. Elite Gas & Electric Fix Co. Chandeliers. 195

Rountree Realty Constn Co. Pinehurst av, ws, whole front, bet 179th & 180th. Gust Seaberg. Dumb Waiters. 400

Russo, Jos & J. Therenet. 139 W 55. Fairbanks Co. Machy. 552

Savoy Impt Co. nec E 217th & Paulding av. Graff Furnace Co. Ranges. 98

Tremont Park Realty Co. Park av, ws 187th. Hudson M & M Co. Mirrors. 992

Weller & Meenker Realty Co. Lafontaine av, ws, bet 178th & 179th. Hudson M & M Co. Mantels, &c. 216

## SATISFIED MECHANICS LIENS.

DEC. 16.

Robbins av, 600-4; Salvatore Preziso et al agt Froma Realty Co et al; Feb27'11. \$250.00

Bailey av, 2522-6; Carmelo Silvestro agt Central Carolina Constn Co et al; Nov27 '11. 171.00

Bailey av, 2522-6; Jas O'Connor agt Same; Nov29'11. 94.00

6TH av, 484-6; Edw M Gardner agt Thos Morgan et al; Nov27'11. 24.00

DEC. 18.

71ST st, 343 W; Thos F Carr agt Alice Miller et al; Oct20'11. 277.40

Riverside Drive, 660; Henry Lehder agt Wm Burns et al; Dec4'11. 59.75

Front st, sec Jackson; Hugh McLean agt St Marys Roman Catholic Church et al; Nov24'11. 626.00

5TH av, 516; Standard Utility Co agt Harwell Realty Co et al; Nov29'11. 2,551.68

3D av, nwc 170th; Pfothenauer Nesbit Co agt Wendover Bronx Co et al; June10 '11. 821.28

DEC. 19.

Hamilton pl, nec 140th; Eugene Gluckerman agt Croton Securities Co et al; Feb 15'11. 2.50

Fulton av, ws, 175 s 171st; John Cullo & Bro agt Bethel Constn Co et al; Dec6 '11. 485.00

West Broadway, 349; Louis V Spinapont agt Maria Canevari et al; Sept25'11. 1,400.00

Fulton av, ws, 175.4 s 171st; Sanitary Fire Proofing & Contracting Co agt Bethel Constn Co et al; Dec7'11. 75.00

DEC. 20.

28TH st, 45 E; Jaffe & Barwess agt Mon Realty Co et al; Nov14'11. 550.00

Fulton av, ws, 175 s 171st; Nathan Fass agt Bethel Constn Co et al; Dec11'11. 684.00

Brook av, 1505-13; Pittsburgh Plate Glass Co agt 171st St & Brook Ave Co et al; Nov18'11. 536.00

Bailey av, 2522-26; Wm A Valentine agt Tessier Bldg Co et al; Dec6'11. 266.65

175TH st, 592-6 E; Henry A Von Dietrich agt Jno Glass Jr Constn Co et al; Mar1'11. 798.00

178TH st, same prop; same agt same; Mar8'11. 81.00

Vyse av, es, 50 s 172d; Klenert & Rosenbluth Inc agt Jackson Associates et al; May6'11. 1,141.72

Vyse av, same prop; Bernard Greenthal agt same; July14'11. 175.00

22D st, 20-6 W; J Sumner Smith agt Twenty West Twenty-Second St Realty Co et al; June8'11. 144.00

DEC. 21.

Harrington av, ns, 150 e Mapes av; Henry G Silleck Jr agt Anna Vogel et al; Dec18'11. 21.15

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