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REAL ESTATE POLICIES OF GERMAN CITIES.

Municipalities Invest and Speculate in Land the Same as Private Individuals, and Build and Rent Houses—The Unearned Increment Tax.

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TOWN planning in Germany is characterized by a comprehensive unity fully in keeping with the scientific character of the nation. Nothing is haphazard, nothing is left to chance, nothing is omitted from the calculations. Analysis of all the elements controlling the city and its proper planning precedes constructive work. It is this frank investigation of every influence affecting municipal life that distinguishes the town-planning movement in Germany from that of America. In this country the city planning movement is thus far ineffectual to produce permanent and fundamental change because of our unwillingness to face the controlling influence of transportation, the unchecked license of the landowner, the unrestrained freedom of property in all its forms. Thus far, city-planning in America has limited its vision to those sides of the question which do not conflict with the claims or abuses of private property.

This fundamental difference between the German city and our own is most plainly seen in the laws and municipal ordinances of the two countries relating to land. In Germany the city is sovereign. It controls the landowner and the builder in the interest of the community. The rights of the community are superior to the rights of any individual, and the health, convenience, comfort and well-being of all the people are superior to and must control the rights of the landowner or the speculator. In America, on the other hand, the city is almost helpless. It has very limited powers and these are specially granted—usually after it is too late for them to be of value.

Rights of eminent domain are strictly construed against the city and must be exercised with great care. Excess condemnation, in order that the city may acquire some of the profits accruing from its own improvement is denied, as is the acquisition of land for any other than enumerated things. The right of special assessments for benefits conferred is carefully prescribed by statute, varies greatly in different communities and leaves but little discretion to the cities. The individual can lay out streets of such width as he wills. He can sewer them and pave them, build them up with cheap tenements or skyscraping apartments and the city cannot successfully protest. In the face of all our knowledge of the vice, crime and disease which the tenement produces, old conditions in our larger cities are certainly reproducing themselves and the cities are helpless to prevent it.

The German city controls the land within its limits in a variety of ways. It fully recognizes the importance of its foundations. The principal methods of regulation are the following:

Street Building and Planning.

In the decades which immediately followed the Franco-Prussian war, the German city followed the rectangular grid-iron type of streets so universal in America because this street plan was satisfactory to the land speculators. This period of city building in Germany presents the same monotonous suburban sections as are to be found in this country. A revolt arose against this type of streets in the closing of the nineteenth century when street planning assumed the importance it deserves. To-day every city has a street plan as has Washington, D. C., mapped in the City Hall far in advance of the city's present growth.

All street construction work is done by the city directly with its own engineer, landscape artists and contractors. A large area is undertaken at once, thus decreasing the cost and enabling it to be done in a symmetrical way. To these

plans the private owner must acquiesce. He is not permitted to lay out his own streets, to pave or sewer them or control their width or character. Broad radial avenues or boulevards in conformity with the original city plan run through every new section. These streets vary from 100 to 200 feet in width. They are parked and beautified and serve as a recreation and promenade way. Side streets are of ample width and are designed to harmonize with the city plan.

The cost of such development is first paid for by the city, but is assessed back upon the property benefited according to established rules. A considerable time is permitted within which the assessments can be paid by the owner, the cost being carried by the city at a low rate of interest. Thus the suburban developments of German cities are harmonious, beautiful and suited to the needs of the city. Slum areas are forever precluded, while great economy in cost is secured through the permanency of the construction. At the same time the landowner is protected from his irresponsible neighbor, who often disfigures an entire territory by cheap construction and speculative indifference to the rights of the adjoining community. The landowner is required to dedicate a certain percentage of his holdings for streets and open spaces and the city is authorized to take from 30 to 40 per cent. without compensation. The assumption is that the development work enhances the value of the adjoining property sufficiently to pay for the street development as well as the area dedicated to public uses.

The Zone System.

German cities are divided into building zones in each of which the height of buildings and the amount of land which may be covered by improvements are strictly prescribed. These building zones are like the fire zones of our cities, but are prescribed to prevent congestion and the reappearance of the tenement slum. They are hygienic regulations insuring beauty as well as proper sanitation. A larger area can be covered by structures in the business section than in the outlying zones, the percentage being determined by the uses to which the land would naturally be put. In Frankfurt, in the inner city, buildings may cover from one-half to five-sixths of a lot and have a maximum height of 65 feet 6 inches. Usually they are limited in height to the width of the street upon which they front.

In the inner zone the residence section buildings must have a minimum space between them of 19½ feet, a maximum height of 59 feet and a maximum number of stories of three above the ground story. In the outer zone of the residence section buildings must have a minimum space between them of 26 feet, a maximum height of 68 feet, a maximum number of stories of two above the ground story, and may not exceed the width of the street. On certain streets only one or two story houses are permitted.

In Cologne the yard area which may be occupied ranges from 25 to 60 per cent., depending upon the location of the lots, the maximum of 60 per cent. being allowed in the business districts. These building regulations preclude the reappearance of tenement conditions and insure beautiful and harmonious development with a uniform sky line in each zone of the city.

Industrial Sections.

Within certain limits municipalities control the nature of suburban development. Factories which in any way offend the neighborhood in which they are located may be required to move to the suburbs, on the general theory that a man must so use his property that it does not interfere with a like use on the part of his neighbor. Municipal by-laws also control the factory and industrial areas.

This is done by the building regulations referred to above as well as by the natural proximity to railways, docks and harbors. The territory immediately adjoining the railways is dedicated to industrial uses, and factories are required in many cities to locate on that side of the city away from the prevailing winds. This reduces the smoke nuisance to a minimum. These regulations are not made arbitrarily, but are fixed by obvious conditions. In territory surrounding an industrial area house building regulations are adjusted to working men's homes, as are the street plans.

Land Ownership.

The German city has always been a landlord on a large scale. From earliest times German villages have owned forests and other land in common and have used it for the gathering of fuel, for forestry and agriculture. With this heritage of tradition, the transition was easy into the ownership of municipal land, and German cities are buying, holding and selling land the same as private individuals. Berlin, for instance, owns land to the extent of 240 8-10 per cent. of its total area, including the land held outside of its boundaries. Frankfurt, a city of 335,000 population, owns 48 9-10 per cent. of the land within its limits; Mannheim owns 35 4-10 per cent. of its own land, and Hanover 37 7-10 per cent. of the land within its limits. The total amount of land within and without a number of German cities is given in a foot note herewith attached:

	Total area of city, Acres.	Total amount of land owned by city, Acres.
Berlin	15,689.54	39,151.28
Munich	21,290.24	13,597.02
Leipzig	14,095.25	8,406.84
Strassburg	19,345.45	11,866.98
Hanover	9,677.25	5,674.90
Schoneberg	2,338.60	1,633.33
Spandau	10,470.37	4,480.79
Zurich	10,894.64	5,621.52
Vienna	67,477.57	32,062.48

Much of the land so owned is in streets, open spaces and parks, but very large areas are also owned and rented or held for speculative purposes.

Cities anticipate their future needs in a far-sighted, intelligent way. Before a new territory is opened up for residence, the city authorities acquire land for playgrounds, gardens and sites for school houses and other public buildings. The purchase of these lands far in advance of the city's growth, saves the city from prohibitive prices and the necessity of cramping the sites of public buildings. It also makes possible the most generous provision for recreation and open spaces, and in the new suburbs of German cities, playgrounds and gardens of the greatest variety are found within easy walking distance of almost every home. This policy of land acquisition is but part of the far-sighted outlook on ordinary city growth and is defended on the grounds of ultimate economy as well as on those of proper city building. Only by this policy it is possible to provide adequately for the orderly and harmonious development of the city.

Excess Condemnation.

Increasing land values are made to pay the cost of many municipal undertakings. Within the last ten years the Rhine cities like Duisburg, Dusseldorf, Cologne and Frankfurt have carried through immense harbor projects by means of which the water traffic of these cities has been greatly increased, and the industrial development of the Rhine region rapidly stimulated. These municipal harbors are equipped with the most perfect mechanical devices for the loading and unloading of boats, the transshipment of freight of steam railroads, and the warehousing of various kinds of products at the minimum of expense. The whole undertaking is planned as a unit rather than an iso-

*This paper constituted the principal portion of an address read by Mr. Howe at the National Conference on City Planning at Philadelphia.

lated project; the harbors, railways and warehouses being constructed by the city with a single object in view of inexpensive and expeditious handling of freight.

Probably the most ambitious harbor undertaking on the Rhine is that of Frankfort. This city of 335,000 has never been a water port, being twenty miles from the Rhine River on the Main, which was not navigable. This stream was dredged and Frankfort made accessible to the Rhine traffic. It soon outgrew its harbor facilities and a few years ago a dock development undertaking was projected which has cost to date nearly \$14,000,000. One thousand one hundred and eighty acres of land were originally equipped, one-fourth of which was laid out in embankments and street railway approaches. One hundred and ten acres were converted into water basin with a navigable shore line nine miles in length.

The docks were connected with 35 miles of railway tracks and sidings so as to secure the best of transportation facilities. This was an ambitious undertaking for a city of this size in competition with other towns having ample water accommodations. The preliminary undertaking of the city increased the water traffic 1,200 per cent. in a few year's time. The second-rate harbor costing over \$13,000,000 will be paid for in large part by the resale of surplus land remaining after the docks had been completed. Over 800 acres remain for factory sites, warehouses and working men's dwellings, which is being sold or leased on a basis sufficient to pay for the entire undertaking in a few year's time. The location of the intelligent building of an industrial section increased the value of the land to such an extent that it enabled the city to recompense itself for the entire outlay. Other undertakings, like the opening of new thoroughfares through old districts are paid for in the same way. The city acquires more land than is needed for street widening, and when the project is completed, it leases or sells the excess land, retaining the profit therefore itself. American cities are not permitted to recoup themselves in this way. The results of their activities and expenditures flow into the pockets of the abutting landlords.

Cities as House Landlords.

Germany has adopted a housing program of municipal competition through the building and ownership of model tenements and suburban villas. Through this means competition with private owners is secured while the houses are paid for by rents merely sufficient to cover the cost and interest charges.

The City of Ulm has carried through the most comprehensive housing policy. One thousand four hundred acres of land were purchased in the suburbs upon which the city erected detached working men's dwellings of an attractive type. These dwellings are sold to owners, payments being made under long time contracts and in payments just sufficient to reimburse the city for its cost and interest charges. Restrictions are placed upon the purchasers requiring the assent of the city to any transfer and holding the purchaser to a few simple and obviously necessary regulations. Up to date nearly one-third of the population of Ulm have been housed by the city directly in this way.

Another policy adopted by the cities for correcting the housing problem is through encouragement and financial contribution to co-operative apartment houses, built partly by contributions of private, partly by loans at a very low rate of interest from the state insurance funds, partly by subscriptions from the city and partly by installment payments from working men themselves. These houses are constructed so as to insure the best of sanitary surroundings, health and cleanliness, and provide in addition to the house proper, co-operative libraries, restaurants, kindergartens and inner playgrounds and rest places for the people. This co-operative movement is being rapidly promoted by the cities and the government.

Germany has decided that the housing question is too important a problem to be left to the free play of capitalistic exploitation, and is beginning to substitute the municipal dwelling in competition with that of the private owner.

Experiments in the Taxation of the Unearned Increment.

Municipal experts of Germany are united in recognizing the efficiency of taxation as a means of discouraging land speculation, of promoting house building and of reducing the burden of local taxation. Prior to 1893 local real estate taxes in Germany were assessed against the actual rental value of property, according to the English rating system. Land in the suburbs of a city might be

used as a cabbage patch. Its rental value for taxation was that of a cabbage patch rather than a building site. In 1893 the Interior Department issued an order enabling municipalities to assess land according to its selling value, as is done in the United States. Local authorities immediately took advantage of the authorization. Within a few years 350 communities had made the change in the face of the hostility of speculators and large landowners. The revenues of these cities increased enormously.

Taxation of Unearned Increment.

More than this, it made possible the taxation of unearned increments inaugurated by the City of Frankfort in 1904. The new tax is termed "Wertzuwachssteuer," or tax upon the increment of value. This is not the single tax, although it partakes of the justice of this proposal in appropriating a portion of the social value given to land by the growth of population. Under the ordinances of Frankfort (and the ordinances, methods and rates of taxation in the cities differ widely) a tax of 2 per cent. is levied on the increase in value between sales of property if the increase between such sales amounts to from 15 to 20 per cent. From this tax of 2 per cent. it increases up to 25 per cent. of the profits gained by the seller if such profit amounts to between 55 and 60 per cent. If the land does not change hands a revaluation is held just the same, and the tax is imposed upon any increase which has taken place.

Improved land is taxed less heavily than unimproved land. This tax has spread very rapidly to other cities and is yielding a very substantial return.

In the spring of this year the German Parliament, recognizing the obvious justice of this measure, adopted a bill unifying the unearned increment tax of the cities and appropriating a portion of its yield to Imperial and State purposes. The local ordinances of the various cities are repealed by this act. Under this bill the revenue of the Imperial Government is estimated at \$6,000,000 per annum, which is approximately one-half of the total yield. Ten per cent. goes to the several States of the empire and 40 per cent. is retained by the cities. Municipalities are authorized to increase the rate of federal taxation and retain the excess return in their local treasuries. Under this new Imperial bill, 10 per cent. of the land speculators' profits are taken if the increase in value amounts to 10 per cent. of the value of the property. From this it rises to a rate of 30 per cent. of the profits where the increase in value amounts to 40 per cent. or more.

Municipal authorities assert that the unearned increment tax has a tendency to discourage land speculation. The burden of the tax leads to the sale and development of property and the lower rate on improved property discourages speculation still more. In addition to this, it yields a very substantial revenue; the City of Hamburg collecting \$800,000 from this source last year.

The Single Tax Proposal.

This German experiment has been widely heralded in this country, and proposals have been put forward for the taxation of unearned increment according to the German method. We have already, however, a much more efficient means of reaching increasing land values and a much more effective method of discouraging speculation and of forcing land into use. Up to very recently, Germany had no experience in valuing land at its capital value; the system which obtains in this country. In taxing property they adopted a method more in harmony with their system and traditions of local taxation. In America land values are assessed in all our States each year, every other year, or at most, every fourth year. The cities of New York, Boston and some other communities separate land values from improvement values in making their assessments. These cities better than any other, show in the tax returns the increase in land values, and open up to calculation the fund available for taxation. Cleveland revalued its real property in 1910 and discovered that in ten years' time land values had increased by \$177,000,000. During the same period population had increased by 172,000. The increase in land values amounted to \$1,000 per capita. The reports from other cities indicate that this proportion obtains pretty generally in growing cities.

This source of revenue can be easily tapped by abandoning the taxation of improvements and personality and permitting the whole burden of local taxation to fall upon land values. This can be achieved in some States by a simple act of the legislature; in others by constitutional amendment. The result would be to increase the tax on land values and correspondingly augment the revenues of the communities from this source.

OLD FERRY LINES.

What Shall Be Done About Them?—A Proposition For Their Municipalization.

The effect upon the old East River and Hudson River ferries of the opening from time to time to public traffic of a number of bridges and tunnels to Long Island and New Jersey has been to decrease their earnings in a serious degree in some cases. The Union Ferry Company, which operates five lines across the East River, has renewed a proposition to the city to purchase all its property, and a representative of the Comptroller has been making an exhaustive examination of the books of the company, the result of which has not yet been made public.

This and several other important questions relating to privately operated ferries are pending, and strongly suggest the need of the city formulating some general policy looking either to the ultimate municipalization of all the lines or their better operation.

With reference to the proposed resumption of ferry service on the Grand Street-Broadway Ferry the Commissioner of Docks and Ferries has recommended that no action be taken by the Commissioners of the Sinking Fund until all the questions in relation to the operation of ferries by private parties can be taken up for consideration as a whole.

An application for a readjustment of rentals has been made by the corporation operating the Barclay and Christopher street ferries on account of the lessening of traffic, in consequence of the operation of the Hudson River tunnels.

The Long Island Railroad Ferry has asked that its rental be made merely nominal. This company operates from East 34th street to Long Island City, and since 1909 it has been paying to the city at the rate of two per cent. on its gross earnings. The company states that traffic conditions have changed materially, owing to the diversion of a large percentage of the passenger traffic from the 34th Street Ferry to the Pennsylvania tunnels, the diversion of trolley traffic from Borden Avenue Terminal, Long Island City, over the Queensboro Bridge, and finally, the opening of the Queensboro Bridge to vehicles without paying tolls.

The Houston Street Ferry is operating without a lease, owing to a question over the title to property used for ferry purposes. In addition, this company has notified the city that in case a ferry is resumed from the foot of Grand street to the foot of Broadway, Brooklyn, the Houston Street Ferry should be subsidized in order that it may continue to operate its present ferry from Houston street, Manhattan, to Grand street, Brooklyn.

The Union Ferry Company now operates five ferries on the East River, as follows: From Catherine street, Manhattan, to Main street, Brooklyn; from Fulton street, Manhattan, to Fulton street, Brooklyn; from Wall street, Manhattan, to Montague street, Brooklyn; from South Ferry, Manhattan, to Atlantic avenue, Brooklyn; from South Ferry, Manhattan, to Hamilton avenue, Brooklyn. The ferry company had a lease of these ferries, franchises and wharf property belonging to the city, used in connection therewith, which expired May 11, 1901, at a rental of 7½ per cent. of the gross receipts, which average about \$60,000 per annum.

At the expiration of the lease, May 1, 1901, the ferry company applied for a reduction in rent, which the department refused to grant, and no additional lease was executed and no rental was paid for some years, the department claiming that the ferry company was a holdover tenant and liable for the rental reserved in the lease. An adjustment was finally made by the company with the Commissioners of the Sinking Fund on the basis of a payment at the rate of 5¼ per cent. of the gross receipts, from May 1, 1901, to November 1, 1904, and from the latter date a two-years' lease was approved by the Commissioners of the Sinking Fund, at a rental of 2 per cent. of the gross receipts.

A claim for rental against the Union Ferry Co. has been placed in the hands of the Corporation Counsel, for collection. On September 6, 1910, a communication was received by Commissioner Tomkins from Collin, Wells & Hughes, attorneys, stating: "The only remedy possible is that the ferry company should be purchased by the city at a fair price, which proposition we hereby submit to the city."

—There are more elaborate electrical displays in New York than in any other city. Europe has almost nothing whatever to say on the subject. There are a few of the smaller displays in Paris and Berlin, one or two in London, but none of these presents the riot of imagination and light that characterizes Broadway.

BENEFITS FROM BARGE CANAL TERMINALS

Adjacent Real Estate Will Be Enhanced in Value and New Civic Centers and Mercantile Colonies Will Grow Up Around Them.

THE successful issue of the Barge Canal Terminal Referendum Bill, which was submitted to the people at the last election, is likely to have a far-reaching effect on the commercial development of New York City. New York has become the metropolis it is by virtue of its maritime location, and the original city-planners had only the waterfront in mind when the present street system was adopted; but the rapid growth of railroads in the last fifty years, furnishing quick transportation to all parts of the country has caused the waterfront to be neglected, and we have failed signally to develop the waterways to a maximum of efficiency.

In the last few years, however, merchants, manufacturers and city and State officials have come to realize the necessity of improving waterways throughout the country and the matter is now receiving attention by municipal, State and Federal governments.

The building of a barge canal, with various tributaries, across the State of New York is a long step in the proper direction, but without the establishment of modern terminals, the possible maximum of usefulness of the barge canals could never be obtained. One could hardly conceive of a railroad without proper terminals, and all roads have them at convenient places along their lines. These terminals promote commerce and manufactures in their vicinity, increase the real and taxable value of neighboring property and encourage the growth of population. There is every reason to believe that the same results will be brought about by waterway terminals established in proper localities.

Authorized Terminal Sites.

The bill which has just been approved by the electorate at-large provides that the State shall establish terminals at various points along the entire length of the canals and that New York City, being the seaport outlet for the entire system, shall be well supplied with properly equipped depots for exchange of merchandise. The word "terminal" as used in the measure, embraces the necessary docks, wharves, basins, freight sheds and machinery, such as overhead traveling cranes for loading and unloading vessels. So far as this city is concerned, certain definite localities are named as proper places for establishing terminals, but the selection of the sites is not mandatory, being left to the option of the Canal Board. It is generally understood, however, that the terminals will be at or adjacent to the points designated in the bill. The measure specifies the following points in New York City:

A terminal to be known as "the Port of Call" may be constructed on the Hudson River, beginning at a point 300 feet north of Dyckman street and extending northerly to or near the entrance to the Harlem ship canal. A breakwater, behind which barges may lie, and a mean low water depth of twelve feet shall be provided. A pier 50 feet wide may also be built.

At or near the foot of West 135th street, a pier 100 feet wide may be constructed, together with a large steel-concrete shed and two power cranes with necessary tracks.

At or near the foot of West 78th street, a pier 60 feet wide may be erected.

The State may take over the canal and barge basin now located on the Hudson River between 51st and 54th streets and a new pier 80 feet wide with sheds and two cranes may be constructed. This basin is now used as a docking place for some building materials.

At or near the foot of Gansevoort street, on the Hudson River, a new pier at least 60 feet wide may be provided and a low-water depth of 35 feet shall be obtained.

The State may acquire a pier at Vestry street and the Hudson River and a large shed and one traveling crane may be installed.

The State may acquire present piers Nos. 4, 5, 6 and 7 on the East River near Coenties Slip, and a shed and traveling crane may be established on pier No. 6.

The State may acquire all right, title and interest to lands under water at the foot of Grand and Broome streets on the East River, together with some adjoining property, and may erect a pier 80 feet wide immediately south of Broome street. At the discretion of the Canal Board an additional pier may be built to the south of the Grand street pier and equipped in such fashion as may be deemed advisable.

In Sherman Creek, in the Dyckman tract, a pier 50 feet wide and 960 feet

long may be constructed and the slip channel will be dredged to a depth of 12 feet. It will be obligatory upon the city to open and maintain streets necessary for an approach to this pier.

In the Borough of the Bronx the so-called Astor property lying above 150th street on the Harlem River may be acquired for a terminal.

When the Federal government shall have provided for the deepening of the channel through the Bronx Kills, a pier 60 feet wide may be constructed at the foot of East 136th street and a depth of 12 feet shall be secured.

In Long Island City, a site may be acquired at the junction of Newtown Creek and the East River and at least two piers with a shed and two cranes may be established.

A large traffic terminal may be established at or near Gowanus Bay in the Borough of Brooklyn, which shall comprise two piers each 150 feet wide with large intervening slips having a depth of at least 35 feet. Sheds and power cranes are to be installed. The State may also purchase such additional lands under and above water as shall be thought necessary for a future enlargement of this terminal, as if it expected that this will be one of the most important terminals in the city. The depth of water at this point will permit the largest ocean-going vessels to dock, and it is anticipated that grain and other commodities designed for shipment abroad can be transferred directly from barges to steamships. This method of handling freight will effect a great saving to shippers and will obviate the expense of warehousing goods in transit.

Upon the recommendation of the Canal Board an extensive terminal with the necessary machinery may be established at some convenient point in Jamaica Bay, but the cost of this terminal shall be provided for by a special appropriation to be made by the legislature, and no part of it shall be taken from the present bond issue.

Besides the terminals above mentioned, there is also a movement on foot to establish two additional ones in the Bronx; one at the mouth of the Bronx River and the other at the junction of Westchester Creek and the East River.

The total amount of money to be expended in New York City shall not exceed \$9,740,000; the total appropriation for the State shall not exceed \$19,800,000.

These comprehensive improvements, when carried out, cannot fail to have a material effect on real estate in their immediate vicinity. In some cases the results will not be as marked as if the localities were not already somewhat improved, but in others, where adjacent territory is almost entirely undeveloped, considerable enhancement in property values is a safe prediction.

Most of the Manhattan terminals will be located in more or less settled spots, but the extreme northern end of the Island, which will have two terminals, is to a certain extent virgin territory and is almost certain to be greatly benefited. The section known as the Dyckman tract is but little built up and much of the land is eminently adapted for mercantile purposes. On one side of the area will be the Port of Call and on the other the Sherman Creek terminal. Extensive plans for a mercantile colony near Sherman Creek have already been formed and a syndicate has acquired control of considerable land to be used in the operation. An immense manufacturing building having 150,000 square feet on a floor will be the main feature of this new colony. The building is to have direct connection with the wharves on Sherman Creek and railway tracks and all necessary machinery will be installed for handling freight.

Mercantile Colonies.

By a recently enacted State law a mercantile colony of this nature has all the powers of a common carrier, that is to say, it can condemn property where necessary, maintain regular truck transportation lines and furnish light, heat and power. This will be the first really extensive mercantile colony to be established on Manhattan Island, and on account of the excellent transportation service should be an unqualified success. It is not unlikely that the entire district east of the subway to the Harlem River, at the foot of Fort George Hill, will be entirely improved with factories and tenements within a few years.

The advantages which this territory offers manufacturers can be readily seen.

In addition to the water transportation facilities offered by the barge canal, the city is planning a public dock improvement for the entire Harlem River waterfront which will permit coasting vessels of ordinary size to dock at this point. The New York Central Railroad is directly opposite, on the Bronx shore, and by means of automobile trucks goods may readily be delivered to any part of Manhattan in a short time. The subway offers a quick means of travel between the downtown salesroom and the factory.

An Uptown Port of Call.

Engineers who are familiar with waterfront conditions say that there is no practical obstacle in the way of furnishing docking facilities for large sea-going vessels at the Dyckman street Port of Call on the Hudson River. If this is done it will permit manufacturers located in the Dyckman tract to deliver goods intended for foreign or coastwise shipment directly on board the vessels. The saving which could be effected in this way to the consumer and shipper is very apparent. Merchandise from up the State could also be transferred directly from canal barges to steamships. The cost of land in the Dyckman territory is not prohibitive at present and it will not be necessary to tear down other buildings to make way for factories. Heretofore the commercial growth of this city has been so rapid that manufacturers have chosen the first available sites, often without regard to cost, in order to turn out goods as rapidly as possible. The restriction of trade in the last few years has taught many of them that it is wise to reduce as much as possible their overhead charges, of which rent is a considerable item, and for this reason alone, cheap land is likely to be considered an important factor in the establishment of future mercantile plants.

In the vicinity of the proposed 51st street terminals there are a number of blocks almost entirely unimproved and it is not unlikely that the addition of more transportation facilities will stimulate factory building at this point.

Greenwich Village is already fast becoming a manufacturing center and there is but little vacant land existing. It is doubtful if there will be any great building movement or rise in values directly traceable to the canal terminals at Gansevoort and Vestry streets, but they will add somewhat to the general desirability of the section and will no doubt be very largely used.

In the case of the terminals to be established at South Brooklyn and Jamaica Bay it is predicted that large real estate improvements will follow.

Manhattan Plaza Project.

Residents of Queens who come to Manhattan by way of the Queensboro Bridge are much interested in the proposition for the development of the plaza of that bridge on the Manhattan side. On account of the heavy cost involved, the taxpayers of Manhattan and other boroughs have not been so urgent in the matter as those of Queens. At present the trolley cars start and arrive in the underground passageway that is far from as commodious as it should be. If the plaza is extended as has been proposed it will bring all the cars up to the surface, as in Long Island City.

The structure of the bridge carries an elevated railroad, which has not yet been physically connected with the tracks of the Second Avenue Elevated road, on the Manhattan side, or extended to a connection with the Elevated railroad system on the Long Island side. An open plaza would be a fine improvement, local property owners agree; but if it should be covered with railroad tracks the effect would be the contrary. At hearings to be called on the matter it is presumed that assurances against the utilization of the plaza for railroad tracks will be asked from the city authorities.

The proposed plaza is to be bounded by Second and Third avenues, 59th and 60th streets, and at the same time Second avenue is to be widened from 57th to 61st streets.

This proposition has been referred to a committee consisting of Comptroller Prendergast and Borough Presidents McAneny of Manhattan and Connolly of Queens.

At a conference which was held recently it was decided by this committee to recommend to the Board of Estimate that public hearings be held at which the proposition can be discussed. It is estimated that the cost of the plaza will be in the neighborhood of \$5,000,000.

DEVELOPING RICHMOND.

New Streets and Parks Laid Out for Dongan Hills and Adjacent Sections.

FINAL topographical map for a large section of Richmond Borough has been finished and will be the subject of a public hearing on January 18 before the Board of Estimate. Richmond has an area three times as large as Manhattan Island. From present appearances this inviting territory will be better prepared for home builders with final maps showing street lines and grades than Queens Borough was when it obtained rapid transit.

The map relates to an area of about 1,740 acres and includes within its boundaries the settlement known as Emerson Hill, Hillside Park, Midland Heights, Dongan Hills, Ocean Terrace, Manor Heights, Area Park, Crystal Spring Park, South New York Addition No. 2, and Castleton Corners.

The area covered by the plan includes the most rugged and elevated portions of the borough, the slopes being frequently of a precipitous character, necessitating not only a tortuous alignment for many of the streets, but also steep grades, and effectively preventing the laying out of other than a few direct arteries to connect with the street system as planned for the territory east of Richmond road. In three instances the grades have necessitated the laying out of cul-de-sac streets, this feature, however, being rendered less objectionable than is ordinarily the case through the provision of circular plazas at their terminals.

Recognizing the suitability of a large portion of this area for park treatment, the map shows reservations of this character which, the Borough President states, it would be desirable for the city to acquire before the development has advanced too far. These parks comprise the Emerson Park, with an area of about nine acres, located on the southerly side of Clove road adjoining the Ocean View parkway; this park is directly opposite the proposed Hillside Park shown upon a tentative map heretofore adopted by the Board.

The proposed Midland Park is to have an area of about 490 acres and a very irregular boundary, extending from Richmond road on the east and south to Little Clove road on the north. This park would include Todt Hill, the highest land within the city limits, with an elevation of about 410 feet above tide level.

A large proportion of the territory is wooded and the entire area appears to be well adapted to park treatment. From the Borough President's communication it would appear that the scheme for the laying out of these parks has not been definitely determined upon, which view is further substantiated by an examination of the plan which shows that each of the areas thus outlined has been subdivided by a street system which would clear the way for a private development. It is assumed that the uncertainty concerning the plan is due to a question as to how the expense of acquiring title to the park lands would be met.

Tentative plans have already been adopted, or are now awaiting the consideration of the Board, fixing a street system for the adjoining areas on the north and east, these providing for giving Richmond turnpike and Clove road a width of 100 feet, and fixing the width of Richmond road at 80 feet in the section north of Newberry avenue and of 70 feet southerly therefrom.

The principal additional thoroughfares now in use in this area comprise Todt Hill road, the width of which is to be increased at its Richmond turnpike terminal to 60 feet, increasing to 80 feet in the section between Northern boulevard and Ocean parkway, and to 70 feet south of the latter street; the Little Clove road, which is to be widened to 60 feet; Ocean Terrace, which is to be absorbed within the lines of Ocean View Parkway and Midvale avenue; Manor road, the width of which is to be increased to 70 feet in the section north of Tottenville road, and through its remaining length absorbed within the lines of the street last named and Sunnyside avenue; Egbert road, the width of which is to be increased to 100 feet and its name changed to Tottenville road; and the Four Corners road, which is to be widened to 60 feet.

The principal arteries of traffic which are proposed include Ocean View parkway and Tottenville road. Ocean View parkway is to be carried over Clove road on a viaduct at a width of 70 feet, the treatment here coinciding with that indicated on a plan already adopted covering the section north of Clove road. Between the viaduct and the southerly limit of the map, the street is to have a width

ranging from 100 feet to 125 feet, excepting through two sections, where provision is made for separating it into two roadways each 70 feet wide.

Tottenville road, with a width of 100 feet, will include within its lines portions of Egbert avenue and Manor road, as already noted, while the section east of the latter street will traverse a territory which, at the present time, is unimproved and without a street system; this street will form a fairly direct artery between the junction of Richmond turnpike with Clove road and the Egbertville section of the borough.

Princeton avenue, having a width of 70 feet, is designed to serve as a diagonal street evidently intended to connect the Dongan Hills section with Port Richmond.

The Emerson Hill section is at the present time without a system of highways other than two narrow, tortuous roads. These are entirely ignored in the new plan which provides for a system of highways apparently designed to avoid damage to buildings, but if carried out would leave a large number of properties without street frontage.

In the Midland Heights, Ocean Terrace, Manor Heights, Area Park, Crystal Spring Park, South New York Addition No. 2, and Castleton Corners sections, a few streets which have apparently been used as the basis for subdividing property are to be discontinued. With the exception of these cases and portions of the Todt Hill road and Ocean Terrace, most of the existing highways or proposed street lines which have been used as the basis for selling property appear to have been retained, as has also Quinlan street in the South New York Addition No. 2 section, which was placed upon the city map under a resolution adopted on October 19, 1906.

Provision will be made for retaining within the street lines dedicated portions of existing highways or streets which have been used as the basis of private development and where title to the fee has been lost. Borough President Cromwell was asked, on Chief Engineer Nelson P. Lewis's recommendation, to outline to the Board a plan which would provide for the acquisition of desirable properties of this character in which the city at large may be fairly assumed to have an interest, with the suggestion as to how much of the expense might be assessed locally, upon the entire borough and upon the city at large.

State Tax Commissioners' Visits.

The State Board of Tax Commissioners has been empowered by a new law to make its biennial visits to the counties by one commissioner, instead of two. This affords a needed relief to the Board. One of the most important changes has been effected by Chapter 804, under which the State Board will hereafter equalize the assessments of special franchises before certifying them to the various local boards. This will abolish a grievous scandal in administration which had grown to great dimensions.

Heretofore, the State Board has certified its assessments of special franchises at full value, and each corporation and person so assessed has been obliged to apply for a writ of certiorari to obtain a reduction to the average rate of assessment of other real estate in the same district. Besides needlessly consuming the time of the courts, the assessing boards and the public service corporations, this practice has the unfortunate result of dislocating local finances by putting each special franchise assessment on the roll at a sum greater than the equalized value on which the tax is to be paid. This automatically created a deficit in the tax receipts. The change provided by Chapter 804 will remove this continuing cause of disturbance.

Debate on Bronx County.

At the Bronx Church House on Friday evening, Jan. 5, 1912, there will be a debate on Bronx County between James A. Donnelly, lawyer, for the affirmative, and Albert E. Davis, architect, for the negative.

An Unusual Topic.

William A. Cokley, right of way agent of the New York, Westchester & Boston Railway Company, will deliver a lecture on "The Acquisition of a Right of Way Through the Metropolitan District for a Great Railroad System," at the rooms of the Young Men's Christian Association, 318 West 57th street, on Tuesday, January 2, 1912.

SUBWAY CONFERENCES.

Possibility of a Seventh Avenue Subway —Interboro' May Modify Offer.

Representatives of the city for some weeks have been conferring with Samuel Rea, vice-president of the Pennsylvania Railroad, and Henry P. Davison, of J. P. Morgan & Co. It was learned that at the conference at the Union League Club Wednesday night the conferees found that they were "very nearly together."

All concerned have been wary about talking figures, as that is the crux of the situation, but it is understood that if the Interborough makes any sort of an offer it will have to be on a basis of a guarantee of not more than 8½ per cent. It withdrew from the situation in July because the city refused its demand for 9 per cent.

If the plan now under discussion goes through, the Interborough will connect the Lexington avenue line with its present subway at 35th street, or possibly 9th street, as has been suggested by Chairman Willcox of the Public Service Commission, one of the conferees. The upper half of the present system will be connected with a new line down Seventh avenue past the Pennsylvania Station. That is the line Mr. Rea wants.

It is understood, too, that there is under consideration a scheme for a crosstown subway from Seventh to Lexington avenue through 34th street. Such a spur would permit the running of trains up Seventh avenue, across 34th street, and up Lexington avenue to the east side of the Bronx. It would also have the effect of placing the Pennsylvania Station on a loop subway connecting with all north and south subway lines.

One point that the conferences have definitely decided is that the B. R. T. plan for coming into Manhattan is not to be interfered with. That company, no matter what the new offer of the Interborough may contemplate or what may be done with the offer, will have the Broadway line to 59th street and the line across 59th street to the Queensboro Bridge.

Whether it will have extensions in Queens has not been decided, but that may be taken up next week.

New Park Space Near City Line.

The Board of Estimate and Apportionment has approved of a plan for a new park space on the west side of Broadway at 242d street, opposite Van Cortlandt Park. According to the new map, Spuyten Duyvil Parkway is made a 100-foot boulevard, with two roads for traffic in either direction and is given an outlet on Broadway, where it ends. Broadway is also widened to 150 feet at this point, thus relieving the congestion in automobile traffic.

The new park, bounded by the north and south roadways of Spuyten Duyvil Parkway and by widened Broadway will be a triangle. This is necessary to help drivers avoid collision by a clear view of traffic in the several well-used roads converging at this point.

The improvement also provides a wide connecting parkway for the city's general park system. This link unites Van Cortlandt Park with the extension of Riverside Drive over the proposed new Henry Hudson Memorial Bridge spanning the Ship Canal at Spuyten Duyvil.

Steps in West 215th Street.

A resolution of the Local Board of the Washington Heights District, Borough of Manhattan, adopted on October 3, 1911, initiated proceedings for grading, curbing, flagging and constructing steps in West 215th street, from Broadway to Park Terrace East.

This resolution affects one block or about 200 feet of West 215th street, title to which has been acquired by deed of cession. The street is not in use and the abutting property is entirely unimproved. In this block West 215th street has a width of 35 feet, but its grades are so steep as to make it unavailable for use other than by pedestrians.

The work is estimated to cost about \$17,600, and the assessed valuation of the property to be benefited is \$690,000.

Protecting Residence Districts.

George B. Ford, architect, in an article on the importance of protecting residence districts from industrial invasion says that cities all over the world are beginning to realize that life in these centers has come to a point where radical steps must be taken to prevent the cities from strangling themselves.

Partnership Dissolved.

Harris Mandelbaum and Fisher Lewine, heretofore operating in real estate under the firm name of Mandelbaum and Lewine, announce that from Jan. 1, 1912, each will operate for his own account. Mr. Mandelbaum will be associated in business with his son, Maurice Mandelbaum, at 135 Broadway, and Mr. Lewine with his son, Irving I. Lewine, at the same place.

A New Partnership.

H. C. Ward, formerly of Quackenboss & Ward, will be associated with A. M. Platt after Jan. 1, 1912, in a general real estate and insurance business. The new firm will be Ward & Platt, with offices at 31 Nassau street and at 45 West 34th street.

A \$500,000 Lease.

The Childs Company, through the purchase of the leasehold held by Max L. Meyer of the property at 527 and 529 Sixth avenue and 104 West 32d street, will improve the plot, which forms an L around the southwest corner. The property is owned by the estate of Charles Frederick Hoffman. Mr. Meyer's lease had five years to run, at a net rental of \$10,000. Negotiations toward acquiring the lease by the estate have been under way for several months, and the papers by which Mr. Meyer disposes of his interest were signed yesterday in the law offices of Bowers & Sands. The Hoffman estate has now leased the property for twenty-one years, at an aggregate net rental of more than \$500,000. The lease carries two renewal privileges. Robert T. Neely, of the Willard S. Burows Co., was the broker in the transaction.

PRIVATE REALTY SALES.

South of 59th Street.

BROAD ST.—The Charles F. Noyes Company announces the resale of the plot at the southwest corner of Broad and Pearl sts., including 102 and 104 Broad st and 44 to 50 Pearl st, sold in the early part of the week by the same brokers for Frederick P. Forster as well as the sale of the balance of the block front including 106-8 Broad st and 16 Water st, owned by the Leon Realty Co., Leon Wilner, President. The combined plot is now improved by 6 store and loft buildings and has a frontage of 111 ft. on Broad st, 112 ft. on Pearl st and 92 ft. on Water st, and contains approximately 11,300 sq. ft. of ground. Jacob Rosen, of Rosen & Phillips, attorneys, represents the purchaser of both parcels. The property will not be immediately improved but eventually the plot will unquestionably be improved by his clients with a 22-story office building.

GREENWICH ST.—Leonard Weill sold, through the Charles F. Noyes Co., 514 Greenwich st, a 4-sty building, on lot 18.4x40, at the southeast corner of Spring st. The buyer will alter and occupy.

LEROY ST.—John J. Bogert sold for Florence L. Bailey 60 Leroy st, a 6-sty tenement, on plot 25.5x90, to a client for investment.

10TH ST.—Mooyer & Marston sold for the Brooklyn Trust Co., as trustees for the Howard Gibb estate, the 2-sty stable at 40 West 10th st, on plot 23.6½x92.3. The purchaser is Charles Keck, who will alter extensively for studios. Geo. R. Read & Co. represented the sellers.

15TH ST.—N. A. Berwin & Co. have sold for Mrs. Laura A. Palmer to A. L. Mordecai & Son 117 and 119 East 15th st, two 5-sty dwellings, on plot 45x100, adjoining the northwest corner of Irving pl and opposite the Irving Place Theatre.

16TH ST.—Sigmund B. Steinman bought from the Sixteenth Street Realty Co., Seth Sprague Terry, president, 114 and 116 East 16th st, a 12-sty loft building, on plot 56.6x103.3, near Union sq. This structure was but recently completed and is fully tenanted. The property is opposite the Borgfeldt building. It was held at about \$400,000.

27TH ST.—L. A. Pincus sold the 4-sty building at 213 West 27th st, on a lot 20x100, located 125 ft. west of 7th av.

58TH ST.—George R. Read & Co. sold for the Associated Owners a 3-sty brick stable at 13 and 15 East 58th st, on a plot 50x100, between 5th and Madison avs. The new owner has not yet formulated plans for the improvement of the property.

2D AV.—Louis Minsky bought Rutherford Stuyvesant estate, the six private dwellings, on a plot 103x100, at the southwest corner of 2d av and 12th st. The present buildings will be razed and on the site erected a 12-sty apartment house, to be occupied by the Jewish manufacturers of the near vicinity, at an average rental of \$10 per room.

7TH AV.—William H. Archibald sold for the estate of Robert E. Roosevelt to the Midtown Construction Co 128 to 132 7th av, and the 2-sty stable, 200 West 18th st. The buyer also secured from another source the two stables, 202 and 204 West 18th st, adjoining, making a total plot of 54 ft. on 7th av and 100 ft. on 18th st.

9TH AV.—George Kraus sold for Herman Elsass 746 and 748 9th av, two 5-sty tenements on plot 50x100.

North of 59th Street.

63D ST.—Post & Reese sold for James C. McGuire the property at 120 and 122 East 63d st on plot 50x127x irreg. now occupied as a livery stable. The buyer is an investor.

64TH ST.—George R. Read & Co. sold for Thomas Devine to the Hewitt Motor Co. a plot, 75x100.5, on the north side of 64th st, adjoining the northeast corner of West End av. This plot adjoins the building just leased by the company through the same brokers, and will ultimately be improved.

75TH ST.—Joseph Goldfinger sold to an investor 313 East 75th st, a 3-sty building on lot 25x100. J. Windman negotiated the sale.

80TH ST.—The Douglas Robinson, Charles S. Brown Co. sold for Sophie Wagner 127 East 80th st, a 3-sty dwelling, on lot 20x100.

92D ST.—Pease & Elliman sold for George J. Jepper, of the Jepper Brewery Co., 131 East 92d st, a 3-sty dwelling, on lot 17x108, between Park and Lexington avs. The property was held at about \$20,000.

94TH ST.—S. F. Myers sold 21 East 94th st, a 4-sty dwelling, on lot 20x100.8, between Madison and 5th avs.

102D ST.—George Kraus sold for John Meikel 69 West 102d st, a 5-sty flat on lot 25x100.11, to Gesine A. Lane.

111TH ST.—Isidor Siegel sold 55 West 111th st, a 5-sty flat on lot 25x100.11, adjoining the northeast corner of Lenox av.

121ST ST.—Neil Flannery sold through the Hampden Realty Co. the 4-sty brownstone private dwelling, 271 West 121st st, on lot 22x100.

124TH ST.—B. Flanagan & Son sold the 5-sty, 15 family tenement at 354 West 124th st on plot 27.4x100, for Charles H. Davis.

132D ST.—Thomas Conway sold to a client of the Herman Arns Co. for investment 155 West 132d st, a 5-sty brick double flat, on lot 25x100.

145TH ST.—Du Bois & Taylor sold for the Rexton Realty Co. the two 5-sty triple flats in the north side of 145th st, 225 ft. east of Broadway, on a plot 66.6x99.11, and known as 531 and 533 West 145th st. The seller acquired this property in trade for 114 and 116 East 28th st on November 1.

184TH ST.—Earle & Calhoun sold the southwest corner of Audubon av and 184th st, known as 550 West 184th st, a 5-sty apartment house, on plot 100x35, to a client for investment.

AMSTERDAM AV.—William A. Darling & Son sold for Ennis & Sinnott 1751 Amsterdam av, a 5-sty flat house, with store, on lot 25x100, adjoining the southeast corner of 147th st. The property, together with No. 1749, adjoining, similarly improved, was purchased by the sellers in the present deal in the latter part of November.

LEXINGTON AV.—S. Osgood Pell & Co. resold for Catherine W. Sanford, 1082 Lexington av, a 3-sty dwelling, on lot 17x73, adjoining the northwest corner of 76th st. The seller bought the property at auction on Dec. 5 for \$17,600. The buyer will hold it for investment.

LEXINGTON AV.—Bauman & Ringler sold to P. Combiar for Jacobs & Ritter the 5-sty building, 645 Lexington av, on lot 25x100. The building, which covers a lot 25x100, is an old dwelling altered for business. It was held at about \$50,000. In exchange P. Combiar gives 2609 8th av, a 4-sty dwelling on lot 20x75.

WEST END AV.—Frederick Zittel & Sons resold for Ennis & Sinnott the northwest corner of West End av and 71st st, a 5-sty American basement dwelling on a lot 25x50, to a client for occupancy. The house just sold was purchased by the sellers this week.

Bronx.

FOX ST.—The Hamilton Holding Co. sold the plot, 108.11x94x irreg., at the southwest corner of Fox and Home sts, to Samuel Earkin, who will probably improve the site with apartment houses. This property was given in part payment for the 6-sty flat at the southeast corner of 1st av and 1st st, the sale of which was reported recently.

183D ST.—The Hampden Realty Co. resold the 3-family single flat, 25x58x100, on the north side of 183d st, beginning 125 ft. west of Grand av, for Mary Smith to Mary Margenweck.

184TH ST.—Henry Schwiebert sold the 5-sty new law apartment house, known as 460 East 184th st, on plot 50x100, to a client for investment.

BROOK AV.—The Hampden Realty Co. sold for Mary Loschinger to an investor, the 5-sty brick apartment and stores on the west side of Brook av, 25 ft. north of 162d st.

BRYANT AV.—Williamson & Bryan sold for James McManus to Patrick Fanning the flat at 1441 Bryant av near Freeman st. In part payment Mr. Fanning gives his country place at Flushing, L. I.

FOREST AV.—Bruning & Jaeger sold for H. M. Harr to Elizabeth Bodeno 38 Forest av, between 165th and 166th sts, on plot 50x170, improved, with a two-family house.

HONEYWELL AV.—Eugene J. Busher sold for the Edward Muller Building Co. two 5-sty double flats, each on plot 37.6x80, on the east side of Honeywell av, 35 ft. north of 180th st, to two investors. The houses are two of the four just completed by the company near Bronx Park.

KINGSBRIDGE RD.—H. W. Einghi sold the 3-sty brick private dwelling on the south side of Kingsbridge rd, about 75 ft. east of Morris av. The buyer, who is a client of the Hampden Realty Co., will occupy.

LONGFELLOW AV.—Porter & Co. and B. Neuheim sold for James Dailey to a client for investment the 5-sty apartment located at

1259 Longfellow av, being the southwest corner of Freeman st.

MORRIS PARK AV.—N. Serracino, the architect, of 1170 Broadway, bought a plot 50x100x irreg. at the northeast corner of Morris Park av and Van Buren st, near the prospective transfer station of the New York, Westchester & Boston Railway, 180th st and Morris Park av. He is preparing plans for a 5-sty building and work will be started in spring.

PRESCOTT AV.—Michael Paterno bought from George W. Elder the plot of 7 lots on the east side of Prescott av, between Bolton rd and Emerson st, fronting 75.11 ft. on the avenue and having a depth of 202.2 ft. The buyer will erect a handsome residence for his own occupancy.

WESTCHESTER AV.—Richard H. Scobie sold for Susie E. Piser a plot on Public Circle and Westchester av, which is 68 ft. on Westchester av and 128 ft. on the circle.

WESTCHESTER AV.—Richard H. Scobie sold to George H. Janes for Mrs. Susie E. Piser a plot of 68 ft. on Westchester av, 277 ft. deep x68 ft. on 14th st. This plot is 142 ft. west of Olmstead av.

WESTCHESTER AV.—Richard H. Scobie resold for Edward Rafter the entire block on Westchester av, between Doris and Grace avs, 8 lots in all. This property was sold to Edward Rafter for Mrs. Susie E. Piser about 3 months ago.

3D AV.—William H. Whiting & Co. sold for the estate of Rachel Purdy 3640 to 3660 3d av, a plot 200.6x209.4, between 169th and 170th sts, adjoining Public School No. 2.

Leases.

POST & REESE leased for Mrs. Alanson T. Enos her residence, 120 East 79th st, to Edward R. Stettinius.

PEASE & ELLEMAN have leased 38 West 47th st, a 4-sty dwelling on lot 20x100.5, to Eugene Lauritano, a ladies tailor.

THE FRANBRO REALTY CO. leased in 318 to 324 East 32d st the store floor to the Grand Rapids Showcase Co., and the 4th floor to E. H. Rogers.

THE GUARANTEE REALTY CORPORATION leased the 1st loft in 12 and 14 West 18th st to H. I. Perlstein, manufacturer of cloaks and mantles.

W. H. HUSSY & SON leased 220 West 29th st, between 7th and 8th avs, a loft building, to the Grand Rapids Furniture Co. Maxwell S. Mannes was the broker.

HERBERT A. SHERMAN leased to the Otto Gas Engine Works the store and basement in 114 to 118 Liberty st, at one time occupied by the Worthington Pump Co.

THE CHARLES F. NOYES CO. leased offices in 55 John st to Jones & Hadnot, and to the Credit Insurance Adjustment Co. also offices in 95 and 97 Liberty st to Beekman Hunt.

PEASE & ELLIMAN leased to Donchain Brothers, on a monthly basis, the 5-sty business building at 429 5th av; also the store, 34 West 47th st, to Mrs. Jean Seaman, and the store in 46 East 41st st to H. A. S. Martin.

GEORGE R. READ & CO. leased to the Hewitt Motor Co. the new 6-sty building at the northeast corner of West End av and 64th st for 10 years and 9 months from January 1. This building was erected by the Libman Construction Co.

JACOB FINKELSTEIN leased the store, basement and first loft, containing about 12,000 feet, in 198 and 200 Canal st to Louis L. Piruski; also to Joseph Perlinder the building at 353 and 355 East 3d st, and to Lyons & Co. the lodging house at 219 and 221 Bowery.

THE CROSS & BROWN CO. leased for J. R. McMurray, space in the 8th loft in the building 12 and 14 West 37th st, to Burberry's, for a term of years; also for the Century Holding Co., office space in the Centurian Bldg., 1182 Broadway, to F. E. Dunaway for a term of years.

MOOYER & MARSTON leased for the Central Realty Co. to the A. D. Porter Co., publishers of the "Housewife," for offices and editorial rooms, the 6th loft in the new building at the southeast corner of Irving pl and 16th st, for a term of years, at an aggregate rental of about \$50,000.

HUBERTH & GABEL leased in the New York American Building at 59th st and Columbus Circle space to the following: George J. Mercer, Hollister & Waerner, the Remington Standard Motor Truck Co., the Anderson Co., the Philadelphia Storage Battery Co. and Wilson G. H. Randolph.

STEPHEN H. TYNG, JR., & CO. leased for Horace S. Ely & Co., to the Owens-Kreison Co. the floor in 29 to 33 East 19th st; also to Joseph Hahnesand 4th floor in 45 and 47 East 20th st; also to Kunath & Kunath space in 373 4th av; also to J. M. Baum & Co. space in 215 4th av, and for M. & L. Hess to Lionel Moses space in 5 to 9 West 37th st.

S. B. GOODALE & PERRY leased space in the St. James Building to the following parties: L. Eppsteiner & Co., Inc., of Philadelphia; Estelle Costume Co., Inc., of Brooklyn; George L. Kahn, D. M. Warner & W. E. Barnett, Robert T. Walker, Sigmund Levine & Hugo Hamburger, F. W. Stocker and G. Tuoti & Co., Inc., who were for several years located at 206 Broadway.

ANNOUNCEMENT.

Messrs. Platt and Leadbeater announce the retirement from the firm on January 1, 1912, of Julian Leadbeater. H. C. Ward, formerly of the firm of Quackenboss & Ward will be associated on and after January 1, 1912, with Albon Man Platt, in a general Real Estate and Insurance business under the firm name of Ward & Platt, with offices at 31 Nassau Street and an uptown branch at 45 West 34th St.

MUNICIPAL FORECAST.

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

TUESDAY, JANUARY 2.

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

DAVIDSON AV.—Opening, from Grand av to West 177th st; of GRAND AV, from Macomb's rd to Tremont av; of 176TH ST, from Macomb's rd to Jerome av; and of 177TH ST, from Jerome to Tremont av; 3.30 p. m.

PUBLIC PARK.—Opening, bounded by Convent av, St. Nicholas av and West 151st st; 3 p. m.

WEDNESDAY, JANUARY 3.

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

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

LAFAYETTE AV.—Opening, from a line distant 150 ft. northeasterly from and parallel with the northeasterly line of Edgewater rd to Clason's Point rd; 12.45 p. m.

ROSEDALE AV.—Opening, COMMONWEALTH AV; ST. LAWRENCE AV, between Westchester av and West Farms rd; 11.45 a. m.

WEST 231ST ST.—Assessment, from Bailey to Riverdale av; 2 p. m.

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

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

ROSEWOOD ST.—Opening, from Bronx Boulevard to White Plains rd, and from White Plains rd to Cruger av; 3 p. m.

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

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

ZEREGA AV.—Opening, from Castle Hill av, near Hart's st, to Castle Hill av at or near West Farms rd, being the whole length of Zerega av; 2.15 p. m.

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

THURSDAY, JANUARY 4.

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

MINERVA PL.—Opening, between Jerome av and the Grand Boulevard and Concourse; 11 a. m.

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

McGRAW AV.—Opening, between Beach av and Unionport rd; 1.30 p. m.

LACOMBE AV.—Assessment, RANDALL AV, from the bulkhead line of Bronx River to the bulkhead line of Westchester Creek; COMMONWEALTH AV, from Patterson to Lacombe av; 1 p. m.

FRIDAY, JANUARY 5.

NORTH ST.—Opening, between Jerome av and Aqueduct av, East; 2 p. m.

WEST 235TH ST.—Opening, from Spuyten Duyvil Parkway to Riverdale av; WEST 236TH ST, from Cambridge to Riverdale av; CAMBRIDGE AV, from West 234th to West 236th sts; 3 p. m.

ST. LAWRENCE AV.—Opening, COMMONWEALTH AV; ROSEDALE AV; NOBLE AV; CROES AV; and PTELEY AV, from Westchester av to Clason's Point rd; 2.30 p. m.

GRAND AV.—Opening, from Burnside av to Fordham rd; of WEST 180TH ST, from Aqueduct av East to Davidson av; and of AQUEDUCT AV EAST, from West 180th to West 184th sts; 3.15 p. m.

LOCAL BOARD CALENDARS.

Local Board of Chester.

Borough Hall, Jan. 3, at 8 P. M.

FULLER ST.—Amending resolution of Feb. 18, 1910, providing for regulating, grading, etc., from Seddon st to Zerega av. Original estimate of cost was \$4,200 and the estimate of cost based upon the new lines of the street is only \$3,430.

COMMONWEALTH AV.—To amend resolution of Local Board of Chester adopted May 8, 1911, providing for paving with bituminous macadam, from Walker av to Westchester av, so as to provide for the portion "between Walker av and Merrill st" only, as subsurface improvements have not been installed as yet on other portion.

PIERCE AV.—Acquiring title from Bear Swamp rd to Paulding av.

PIERCE AV.—Laying out on City Map a change by shifting it easterly sufficiently to connect with Old Sacket av, south of Deane pl. Petitioners' plan has been modified by borough engineers. (See plan.)

PAULDING AV.—Acquiring title from Pierce av to New Haven Railroad depot known as "Morris Park Station."

CASTLE HILL AV.—On March 23 a request was made of the Board of Estimate and Apportionment by property owners within the area of assessment for a hearing on the petition to extend the area of assessment for acquiring title to at least 2,000 ft. east and west of Castle Hill av for its entire length. On April 6th the matter was referred to the President of the Borough of The Bronx for

a report, who concluded to submit it to the property owners within the area affected, for their approval, the following amended area of assessment:

Boundary of assessment on the west side to be Pugsley's Creek and a line 2,000 ft. westerly of Castlehill av. On the north by a line midway between Pierce av and Van Nest av, said line to be extended westerly to the line designated as the western boundary line, and on the east to terminate at Haight av.

The eastern boundary to run from a point midway between Pierce av and Van Nest av along Haight av, southerly to West Farms rd; thence southerly midway between St. Peter's av and Overing av to Glebe av; thence westerly along Glebe av to Rowland av; thence southerly along Rowland av to Westchester av; thence southerly on a line 2,000 ft. easterly of Castlehill av until it strikes Westchester Creek, thence along Westchester Creek to its mouth. On the south by the southern terminus of Westchester Creek, East River and Pugsley's Creek.

DEVOE AV.—Laying out on map of city from East 174th st north about 600 ft. to a width of 70 ft. instead of 60 ft. Also changing the grade from East 174th st to 177th st.

PATTERSON AV.—Regulating, grading, etc., from the Bronx River to Pugsley Creek; estimate cost, \$66,500; assessed value of real estate included within probable area of assessment, \$243,575; average cost per linear foot of frontage, \$8.59.

UNIONPORT RD.—Change the line between Van Nest and Dalsar av from the north side to south side.

Local Board of Morrisania.

Borough Hall, Jan. 3, at 8.15 P. M.

166TH ST.—Acquiring title from Webster av to Park av east.

166TH ST.—Regulating, grading, setting curb stones, flagging sidewalks a space four feet wide, laying cross walks, building approaches and erecting fences where necessary, from Webster av to the property of the N. Y. N. H. & H. R. R. and all work incidental thereto.

LAID OVER MATTERS:

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

Board of Estimate Hearings.

At a meeting of the Board of Estimate, to be held in the City Hall on Jan. 11, 1912, at 10.30 a. m., the following proposed public improvements will be considered:

PENNYFIELD AV, ETC.—To lay out PENNYFIELD AV, bet Shore drive and the boundary line of the United States Reservation; lay out an UNNAMED STREET, bet Pennyfield av and the United States bulkhead line of the East River, and lay out a PUBLIC PARK to be bounded by Pennyfield av and an unnamed street.

FINAL MAPS.—To lay out the lines and grades of the street system for the territory included within the limits of section 44 of the Final Maps.

SEDGWICK AV, ETC.—To change the lines and grades of SEDGWICK AV, bet West 183d st and Bailey av; of FORDHAM RD, bet West 184th st and Andrews av; of WEST 188TH ST, bet Sedgwick and Andrews av, and of BAILEY AV, at its intersection with Sedgwick av; and lay out the lines and grades of WEBB AV, bet West 188th st and Fordham rd.

TYNDALL AV, ETC.—Acquiring title to TYNDALL AV, from Mosholu av to West 260th st, and to LIEBIG AV, from Mosholu av to the city line, Bronx, which proceeding was amended Nov. 18, 1910, so as to relate to Liebig av, from Mosholu av to the city line; and Tyndall av, from Mosholu av to a line extending bet a point on the west line of Tyndall av distant 81.01 ft. north of the north line of West 260th st, and a point on the east line of Tyndall av, 65.23 ft. north of the north line of West 260th st.

NEWTON AV.—Acquiring title to the lands, etc., required for opening and extending from West 253d st to West 260th st.

STREET SYSTEM.—To change the lines and grades of the STREET SYSTEM bounded by Southern Boulevard, Boston rd, East 176th st, West Farms rd and East 173d st.

PROTECTORY AV, ETC.—In the matter of discontinuing Protectory av, from McGraw av to Purdy st; laying out the lines and grades of ST. RAYMOND AV, from Olmstead av to Hoguet av, and laying out the lines and grades of HOGUET AV, from Unionport rd to McGraw av, and the grades of HOGUET AV, bet Unionport rd and Archer av.

SUBWAYS

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FREDERICK FOX & CO. leased the store in 126 to 130 West 2d st to the Imperial Dress Co.; also the 8th loft to the High Grade Embroidery Works, Inc.; also the store in 11 West 17th st to Louis Hammer; also the store, 1st, 2d and 3d lofts in 106 West 28th st to H. Heffer & Co., Meyer Stein & Sons and Silber & Lubel; also to Rapoport Tailoring Co., Inc., the 10th loft in 28 East 22d st; and to Maurice Bob the 1st loft in 133 to 141 West 21st st.

LOUIS SCHRAG leased for the Twentieth Street Realty Co. a loft in the building at 45 and 47 East 20th st to the Lexington Drug & Chemical Co. for a term of years; also for the Midwest Realty Co. the 2d loft in the building at 159 to 163 West 25th st to Kimmel & Neiman for a term of years; also the 4th loft in the same building to Jacob Bishop for a term of years, and for Johnson & Fleishhauer the easterly store in 107 to 113 West 25th st to Louis Sutta for a term of years.

DENZER BROS. leased for the Silk Realty Co. to the United States Raincoat Co. the 14th loft in 20 to 26 West 22d st; also for Golde & Cohen, 11,000 sq. ft. in 69 and 71 Wooster st, through to 383 and 385 West Broadway; also for the Roscorn Realty Co. to D. H. Holmes Co., Ltd., space in 15 to 19 East 26th st; also for the 20 West Seventeenth Street Co. to the Leighton, Marks Co., the 3d loft in 18 West 17th st; also for Maclay & Davies to Meyer Kamber a loft in 508 and 510 Broome st, and to Aaron Rosenfeld the 5th loft in 40 Wooster st.

LORD & TAYLOR leased the big Fliss, Doerr & Carrol Horse Exchange Buildings on 24th and 25th sts, between Lexington and 3d avs. The property includes 147 to 161 East 24th st, and 144 to 160 East 25th st, having frontages of 176 ft. on each street, and 197.6 ft. deep. Lord & Taylor will take possession early in the year, and will use the property as a warehouse for their wholesale business. The lease is said to represent about \$65,000 a year. The property adjoins the old Bull's Head tavern on Third av and 24th st, which for years was the great horse trading centre.

DENZER BROS. leased for a term of years for John J. Geraty to E. B. Goodman & Co. the 2d loft at 14-18 East 32d st; also for Patrick Gallagher to Louis Solomon the 6th loft in 17-19 West 3d st; also for the Emblem Construction Co. the 3d, 4th, 5th and 6th lofts at 21 West 19th st, the 3d loft to the New Jersey Button Co., 4th loft to the Central Binding & Tucking Co., 5th loft to G. Bodenheimer & Son, and the top loft to Marcus Cahn; also for Henry Trowbridge to Samuel Steifer the 5th loft at 18 Waverly pl; also for Frederick Kalderberg to Joseph Tames the 1st loft at 431 Broome st, and for Nathan Schwab to Sigmund Weinrib the 1st loft at 6 East 14th st.

M. & L. HESS leased for the Twentieth Street Realty Co., in the building 45 and 47 East 20th st, the rear half of the 8th loft, to Nelson, Burstein & Gussow, and the front half of the same loft to Edelman & Michelson, and the front half of the 9th loft to Sol Deser; also the 3d loft in the building 36 West 22d st to Meirowitz & Kaiser; also for George H. Pigueron, space in the building 32 Union Square to Harry Schwab; also for the Etaglog Holding Co., space in the building 30 and 32 East 20th st to H. A. and C. A. Weiler; also the 3d loft in the building 38 East 21st st to Skaperdas & Anastas; also the westerly 2d loft in the building 40 to 44 West 4th st to the Schreiber Clothing Co., and the 1st loft in the building 25 West 15th st to Louis N. Schlesinger.

Real Estate Notes.

THE CHARLES F. NOYES CO. has been appointed agent for the Hays Building at 21 and 23 Maiden Lane.

JOSEPH KRAMER has opened an office at 101 West 96th st for the transaction of a general real estate business.

HENRY D. WINANS & MAY were the brokers in the recently reported sale of the dwelling at 311 West 89th st for George C. Heitner to Charles Gulden.

LEONARD J. MUHLFELDER has removed his office from 601 Broadway to 681 Broadway, the southwest corner of 3d st.

ANDREW S. GILSEY was associated as broker in the recently reported lease of the property at the southwest corner of Broadway and 25th st, owned by Mrs. Louisa M. Gerry, and at one time used as a part of the Hoffman House.

THE ERNESTUS GULICK CO. has been appointed manager of the new Bonwit-Teller Building at 417 to 421 5th av.

SENIOR & STOUT, INC., report that the firm represented the buyer in the sale of 112 West 63d st, recently sold by the Coulter estate.

DAVID MINTZ has removed his office from 391 East 149th st to 82 Fordham rd, west corner Aqueduct av, where he will be associated as one of the firm of S. J. Taylor & Co., as general real estate and insurance broker.

HARRY C. JACKSON, of 1419 Wilkins av, has placed for the Dwyer & Carey Construction Co. building and permanent loans amounting to \$57,000.

SPECIAL MEETING.—A special meeting of the United Real Estate Owners' Association will be held at Reisenweber's, 58th st and 8th av, on Wednesday, January 3, at 8 p. m., to consider and act upon the following-named matters:

Amendment to Section 3a of Article IV. of the By-Laws, by adding the words "also honorary presidents who shall have occupied the office of president at least three years."—The appointment of special trustees for the Building Fund.—The announcements of various committees and their chairmen.—An entertainment and ball will be held on January 31.

SUMMIT PL.—Acquiring title to the lands, etc., required for opening and extending from Heath av to Bailey av.

EAST 174TH ST.—Acquiring title to the lands, etc., required for widening from Southern Boulevard to West Farms rd.

At a meeting of the Board of Estimate to be held in the City Hall, on Jan. 11, 1912, at 10.30 a. m., the following proposed public improvement will be considered:

WEST 138TH ST, ETC.—Lay out the lines and grades of WEST 138TH ST and WEST 139TH ST, bet Edgcombe and St. Nicholas avs.

At a meeting of the Board of Estimate, to be held in the City Hall, Manhattan, on Jan. 11, 1912, at 10.30 a. m., the following proposed public improvements will be considered:

TENTATIVE MAP.—Hearing on the tentative map showing new streets and changes in the grades of existing streets within the territory bounded approximately by Tottenville rd, Sunnyside av, Bradley av, Richmond turnpike, Clove rd, Richmond rd and Four Corners rd as extended to Tottenville rd.

INNIS ST.—Lay out the lines and grades from Morningstar rd to Nicholas av, 3d Ward.

AMBOY RD.—Change the grades from Foster's rd to Huguenot av, 5th Ward.

Assessments.

The following assessments were entered on Dec. 26, 1911, and are payable within 60 days from that date and if paid after the period entered interest at the rate of 7 per cent. a year will be added:

BROWN PL.—Sewer bet East 132d st and Southern Boulevard, 23d Ward. Receiving basin at northeast corner of Gouverneur Pl and Park av West, 23d Ward.

AV ST. JOHN.—Paving roadway and setting curb from Prospect av to Southern Boulevard, 23d Ward.

RECEIVING BASIN.—At the southwest corner of Jackson av and East 160th st, 23d Ward.

SEWER.—In WEST 171ST ST, bet Harlem River and Sedgwick, 23d Ward, and in SEDGWICK AV, bet West 171st st and Commerce av, 23d and 24th Wards.

EAST 180TH ST.—Sewer, bet Anthony av and the Grand Boulevard and Concourse, 24th Ward.

EAST 184TH ST AND RYER AV.—Receiving basins at the southeast and southwest corners, 24th Ward.

WEST FARMS RD.—Regulating, grading, etc., from Bronx River to the east side of Morris Park av, 24th Ward, annexed territory.

MORRIS PARK AV.—Regulating, grading, etc., from West Farms rd to Bear Swamp rd, 24th Ward, annexed territory.

The following assessments were entered on Dec. 22, 1911, and are payable within 60 days from that date, after which period interest will be added at the rate of 7% a year:

SENECA AV.—Sewer, bet Whittier st and the east side of Edgewater rd, 23d Ward.

LONGWOOD AV.—Paving the roadway, from Southern Boulevard to Tiffany st, and TIFANY ST, paving the roadway from Longwood av to the East River and setting curb where necessary, 23d Ward.

TELLER AV.—Regulating, grading, etc., from East 170th st to Morris av, 24th Ward.

MORRIS PARK AV.—Paving roadway, etc., from West Farms rd to Bear Swamp rd, 24th Ward, annexed territory.

Reports Completed.

EAST 172D ST.—Acquiring title to the lands, etc., required for opening from Jerome av to Morris av, etc., 24th Ward.

4TH AV (BELMONT ST.).—In re applications for damages to Lots Nos. 24, 25, 26 and 28, in Block 2821, caused by the abandonment, discontinuance and closing bet Grand Boulevard and Concourse, and the boundary line of the Village of Mount Eden.

8TH AV, ETC.—In re application for damages to Lot No. 28, in Block 1198, caused by the abandonment, discontinuance and closing of 8TH AV and WALNUT ST, bet Jerome av, Townsend av and East 172d st. The commissioners in the above proceedings have completed their supplemental and amended estimate as to damages to Lots 24, 25, 26 and 28, in Block 2821, being Damage Parcels 1, 2, 3 and 4, and also their supplemental and amended assessment for benefit, and that all persons interested in this proceeding or in any of the lands, etc., affected thereby, and having objections thereto, must present their objections, in writing to the commissioners, at 90 and 92 West Broadway, on or before January 6, 1912, and they will hear all such parties on January 9, 1912, at 3 p. m.

Suburban Sales.

RICHARD H. SCOBIE sold through J. Romaine Brown & Co. for Archibald Livingston, 1,080 acres in Sullivan County, which lays between Wurtsboro and Monticello. Title to be taken Dec. 27th.

T. SUFFERIN TAILER sold a plot of 390,063 sq. ft. of land on Ridge rd, extending to the harbor at Newport, R. I., to G. H. Hutton, of Baltimore, the owner of the adjoining property. De Blois & Eldridge negotiated the sale.

NORTH BROTHERS ISLAND, s e s, 4-sty brick extension, 35x64½, to 4-sty brick home for nurses; cost, \$60,000; owner, City of New York; architect, Wm. E. Austin, 46 West 24th st. Plan No. 579.

CONSTITUTIONAL QUESTION.

Does Excess Condemnation Conflict with the 14th Amendment?

The courts of this State have interpreted the present Constitution strictly against the authority for excess condemnation under the power of eminent domain. The courts of Massachusetts, on the other hand, have held a more liberal attitude, and there are several decisions in that State that have been collated by the "Law Journal" and will be found instructive at the present moment, while we are waiting to hear the result of the recent voting on the constitutional amendment to provide for excess condemnation in the State of New York. For example, on request of the House of Representatives of that Commonwealth, the Justices of the Supreme Judicial Court of Massachusetts rendered an opinion in March, 1910 (91 N. E., 405), advising that the general promotion of commerce would not justify the exercise of eminent domain for an elaborate scheme of internal municipal government and regulation and improvement of private business. The project was to lay out a business thoroughfare "and rear streets, and to take not only the land or easements necessary for the same, but also such quantities of land on either side of said thoroughfare, or between the same and said rear streets, as may be reasonably necessary for the purposes hereinbefore set out, with a view to the subsequent use by private individuals of so much of the property taken as lies on either side of said thoroughfare, under conveyances, leases or agreements which shall embody suitable provisions for the construction on said land of buildings suited to the object and purposes hereinbefore set out, and for the use, management and control of said lands and buildings in such manner as to secure and best promote the public interest and purposes hereinbefore referred to." The court said that such taking of lands would not be for a public use within the meaning of the Constitution.

On the other hand, the courts of that Commonwealth have gone far in holding that any taking that is substantially and fairly incidental and subsidiary to a main taking which is unquestionably for a public use is not contrary to the Constitution. Thus, the justice, in response to a request of the Senate in March, 1910 (91 N. E., 578), advised as follows (syllabus):

"A city taking land for widening a highway may not in connection therewith take additional land with a view to a subsequent sale thereof at full value, though the taking of the additional land is necessary to promote adequately the commercial and industrial welfare of the city, such an enterprise not being a public use within the Constitution, and it is immaterial that public funds are not to be used for the construction of buildings on the additional land.

"A city may not take land outside a public work for speculative purposes, but there may be such a remnant of an estate, a part of which is necessarily taken, so small or of such a shape and of so little value that the taking of it in the interest of economy or utility may be fairly incidental and reasonably necessary in connection with the taking of land for the public work."

In *City of Boston vs. Talbot* (May, 1910, 91 N. E., 1014, this decision being in an actual controversy) it was held that the Legislature could provide for the taking of land with a reasonable regard to economy, and since a taking in fee of land outside the limits of a tunnel to be constructed, which might be seriously injured during the work, might be more economical than the taking of only that which would be used permanently, the Legislature could authorize the taking of such land in fee and the disposal of that part not needed when the work was done, and that the act was not unconstitutional for so authorizing.

If the broad view taken by the Supreme Judicial Court of Massachusetts as to incidental and subsidiary extensions of a "public use" shall be accepted, excess condemnation to quite a considerable degree may be undertaken without running counter to the Fourteenth Amendment.

An Old Animosity.

It is impossible at this time to even estimate what the total cost of transportation will be on the new barge canal. As nearly as can be computed by the United States government, the average ton-mile charge by boatmen on the Erie Canal is 2 mills. But if the cost to the State for maintenance, operation and capital invested were added, the total cost of the transportation of freight on the canal would be 8.61 mills per ton-mile. The average freight receipts on the New York Central are 6.2 mills per ton-mile. In order, then, that the canal may be an everlasting competitor to the railroads, the State of New York pays the difference.

When the Erie Canal was opened the doom of the towns in the eastern part of the State, with the one exception of New York City, was sounded. They have never amounted to much since in a business way, because the canal took away their commerce. Consequently, these old towns have never been a friend of the canals, and have hitherto voted against them every time an opportunity offered.

The opening of the Erie Canal gave New York City supremacy over Philadelphia and made the fortune of the Middle West; and the Empire State, which the canal deadened by destroying most of the other natural centers of commerce, was made to pay the freight, in large part, on the products from the West which the canal brought here to compete with the products of her farms and mills. Freight charges have the effect of a tariff by giving a measure of protection to local markets wherever they may be; but the Erie Canal, by making the State pay the cost of its operation and maintenance, cuts down the natural economic protection not merely to the level of the railroad rate of six or seven mills per ton-mile, but down to the extremely artificial level of two mills per ton-mile.

Year by year, as the West grew and thrived abnormally in consequence of getting a cheap transportation rate on its products, the farming and kindred industries of old New York State languished, and many of them were eventually obliterated by the Western competition which the State assisted. Though the up-State counties, for the most part, have ever since had a feeling of resentment against the State-owned canals, the memory of the alleged wrongs inflicted is not so keen with the present generation as it was with the preceding one. Besides, the revival of agriculture in the State of late years, with the consequent advance of real estate values, tends to allay the old animosity against the canal. A number of counties that were never known heretofore to vote in favor of anything for the Erie Canal have returned a majority for the financial proposition which is intended to authorize the State government to issue bonds for building terminals for the new barge canal. Among all the questions submitted to the electors of this State for a decision at the November elections, this is the only one which was favorably considered. The vote marked a remarkable change of public sentiment and closed a long chapter.

Without the Erie Canal, of course, the Hudson River counties would to-day be far more populous and wealthy than they are, for the railroads would not have had to meet the competition of the canal, and their freight rates would have given a larger measure of protection to Eastern industries. Judging from evidence collected and exhibited at the recent Land Show in Madison Square Garden, some of the fine prosperity which the interior of the State of New York enjoyed anterior to the Civil War is returning. With the growth of the needs and consuming power of Western centers, the surplus of products for shipment to the seaboard diminishes, prices advance, and the New York State farmer finds that once again, after many years, during which interval nobody wanted his produce except at starvation prices, he has a good market at home. One great loss he still feels keenly, and that is the loss of the cattle-raising and kindred industries which once helped to make general farming pay. Today the successful farmer must be scientific if he would farm profitably.

Richmond Plans Filed.

HUGUENOT AV, w s, 200 s 2d st, Huguenot Park. 1-sty frame shop, 16x17; cost, \$100; owner, Louise Klein, Huguenot Park; builders, Klein & Co., Huguenot Park. Plan No. 532.

SIMONSON AV, w s, 700 s Davison av, Mariner's Harbor, add to dwelling; cost, \$50; owner, John McIlroy, 230 Simonson av. Plan No. 534. Owner builds.



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Evidently the city is not quite so innocent of business capacity as it is commonly thought to be. It paid out in cold cash only \$20,000 for the new library site in 179th street, between St. Nicholas and Audubon avenues, which for the purpose of taxation it had assessed at \$21,000.

The merits of the new exhibits at the coming Automobile Show in Madison Square Garden are sure of finding intelligent appreciation among real estate men, especially suburban brokers. There is no better argument for convincing a prospective buyer that a country place is "only a mile from the station" than a fast motor car.

St. Bartholomew's Episcopal Church at Madison avenue and 44th street has decided to remain where it is. Its decision insures the preservation of a fine example of ecclesiastical architecture, the presence of which will lend interest and variety to a neighborhood evidently destined to be given over wholly to business constructions.

Some novel features are provided for in a new theatre which is going up on Milwaukee avenue, near Logan Square boulevard, in Chicago. There will be a ladies' parlor and nursery and a gentlemen's smoking-room, while inclosed inside stairways, coupled with emergency fire escapes, have been designed with a view to emptying the theatre in from two or three minutes.

The United States Steel Corporation is said to be booking new orders at the rate of 50,000 tons a day or 15,000,000 tons a year (a figure far in excess of capacity), while the independents are sharing proportionately in the new business offered. The orders are coming largely from railroads and from users of structural iron and steel, a fact which augurs a general industrial revival as well as renewed building activity.

Several of the witnesses before the New York State Factory Investigating Commission gave it as their opinion that all manufacturing in tenements ought to be stopped. The difficulty about carrying out the suggestion is that, so far, no legal definition of the words "tenement" and "manufacturing" has been invented that would put an end to "sweating" without at the same time prohibiting much well-paid and desirable work now done in sanitary and prosperous apartment homes.

The twenty-seventh annual exhibition of the Architectural League of New York will open on Friday, January 26, with the annual dinner of the league, followed next day by the league reception. On Sunday, January 28, the public exhibition will begin in the building of the American Fine Arts Society, 215 West 57th street, and will continue until Saturday, February 17 inclusive. The rooms will be open from 10 o'clock in the morning until 6 at night and from 8 p. m. to 10.30 p. m. On Sundays the exhibits will be on view from noon until 6 p. m. On Saturdays throughout the exhibition admission will be free; on other days it will be 25 cents.

President Cromwell's Extravagance.

Extravagance in planning and in carrying out borough improvements was charged against President Cromwell of Richmond at a mass meeting of taxpayers, held at Stapleton last Tuesday evening. The meeting voted to ask the Mayor for an investigation of the Borough Presidents' office by the Commissioner of Accounts. One of the resolutions adopted by the meeting, which was attended by about 700 people, including some well known men, read in part: "It has been the policy of the borough government, without the demand or consent of those affected thereby, to plan and carry out public works on a scale far beyond the needs of this community, either at the present time or within a reasonable future, far beyond the means of our people to pay, and far beyond what the value of their property would justify." The park reservations and the system of streets proposed in the new topographical map of the borough were mentioned, along with other matters as evidence in support of the charge of extravagance. There was no intimation of abuse of public funds for personal or political ends.

The action of the meeting in demanding an investigation by the Commissioner of Accounts is, for one thing, remarkable because of its bearing on the question of local government. Here is a numerous assembly of taxpayers, some of them big property owners, who appeal to a distant city official for protection against their own local borough government. The extravagance which they complain of has admittedly not been illegal, it is not traceable to inefficiency and has not even a taint of unworthy motives. The general character of the borough administration of Richmond is sufficiently attested by the fact that its organization and ways of doing business have served as a model for the present reform administrations of Manhattan and the Bronx. The sole apparent difference between the protestants of the mass meeting and their Borough President is over a question of policy and that question relates to purely local matters. In so far as they call for special assessments, those matters have all come before the Local Improvement Board of Staten Island, which is in effect a legislative body designed by the City Charter to insure to the borough the greatest possible degree of local autonomy. With respect to such public improvements as are now complained of, the Local Board of Staten Island exercises full legislative functions, subject to approval by the Board of Estimate. No measure involving assessments on property can be adopted by the Local Board without public hearings duly advertised in the "City Record."

It would be contrary to all experience to assume that a local body composed of locally elected officials, is less responsive to local sentiment than an official or officials elected by the city at large or by other boroughs. The truth of the matter appears to be that either the protestants of last Tuesday's mass meeting have failed to take the active interest in local affairs which the City Charter expected them to take or they do not now express the prevailing sentiment of the taxpayers of the borough. The resolution demanding protection from the city government against the borough government reflects no credit on the leaders of the mass meeting.

From 1901 to 1911.

In watching the changes which take place in New York over a long series of years, it is interesting to remark how at one time one group of economic causes is dominant in the life and growth of the city, and how at another a very different group of causes takes its place. In 1901, New York real estate had been comparatively inactive for a good many years. The only part of Manhattan which was doing well was the lower East Side. Everywhere else property owners were complaining of rising taxes and stationary rents and prices. The change which took place in 1901 was due partly to the revival in general business, but partly also to the increased financial importance of New York, owing to the process

of industrial consolidation; and from 1901 until 1907 the general movement of New York real estate was dominated by this increasing financial importance of New York and its consequences. All the characteristics of these years—the increasing prices in the financial district, the large number of new office buildings constructed, the craze for apartment hotels, the demand for expensive residential sites east of the Central Park, the extraordinary growth of Fifth avenue as the most important shopping street in the city—all the characteristics of these years were associated with the concentration in New York of the financial leadership of a country whose business was becoming increasingly centralized.

After the panic of 1907 a different group of conditions came to prevail. The financial leadership of New York became less, rather than more, conspicuous. The process of business centralization was first checked and then actually shoved back. Millionaires from Pittsburgh ceased to buy houses in and around upper Fifth avenue. All that part of Manhattan, with one exception, which was dependent upon "big business", became less prosperous. On the other hand, certain other parts of the city began to benefit more than ever from another kind of business concentration. The process of making New York an increasingly important center of retail trade never flagged. Well-to-do people from all over the country, even if they did not visit Wall Street so often, and buy houses on Fifth avenue, spent as much or more money in the shops. The demand for space in the more exclusive retail district was not interrupted, save for a few months, and continues at present to be one of the most salient aspects of the real estate market. In all probability, its effect will continue to be powerful for an indefinite period. The bankers and the general industrial organization of the country may become more than ever decentralized, but the concentration of an increasing proportion of the fashionable retail trade in the commercial metropolis seems inevitable. Fashions are never local, and until the bondage of fashion over the well-to-do becomes loosened, New York tradesmen will reap the benefit.

Hence it is that the real estate development of the retail district has continued throughout the last eleven years, both in good times and bad, and it has had much to do with the mercantile expansion of New York during the same period. It is a great advantage for wholesale merchants to have their main offices near such an enormous source of retail demand as that which originates in the New York shops. The extraordinary number of new loft buildings erected since 1908 in Manhattan, the increased price of real estate in growing mercantile districts, has been the result partly of the growing retail trade, partly of the abundant supply of labor, which immigration furnishes to the manufacturers of clothing, and partly to the fact that wholesale as well as retail buyers prefer, if possible, to come to New York. These conditions again seem to be comparatively permanent. If New York, and particularly Manhattan, loses its peculiar position in the retail and wholesale trade of the country, the loss will be due chiefly to the increased cost of conducting business in Manhattan. It is absolutely necessary for the central borough to have better means than it now possesses of handling its freight economically and efficiently.

Is there any probability that in the near future the business of New York will be stimulated, as it was in 1901, by some change in general trade conditions? He would be a bold man who would answer such a question with any confidence. It is wholly improbable that the process of business centralization, which has been checked chiefly by political agitation, will be resumed for a long while to come; and New York real estate must be content to watch even the unscrambling of many eggs that were scrambled in 1901 and after. But whatever New York may lose, because of industrial and financial decentralization, the city may possibly gain from another source. In

the past, American industry has been organized chiefly for the purpose of providing for a huge and ever-increasing domestic demand. There seems to be good reason for believing that hereafter American manufacturers will not have either the same monopoly in the home market that they have hitherto enjoyed, or the same advantage of a steady and huge increase in home consumption. They will be obliged to sell their goods to an increasing extent in foreign markets. International trade will probably occupy an increasing proportion of American productive energy and ability; and so far as this tendency does prevail, it should certainly benefit New York. Whatever the future position of the city in relation to domestic trade, it will certainly reap more advantage than does any other seaport from an increase in the exportation of manufactured products. Manufactured exports will be more likely to be shipped from New York than agricultural commodities would be; and, of course, New York banks will chiefly benefit from the increase in international financial transactions. The effect of an industrial cause of this kind develops slowly. The process of business combination had been making conquests for many years before it had such an extraordinary effect on real estate conditions in New York during 1901 and after. It may be a good many years also before the necessary comparative importance of American manufactured exports has an important effect upon New York real estate. But the possibilities of the future in this respect deserve careful consideration, chiefly because preparations must be made for the purpose of doing an increased export business more economically. As a piece of modern machinery for the shipment and handling of goods, the port of New York is a joke. Its plant and methods are utterly inferior to best prevailing machinery, both here and abroad. Unless something is done, and done soon, to improve its plant and methods, it will not only be unable to take care of an increasing business, but it will necessarily lose a certain proportion of its existing business.

Give Taxpayers the Benefit.

It is a curious commentary on the financial methods of New York City that some \$9,000,000 should have been discovered by expert accountants, the existence of which had not been suspected. The proposal to use this money to reduce taxation for the coming year will doubtless be gratifying to taxpayers, but it seems a pity to use an unexpected credit account in such a way. The taxpayers were already reconciled to an increase in taxes. If the necessity of paying the increase is not faced during the current year it will have to be faced during the year following. The money in question has already been raised by taxation for public purposes, and it might very well have been spent for public purposes.

It might have been used to clear up the outstanding debt created by uncollected and uncollectable personal taxes, or it might have been appropriated for some improvement the advantages of which would be spread throughout the whole city.

The chief advantage of using it to reduce taxation for a single year is that when the increased rate does become effective, property owners may be in a better position to stand the raise. During the year 1912 a fairly large volume of business is likely to be transacted, but at present it does not look as if conditions would differ essentially from 1911. No very considerable expansion of trade is likely to take place. On the other hand, the year 1913 may well be coincident with a general resumption of business expansion which will have a beneficial effect on real estate, both in the residential and in the business districts. It would undoubtedly be a real help to postpone the necessary increase in the tax rate until the conditions of the real estate market might make it less of a burden.

The Week in Real Estate.

The Manhattan realty market has been quiet this week on account of the holidays. The number of sales reported was small and the amounts involved were inconsiderable. Most of the dealing was in private dwellings, which is a new feature of the market. Trading in property of this kind has been extremely limited during the last few months. The week's trading confirmed the general feeling among real estate men that business would increase in volume after the turn of the year. The East Side, which has recently furnished very few transactions, produced several tenement sales.

There were few sales of any size in the downtown section, and but one of these will have any effect on adjacent property. The sale of the southwest corner of Broad and Pearl streets foreshadows another new skyscraper building.

Seventh avenue, which has been rather inactive of late, showed a renewal of trading this week. The authorization by the State of the sale of the Arsenal property at the northeast corner of Seventh avenue and 35th street, is expected to encourage other transactions nearby. It is not definitely known if any buyer has been procured, but the property will probably be taken by some large concern for occupancy or will pass into the hands of operators. In any event, the sale of this corner will mean a large improvement in the near future. Another interesting sale on Seventh avenue was that of the Roosevelt estate holdings at the southeast corner of 18th street. While there have been no definite arrangements made regarding the improvement of this plot, it is understood that the new owner will build a large mercantile building.

The midtown section, principally along Fifth avenue, which in the preceding three weeks furnished the bulk of the trading produced only one sale. This comprised the four-story loft building between 44th and 45th streets, which was bought six years ago for about \$325,000, and now brought, according to report, \$425,000. This price comes close to being a record for an inside lot in this part of the avenue. Another recent sale in this vicinity was that of 548 Fifth avenue, which was reported to have brought \$415,000. These profits show the steady demand for sites in this particular location for retail business. The only other trading in this section was in private dwellings.

There was a small amount of rather ordinary leasing. The lease of the Hoffman estate holdings at Sixth avenue and 32d street was the most important. Negotiations for this lease extended over a period of five months and were finally closed at an aggregate net rental of approximately \$500,000. This is the second large lease by the Childs company in the Herald Square district. Another lease of fair magnitude was that of the Fiss, Doerr & Carroll building in East 24th street by Lord & Taylor, to be used as a warehouse. Business leasing in loft buildings was considerably below the weekly average.

The Bronx developed quite a fair degree of activity. A number of vacant plots changed ownership, as well as two block fronts along Westchester avenue. The Bronx seems to have a fair demand for building sites along the various contemplated transit lines. The starting of the Lexington avenue subway has had a considerable effect on property, and it is likely that a fair amount of trading will take place in this borough next year.

December probably will go down in building material market annals as the most active in recent years. Mild weather, rather than speculation arising from possible building code enactment was responsible for the heavy buying movement which was conspicuous in every department save those of lumber, cement and granite. For the first time in fifteen years the entire building material market is closing a year with quotations close to lists and concessions difficult to obtain, even in those lines which are not reporting especial activity, all of which seems to substantiate the general impression that the first three-quarters of 1912 will be active as far as materials are concerned.

Gravel, sand, cement, crushed stone and concrete mould lumber showed the most activity since the holiday. Common brick was the duldest factor. Steel requirements for structural purposes fell away somewhat, but no importance was attached to that because it was not an unusual happening. The reason for this rather singular turn-about of market conditions was the fact that weather conditions permitted both inside and outside concrete work, and aggregates and form lumber was actively called for while brick, which went back to the \$7 top level on Tuesday, was in a surfeited market due to the temporary drop to \$6.25 to

clear the wholesale docks. Cargoes now enroute from the North river yards will be the last to arrive, in all probability, until navigation reopens in the Spring. There were fifty-five covered barges in the market yesterday and 45 barge loads in the open market for immediate sale so the supply is entirely adequate to take care of the winter requirements of the Metropolitan district.

Linseed oil fell off in demand this week and carloads could be bought for seventy cents. Lots of five barrels were still sold, however, on the seventy-one-cent spot basis, while China wood oil was quoted as high as fourteen cents. The prospect of an early cessation of hostilities in China, is expected to result in a drop in price of this commodity on or about March first, importers here having received word yesterday to the effect that there was plenty of oil in sight, but that it could not be shipped just now.

It is now probable that the paint market will show a stiffening tendency within the next month or two unless the present tension in the linseed oil market abates. As there is little likelihood of such a change taking place, the wholesale market is active with retailers' requisitions for February and March deliveries to the suburbs and with late January deliveries in New York.

The fact that the pig iron furnaces were so busy that the usual banking of fires was not necessary over the holidays and that steel orders still unfilled amount to more than 500,000 tons, more than half of which is destined to go into building shapes, indicates a continuance of the present strong building material market well into the middle of next March, unless retaliatory measures are adopted here against the building code revision.

Danger in the New York Central's Tactics.

Editor of the RECORD AND GUIDE:

Do the owners of real estate in the upper part of Manhattan Island know of the danger which threatens permanently to separate their properties from the North River, by interposing a strip of land owned and operated by a powerful steam railroad? I refer to negotiations now being carried on, between the City of New York and the New York Central & Hudson River Railroad Company, under the act known as the McClelland-Walker Bill,—to hand over to the railroad company the fee of the roadbed which it now occupies with its tracks, along Riverside Drive.

One remarkable thing about these negotiations, is that one of the high contracting parties, i. e., the city, is in total ignorance of what the title of the railroad company to this five-mile strip of waterfront, at present amounts to. Yet it has the right to operate a steam railroad, on this strip of land, which the company is offering to surrender, in return for a gift of the fee to the land, with a franchise for an electric road, covering the transportation of freight and passengers, together with the gift to the railroad of important rights on the waterfront below 59th street. A resolution offered by Alderman Folks in the Board of Aldermen, calling for information on this subject, resulted in a mild tumult and was referred, without the privilege of its being read, to a committee, where it has slept since then.

The railroad company is always vague in its assertion of the title, but takes care to give the impression that it believes that it has the fee to, substantially, the whole strip; only on that theory can the failure of the city to proceed under the Saxe law be explained. That is, it was made to believe that the damages which it would have to pay to the railroad, in order to recover the roadbed would be so enormous as to make all proceedings under that measure futile. My belief is that this claim of the railroad company is largely a bluff to frighten the City of New York into a bargain which would make the railroad the owner of its whole upper waterfront on the Hudson River for all time. It would turn this upper half of the Island of Manhattan into an inland city. No competitor could enter, or leave, along this five-mile strip. What docks and wharves would not this railroad build out into the shallow waters of the Hudson River when once it had secured this pied-à-terre, in fee?

The submission of the other railroads that bring freight to New York to their enforced use of the proposed elevated freight road—to be run and managed by the New York Central Railroad, as a part of this most gigantic deal of modern times—justifies the proposal of Congress to investigate "the money trust." Only through a belief in the existence of some such one power, controlling the manage-

ment of these other roads, can this acquiescence in the proposed surrender of their wharves and docks be explained. They do not complain. All together they deliver more freight than the New York Central and manage to do it without occupying one foot of the city's streets or lands, and yet are able to compete. The West Shore Railroad brings as much freight from Weehawken as the New York Central draws along Riverside Drive, and does it by float. Why could not the New York Central do the same, from Spuyten Duyvil southwards?

The fact is, the tracks along the Hudson River and through New York's crowded streets are a convenience but not a necessity to the railroad. I speak so strongly because ever since I brought the suit of Green against the New York Central and Hudson River Railroad Company, and established the principle of the liability of a steam railroad for damages to adjacent property owners—which case was followed by the "Elevated Railroad cases"—I have watched to see if any of the numerous promises then made by the railroad had been carried out, and in no instance has that been the case. Should this not be a warning? At all events let us not accept these gifts blindfolded, but first carefully scrutinize what we are asked to give in return.

J. BLEECKER MILLER.

New York, Dec. 27.

SULLIVAN-SHORTT BILL.

Brooklyn's Real Estate Board of Brokers Takes Action Against It.

At a meeting of the directors of the Brooklyn Board of Real Estate Brokers, held December 21, the following resolutions were passed unanimously:

"Whereas, It has come to the knowledge of this Board that a bill is to be introduced in the next Legislature providing that the tax on buildings shall be half the rate of the tax on land, commonly known as the Sullivan-Shortt Bill, therefore be it

"Resolved, That this Board is opposed to this bill, if introduced, and disapproves of its provisions.

"Resolved, That a copy of this resolution be sent to the members of the Committee on Affairs of Cities, both of the Senate and Assembly, also to the Senators and Assemblymen-elect of the Borough of Brooklyn, respectfully requesting that they oppose this bill, if introduced."

Standing Committees.

President William G. Morrissey, of the Brooklyn Board of Real Estate Brokers, has appointed the following standing committees for the ensuing year. The first name in each case is the chairman's. Frank H. Tyler is vice-president of the board, Eugene J. Grant secretary and Thomas Hovenden treasurer.

The following are the standing committees of the Brooklyn Board of Real Estate Brokers for the ensuing year:

- Executive—Isaac Cortelyou, Thomas Hovenden, F. B. Snow.
- Ways and Means—Wm. P. Rae, Chas. Partridge, Robert A. Wright.
- Admissions—Fenwick B. Small, John E. Henry, Jr., George H. Gray, W. J. T. Lynch, A. H. Waterman.
- Arbitration—A. J. Waldron, Isaac H. Cary, Herman Liebmann. Alternates—John Pullman, Thos. Redmond, Frank A. Seaver.
- Legislation and Taxation—Frank H. Tyler, John E. Henry, Jr., Wm. W. Garner, Charles Partridge, Sig. Cederstrom, A. J. Waldron, Robert A. Wright.
- Entertainment—F. B. Snow, A. B. Gritman, DeHart Bergen, W. J. T. Lynch, E. J. Grant, Howard C. Pyle, A. H. Waterman.
- Press—DeHart Bergen, A. B. Gritman, W. J. T. Lynch.
- Municipal Improvements—David Porter, W. H. Goldey, John E. Henry, Jr., Herman Kluge, Herman Liebmann, Joseph M. May, John Pullman, William Redmond, Clarence B. Smith, William H. Smith.
- Transportation and Subways—Howard C. Pyle, W. A. A. Brown, Isaac Cortelyou, W. H. Goldey, Thomas Hovenden, John F. James, A. B. Gritman, Joseph M. May, A. J. Murphy, David Porter, Fenwick B. Small, Frank H. Tyler, A. J. Waldron, A. H. Waterman.
- Nominating—Geo. O. Walbridge, Joseph M. May, E. J. Rustin, Clarence B. Smith, A. H. Waterman.
- Auditing—George H. Gray, E. J. Rustin, A. H. Waterman.
- Inspectors of Election—George H. Gray, Joseph M. May, Herman Liebmann.
- Appraisal Board—Thomas Hovenden, David Porter, John F. James.
- Delegates to Taxpayers' Conference—Arthur B. Gritman.

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. 22 to 28	1910 Dec. 23 to 29
Total No.	125	158
Assessed value	\$5,073,500	\$9,143,000
No. with consideration	8	26
Consideration	\$719,250	\$1,096,680
Assessed value	\$224,000	\$1,063,000

	Jan. 1 to Dec. 28	Jan. 1 to Dec. 29
Total No.	9,036	9,877
Assessed value	\$508,811,875	\$557,289,540
No. with consideration	776	874
Consideration	\$44,865,894	\$47,955,628
Assessed value	\$40,845,675	\$41,431,975

MORTGAGES

	Dec. 22 to 28	Dec. 23 to 29
Total No.	106	123
Amount	\$5,399,921	\$4,282,503
To Banks & Ins. Cos.	29	33
Amount	\$3,365,000	\$2,308,000
No. at 6%	35	42
Amount	\$3,179,463	\$366,268
No. at 5½%	2	4
Amount	\$46,000	\$271,000
No. at 5%	37	36
Amount	\$1,376,650	\$2,897,600
No. at 4½%	10	8
Amount	\$288,500	\$240,525
No. at 4%	2	1
Amount	\$30,919	\$6,000
Unusual rates	.....	.....
Amount	.....	.....
Interest not given	20	32
Amount	\$478,389	\$501,110

	Jan. 1 to Dec. 28	Jan. 1 to Dec. 29
Total No.	7,118	8,004
Amount	\$294,545,212	\$300,955,502
To Bank & Ins. Cos.	1,546	.....
Amount	\$161,875,644	.....

MORTGAGE EXTENSIONS

	Dec. 22 to 28	Dec. 23 to 29
Total No.	40	35
Amount	\$1,285,710	\$1,421,200
To Banks & Ins. Cos.	10	8
Amount	\$431,500	\$639,000

	Jan. 1 to Dec. 28	Jan. 1 to Dec. 29
Total No.	2,248	2,341
Amount	\$88,693,327	\$100,126,790
To Banks & Ins. Cos.	761	.....
Amount	\$48,121,205	.....

BUILDING PERMITS

	Dec. 23 to 29	Dec. 24 to 30
New buildings	8	6
Cost	\$1,124,000	\$459,000
Alterations	\$51,102	\$304,325

	Jan. 1 to Dec. 29	Jan. 1 to Dec. 30
New buildings	820	810
Cost	\$96,970,250	\$97,378,266
Alterations	\$12,369,414	.....

BRONX

CONVEYANCES

	Dec. 22 to 28	Dec. 23 to 29
Total No.	110	104
No. with consideration	28	4
Consideration	\$134,973	\$117,725

	Jan. 1 to Dec. 28	Jan. 1 to Dec. 29
Total No.	7,075	6,920
No. with consideration	563	.....
Consideration	\$4,980,700	\$6,249,250

MORTGAGES

	Dec. 22 to 28	Dec. 23 to 29
Total No.	73	96
Amount	\$992,190	\$868,486
To Banks & Ins. Cos.	12	13
Amount	\$207,555	\$193,000
No. at 6%	28	43
Amount	\$344,073	\$330,086
No. at 5½%	4	8
Amount	\$123,600	\$57,050
No. at 5%	15	21
Amount	\$284,300	\$212,050
Unusual rates	.....	.....
Amount	.....	.....
Interest not given	26	24
Amount	\$240,217	\$269,300

	Jan. 1 to Dec. 28	Jan. 1 to Dec. 29
Total No.	6,002	6,676
Amount	\$59,146,483	\$60,931,431
To Banks & Ins. Cos.	700	.....
Amount	\$12,761,310	.....

MORTGAGE EXTENSIONS

	Dec. 22 to 28	Dec. 23 to 29
Total No.	9	7
Amount	\$93,300	\$80,200
To Banks & Ins. Cos.	2	2
Amount	\$32,000	\$58,000

	Jan. 1 to Dec. 28	Jan. 1 to Dec. 29
Total No.	680	629
Amount	\$10,954,977	\$8,194,902
To Banks & Ins. Cos.	138	.....
Amount	\$4,441,750	.....

BUILDING PERMITS

	Dec. 23 to 29	Dec. 24 to 30
New buildings	11	3
Cost	\$106,900	\$17,500
Alterations	\$74,300	\$10,200

	Jan. 1 to Dec. 29	Jan. 1 to Dec. 30
New buildings	1,317	1,980
Cost	\$22,795,685	\$43,763,765
Alterations	\$1,554,820	.....

BROOKLYN CONVEYANCES

	1911 Dec. 21 to 27	1910 Dec. 22 to 28
Total No.	371	342
No. with consideration	23	17
Consideration	\$163,035	\$230,489

	Jan. 1 to Dec. 27	Jan. 1 to Dec. 28
Total No.	25,111	26,605
No. with consideration	1,508	.....
Consideration	\$13,007,597	\$12,956,278

MORTGAGES

	Dec. 21 to 27	Dec. 22 to 28
Total No.	324	248
Amount	\$1,033,274	\$827,573
To Banks & Ins. Cos.	53	.....
Amount	\$332,100	.....
No. at 6%	216	147
Amount	\$459,474	\$389,830
No. at 5½%	37	53
Amount	\$289,950	\$209,996
No. at 5%	57	25
Amount	\$234,200	\$158,210
Unusual rates	3	2
Amount	\$33,000	\$5,300
Interest not given	11	21
Amount	\$16,650	\$64,237

	Jan. 1 to Dec. 27	Jan. 1 to Dec. 28
Total No.	21,915	24,397
Amount	\$95,527,909	\$107,199,775

BUILDING PERMITS

	Dec. 21 to 27	Dec. 22 to 28
New buildings	47	32
Cost	\$447,282	\$151,164
Alterations	\$107,814	\$43,510

	Jan. 1 to Dec. 27	Jan. 1 to Dec. 28
New buildings	5,096	5,757
Cost	\$31,957,520	\$34,655,907
Alterations	\$4,588,238	\$4,580,254

QUEENS BUILDING PERMITS

	Dec. 22 to 28	Dec. 23 to 29
New buildings	24	60
Cost	\$85,160	\$197,050
Alterations	\$12,000	\$9,600

	Jan. 1 to Dec. 28	Jan. 1 to Dec. 29
New buildings	5,303	3,977
Cost	\$21,406,638	\$15,255,543
Alterations	\$848,937	\$830,319

RICHMOND BUILDING PERMITS

	Dec. 22 to 28	Dec. 23 to 29
New buildings	10	.....
Cost	\$21,150	.....
Alterations	\$935	.....

Public Drinking Cups.

Editor of the RECORD AND GUIDE:
Under what authority are drinking cups excluded from fountains and other public places. Did not Governor Dix veto a legislative bill to this effect?

Although Governor Dix vetoed the Act of the Legislature prohibiting common drinking cups, the Board of Health of the City of New York passed a resolution which became effective on October 1. The essential paragraph of the ordinance is:

"Sec. 189. The use of a common drinking cup or receptacle for drinking water in any public place or in any public institution, hotel, theatre, factory, public hall or public school or in any railroad station or ferryhouse in the City of New York, or the furnishing of such common drinking cup or receptacle for use in any such place is hereby prohibited."

The Board of Health under existing Statutes has authority to promulgate rules, operative within the City of New York, for the preservation of the public health and rules so promulgated have the force of law—if they are not upset by the courts.

Death of Orlando Harriman.

Orlando Harriman, brother of the late E. H. Harriman, the capitalist and railroad magnate, died in Dr. Walker's Sanatorium, in West 33d street, Friday morning, after an illness lasting several months. Mr. Harriman was in his 68th year and early in the fall was advised by his physician that his physical condition was seriously impaired. He was long engaged in the real estate business and latterly conducted the Brighton Beach Development Co., which included a number of amusement enterprises. His office was at 41 Broadway.

BUILDING SECTION

TENANTING AND SELLING SPECULATIVE BUILDINGS.

Different Types of Tenants and How to Meet Their Requirements—
How Owners Can Help to Develop Trade Centers and Increase Values.

ONE of the important requisites to success in entering speculative construction of any kind is to understand the art of making the finished structures pay their way as soon after completion as possible. Therefore, the first thought that the prospective operator must give to his project is the kind of tenant he expects to cater to; the next thought must be how to get him for a tenant. "Renting from the plans" has become an accepted real estate term. It means that the builder has procured signed agreements from prospective tenants to take more than sixty per cent. of the rentable space in the projected building merely from plan descriptions.

Every real estate broker and renting agent has a different system of handling the tenancing end for speculative builders, although some operators prefer to carry on their tenancing and selling negotiations themselves. In cases where operators have a well organized force, this may be successfully done, but as a rule, experience has shown that the best results are obtainable by tenancing or selling through recognized responsible agents or brokers. This is so because the broker and agent are specialists in this particular service and his equipment, both as regards experience and resources usually is much wider and greater than is that of the average operator. In almost every case, the broker or agent can get a better grade of tenants than can the operator, providing the operator gives proper assurance that he will keep faith with his agent, broker or tenant.

Money saved in commissions and fees sometimes results in very heavy expenditures in the form of installing various kinds of equipment or in suing undesirable parties in ejection proceedings or over technicalities in the lease and in long term idleness. And this brings us to the subject matter of this article—the operator's responsibility in supplying construction features to insure satisfactory tenants and good buyers.

Every operator should be a specialty builder. One reason why this is so, if for no other, is that when he makes a study of dwelling, loft building or apartment house construction, he is able to practice economies which only experience will reveal and at the same time turn out a finished structure which will appeal at once to a prospective tenant.

Suppose you are putting up a row of suburban residences to rent from \$25 to \$40 a month or to sell from \$4,500 to \$7,000. The operator who has specialized in this kind of building construction soon will learn that this class of tenant or purchaser wants as much luxury inside as he can get and he is not over particular about expensive adornment on the exterior. The dwelling specialist, therefore, will make the exterior of his buildings simple, yet dignified, but he will put the amount he would otherwise spend in outside frills, in better bathroom, kitchen and bedroom accommodations. This is as true of Brooklyn or Queens as it is of Richmond or New Jersey operations. Operators who specialize in certain classes of dwellings do not have to wait long for tenants or buyers.

The builder who specializes in lofts, soon will find that there is a very definite line of procedure cut out for him by the different tenants he hopes to attract. If he were to erect a manufacturing loft in Fourth avenue, it is doubtful whether he would find the kind of tenants which would, in the end, be profitable. But on the side streets, he could put up a less pretentious, but a stronger built loft which would not vibrate with the operation of heavy machinery, like printing presses or laundry machinery, but which would have conveniences for his tenants that the operator on Fourth avenue could not afford to provide for the simple reason that his exterior of necessity has had to conform to the architectural standards set by other structures on that thoroughfare and the cost has been high.

In Riverside Drive operations he would soon find that he would have to put large sums in facade adornment and at the same time provide for luxury in bath

room, trim, kitchen equipment and hallway decoration, but he would not be long in finding that great reductions in structural costs could be effected where the eye would not be likely to pry.

These are only isolated instances tending to show that specialization in building construction will pay. But the operator will find that he will not have free reign in selecting the specialized field of his choice. His field is limited by the amount of capital he can control and the amount of money he can tie up in any one operation for an indefinite period.

A speculative builder operating in Manhattan to-day requires from \$100,000 to \$300,000 in working capital a good rating and plenty of nerve. A speculative builder operating in Brooklyn and the Bronx should have not less than \$75,000 in actual cash or its equivalent in loan certificates.

A loft building speculator should have cash resources of not less than \$200,000 because of the large number of lofts recently erected in New York and the consequent probable delay in renting.

You must have sufficient funds to carry your building, so that you will not be forced to accept the first purchaser's terms.

Speculators in Finished Buildings.

One of the products of the times is the syndicate building speculator. He has grown to his present heroic stature during the past year as a result of the so-called over-construction of buildings in this city. His plan of operation is something like this:

Just before a speculative builder has completed his operation, a representative of one of these syndicates calls and makes an offer which leaves the operator a profit of about five per cent. on his building, although sometimes it is less, depending entirely upon the financial standing of the builder. He agrees to take it over for cash, providing the builder will tenant the house to within forty per cent. of its capacity. If the builder has had a tight squeeze and he foresees a dull renting season, due to other apartments going up in the neighborhood, or other causes, such a proposition will look pretty good to him, especially if he is being pushed by his creditors and who loses his nerve before he finished his project. Under such circumstances the builder sometimes yields.

This syndicate, has thus bought a new structure practically at cost. It finishes it and makes free rent inducements to prospective tenants to fill it up and then it sells out at a profit on its investment of something like twenty per cent. and sometimes much more, depending upon the location and the class of building it has taken over. Sometimes, when the builder is obdurate, the syndicate will buy the lot adjoining, especially if a tall building on it would ruin the vista of the new apartment house, and threaten to shut out the builder's light if he does not sell to them on their terms.

What can a builder do under such circumstances but sell. If he fights he stands to lose everything, so usually he succumbs and starts anew elsewhere, or goes out of the construction business entirely. The speculator makes a profit on the building and on the lot, so he wins from both ends.

In the suburbs, the speculator operates a little differently, but the principle is just the same. Sometimes they buy nearby property and in a residential neighborhood threaten to erect therein a cigar factory or some other industrial building in which cheap foreign labor would be employed. The operator usually is glad to sell under those circumstances if he can clear something, which often is not the case, however. The speculators then fill the houses at an advertising cost of something like \$500, or sell them outright at a fifteen to twenty per cent. profit and then dispose of the "lever lot" as it is called, at a fair advance.

The same practice is followed in the case of office and loft buildings, but it has not been so highly developed, because sites for office and loft buildings usually

cost very large sums and even these big syndicates cannot command sufficient capital, as a rule, to swing their enterprise.

There is a young man in this city who came here from Germany not more than twelve years ago, practically penniless and whose first employment in this country was as runner for a downtown lending company. Today that man lives in West End avenue, he is at the head of a large syndicate specializing in finished new buildings and he owns many apartments, lofts and tenements in Manhattan. He is accredited a rich man, most of his wealth having arisen from jobbing in new buildings with his associates.

Specialty Buildings Safest.

The builder who expects to enter the profession upon honest lines and who is ambitious to make his name known among the leading fifty contractors in this city, will do well to concentrate on specialty building operations. A specialty building is one that is put up by a contractor especially to meet the requirements of a certain business. One of these is the Mills & Gibb building in Fourth avenue, and another is the Firemen's Building, otherwise known as the 80 Maiden lane building, which is being erected exclusively for the requirements of fire insurance companies.

In these specialty buildings the owners have taken into consideration every possible factor which would satisfy a certain type of tenant. If the tenant, for instance, will require steady north light, plenty of air and quick exit for large numbers of employes, the owner takes great pains to see that these are sufficiently provided for. If there is danger of a tall building being erected at some future time on an adjoining lot, provision is made for insuring permanent natural and good artificial lighting.

Apartment operations are somewhat different, because the standards of tenantry are fixed according to the rent they pay, the luxuries and comforts provided being in exact proportion thereto. This is further established somewhat by neighborhood, convenience to transportation lines and other considerations.

But the greatest opportunity for the specialty builder is in the suburbs and, what is still more important, the field is not yet overcrowded. Up to the time when the Metropolitan Life Insurance Company began its development in Maplewood, Brooklyn, a speculative house was a speculative house and that was all the characterization that was possible to make of them. The typical speculatively built house was constructed just as cheap as possible, with "Egg shell" trim and finish with a depreciation item of something like ten per cent. after the first five years.

Conditions in this respect have changed, however, and it was the Metropolitan which set the new standard in Brooklyn. This company might be said to be the pioneers in specialized speculative development and the fact that many applications have been received for purchases shows that there is a real need there for honestly built homes that will meet the requirements of a moderate sized family of moderate means.

Tenants Want Luxuries.

A large factor in the success of a builder is properly to understand the requirements of the average tenant. The order of the luxuries most appreciated by tenants is: location or environment, fresh air, heat, vista or modest grounds, hardwood trim and floors, porch room, good, serviceable toilet and kitchen and laundry accessories and spacious closets.

If these requirements are honestly supplied, that is, in materials which are of good grade, there is no trouble in getting tenants for such a home or buyers for them. This is the type of speculatively built house that the house hunter of a year or two hence will demand, and, in fact, now is demanding, and it offers a clear field for the honest builder to drive the Shoestring out of the city.

THE NEW PARK AVENUE.

Great Hopes Becoming Certainties—New Opera House and New Arena.

While authorized statements cannot be obtained in regard to all the projected real estate improvements on the property of the New York Central Railroad north of the Grand Central depot, there is reason to believe that plans for highly important developments are crystalizing into certainties. The imaginary picture of a Park avenue lined with imposing buildings is nearer realization.

The work of building the new terminal has been going on for seven years. Section after section has been completed, and at the present time the steel framework of the main building, to front on 42d street, is being erected. Several years more will pass before all the sections planned for the main terminal will be completed, and perhaps the present decade may be near its close before it will be possible to say that all the plans of the New York Central company for the improvement of its property have been carried out.

Some of the Certainties.

It is settled that there will be a high-class hotel on the block bounded by Madison and Vanderbilt avenues, 43d and 44th streets, where the temporary stucco building now stands? The railroad loops will run under this building, and incoming trains will discharge their passengers here and then proceed around the loops to the station for outgoing passengers, which will be on 42d street at the head of Park avenue.

One of the main exits, therefore, from the trains will be through the hotel building. Under what management the hotel will be conducted has not yet been settled, although the names of more than one prominent hotel man have been mentioned in this connection. It is understood to be the intention of the New York Central directorate to so build, equip and conduct this hotel that it will have a standing among the best hotels in the world. Another hotel which will appeal more particularly to commercial travelers is likely to be erected on the east side of the station at the corner of 42d street and Depew place.

Among the principal other buildings to be erected around the station are a second 12-story building for the Merchants and Manufacturers' Exchange, to be situated on Lexington avenue, between 47th and 48th streets, 200x275 feet, at a cost of \$2,000,000, and The Coliseum, which will be another "Madison Square Garden" and will cover the entire block bounded by Park and Lexington avenues, 48th and 49th streets, and will cost \$2,500,000. The first named of these two buildings will be the mate of the new Grand Central Palace, which is owned by the Merchants and Manufacturers' Exchange, and The Coliseum will also be erected by the Exchange, which is backed by the New York Central Railroad Company. The latter building will be either eleven or thirteen stories high and will contain an arena with a seating capacity for thirteen thousand people.

The financing principles which make the Merchants and Manufacturers' buildings possible can also be applied to other projects for buildings. The number of merchants' exchanges, convention and exhibition halls can be multiplied, and the New York Central Railroad's policy is to co-operate in such enterprises when opportunities arise. The railroad corporation now has available north of the Station and on either side surfaces on both sides of Park avenue corresponding to a dozen or more city squares, all of which are suitable for building sites, and which the company desires to have covered with edifices of an institutional or semi-public nature and of fine architectural quality. The directors, it is understood, prefer not to formulate final plans for all of the spaces referred to. They wish to be at liberty for a period to co-operate with any semi-public movement that may be proposed from good quarters.

One of the probabilities is that a new Metropolitan Opera House will be erected on one of the squares on the west side of Park avenue, and extended through to Madison avenue. Intimations from an authoritative source are to the effect that when the proper time comes an interesting announcement will be made with reference to this project. A building for the National Academy of Design is another possibility.

Thus, instead of a single structure this new gateway to New York will be a group of magnificent buildings. But all the machinery of the vast rendezvous, the trains and tracks will be like the engines in an ocean liner—unseen from the promenade

deck. When all the great buildings that will cover the surface of this huge terminal are completed they will form one of the most impressive groups of structures in the world. In developing the property along Park avenue the buildings will be confined to those characterized as of a monumental character, similar in design to those that the railroad has put up already in Lexington avenue. In this section of New York, at least, there will be a level skyline, like that which is so much admired in the cities of Europe. On Lexington and Madison avenues the foundations are arranged for buildings of greater height. The station building proper—the "headhouse," the railroad men call it—will be bounded by Depew Place, 42d street, Vanderbilt avenue and 45th street. The southern and western faces will be set back from 42d street and Vanderbilt avenue, so as to provide a wide plaza.

Retirement of General Smith.

After a service of more than half a century, Gen. George M. Smith, commanding the First Brigade of the National Guard, will retire from the active list with the close of this year under the operations of the new retirement law. He has been a commissioned officer forty-nine years. His first military connection was with a separate company and in 1861 he joined Company B of the 7th Regiment. He was made captain of Company G in 1864, Lieut.-Colonel of the regiment in 1881, Colonel of the 69th in 1895, Brigadier-General in 1898, and Brevet Major General in 1900.

Gen. Smith was a member of the committee which purchased the site of the Creedmore rifle range. He has been a member of the Armory Board of the City of New York since July, 1901, during which period armories for the 71st, 69th and 22d regiments, Squadron C, the 2d Naval Battalion and the 1st and 2d Batteries have been built. A site has also been secured for a new armory for the 8th Regiment of Coast Artillery, in the Bronx, and plans adopted. Possibly upon General Smith, more than upon any other member of the Armory Board, has devolved the supervision of the work connected with the interior details of these new armories and the alterations of armories. Membership on the Armory Board is without pay of any kind.

Gen. Smith has been interested in amateur athletics since he was a boy at school. He was a member of the famous Union Boat Club, of Boston, when he was a resident of that city, and is now one of its honorary members. He was one of the early members of the New York Athletic Club, and was its president in 1874. The General has a record for skill in boxing, wrestling, rowing, swimming, tug of war and horsemanship and last, but not least, he is an expert rifle shot. Although nearly seventy-five years old he qualified this year as a marksman, sharpshooter, expert and distinguished expert.

In business affairs Gen. Smith is the head of the Candee, Smith & Howland Co., dealers in masons' building materials with yards at the foot of E. 26th street, at the foot of East 53d street and at 139th street and Harlem River, Bronx.

New Quarters of the Health Department.

Before May 1, 1912, the various bureaus of the Department of Health will have moved from the building at Fifty-fifth Street and Sixth Avenue, which they have occupied since August, 1899, and be gathered in their new home at the southwest corner of Centre and Walker Streets in a brand new building.

In the new home of the Department there are 90,000 square feet of floor space as against 57,000 square feet in the old one.

This move is part of a general plan to cluster all city departments about City Hall. Many of the departments already occupy space in the large office buildings in the neighborhood. The building of the Municipal Tower is another instance of this centralizing scheme.

The artificial lighting and power in the new quarters of the Health Department are electrical, the current coming from the mains of The New York Edison Company. There are approximately 2,000 lights in the building and motors to a total of eighty horse-power. The ninth floor is entirely given over to laboratories where numerous electrical devices will be installed for experimental purposes.

—General business is quiet. Conditions, however, appear sound. There is not so much complaint about the volume of business as about profits.

UNIONS AND OPEN SHOP.

Why More Boys Do Not Learn Trades—A Plea From Attorney Merritt.

The National Employment Agency issued a statement this week to the effect that the supply of clerical help in New York City greatly exceeds the demand and that most boys would do better if they should learn trades. Similar advice has frequently been given, but without taking into account the supply of craftsmen and the rules of trade unions which limit the number of apprentices. It is easier to say "learn a trade" than for a boy to find an opportunity for doing so.

In connection with advice of this nature, the public should read the words of Walter Gordon Merritt in the current issue of "the North American Review." Writing on the topic of the "Closed Shop," he says:

"While a private organization may properly control the selection of its own membership, one of the principal functions of government is to protect liberty and the right to pursue a trade. This truism discloses the fundamental error of the closed shop idea. If there is one condition incompatible with the principles of democracy and liberty it is a state where the rights and opportunities of pursuing a trade are controlled and monopolized by an irresponsible body of private citizens. Such a condition, maintained though it may be by a combination of working people, is fraught with the same objections and evils as the despotism of any monarchy or oligarchy. If a commercial nation in peaceful times cannot protect the rights of its working class to secure employment from those who wish to employ them, it has lamentably failed. If the chance to seek and earn a living is to be vouchsafed by the grace and favor of a private organization, instead of being guaranteed by the government as in the past, surely that institution will rule in this country, and no other."

Mr. Merritt is a special pleader for the "open shop," and as an attorney for the Anti-Boycott Association he even now has a suit in the United States Court designed to break down restrictions imposed by trade unions against non-union building materials. The rights of the case are not under consideration here, but it is opportune to set off against the often heard advice for boys to learn trades the fact that modern workshops are by no means open to every boy that applies.

Status of the New Fire Prevention Bureau.

With a force of but fifteen extra men the new Fire Prevention Bureau of the Fire Department has not been able as yet to make much progress, but as soon as the Board of Estimate ratifies a plan of organization, including a schedule of positions and salaries, which Commissioner Johnson has submitted, the new bureau will be put on a permanent footing.

An appropriation of \$200,000, for the year 1912, which the Board of Estimate has made in a lump sum, will then be available. No appropriation was made for use during the year 1911. The Hoey law went into effect on October 19. Under its mandatory provisions, Commissioner Johnson at once consolidated three existing bureaus, namely, the Bureau of Combustibles, the Bureau of Fire Appliances and the Fire Marshal's Bureau, and assigned fifteen extra men from the uniformed force to the new Fire Prevention Bureau temporarily so formed. When the new plan of organization is approved 135 new men will be regularly appointed to the new bureau permanently.

Buildings for the Cathedral Grounds.

It was announced at the annual meeting of St. John's Cathedral trustees on Thursday that the entire \$300,000 needed for the new synod hall has been pledged and that work will be begun upon it immediately, at the corner of Amsterdam avenue and Cathedral Parkway with the main entrance on the Parkway. The giver of the larger part of the \$300,000 for the synod hall, it is said, was J. Pierpont Morgan. Among the other structures to be started as soon as plans for them are ready are the choir school, to cost \$150,000; the Potter chapel, \$150,000; the Huntington chapel, \$150,000; the George Reeves memorial chapel, \$100,000, and the Bishop's house, \$100,000.

Tenement Department Reports.

As the annual report of the Tenement House Department for the year 1910 has been delayed, it will now be printed in conjunction with the report for the year 1911, according to information from the Department.

REVISED BUILDING CODE FAILS TO PASS.

Nays Marshal 39 Votes as Against Affirmatives 34, and Absentees Brings Ordinances to Defeat.

A MID scenes of excitement seldom witnessed in the Aldermanic Chamber at the City Hall, the proposed building code which has been under revision since last May again suffered defeat yesterday afternoon by a vote of 39 to 34. The absence of President Mitchel and other members of the Board of Aldermen made a full vote necessary to adoption of the code impossible. The result was greeted by great acclamations from the throng which packed the floor and galleries to capacity. So tumultuous was the reception of the decision that Vice-Chairman Bent was obliged to request the Sergeant-at-Arms to restore order.

The action of the board leaves the existing code still in operation and places the duty of revising the building ordinance upon the new Board of Aldermen which assumes control on January first.

The report which Chairman Kenneally of the Committee on Buildings presented in the Board of Aldermen this week contained a revision of the Building Code which was introduced as an ordinance on May 16th of this year, and which was the result of study and preparation since the beginning of the term of the present Board. The ordinance was referred to the Building Committee, and public hearings were held on May 22, 24, 26 and 27, at which everyone who appeared was given an opportunity to present his opinion as to the various sections of the code.

On July 19, at the suggestion of a number of persons interested, his Honor, the Mayor, held a hearing at which discussion was had concerning certain provisions of the proposed code, particularly as it relates to concrete construction. On July 21 his Honor, the Mayor, addressed a letter to the chairman of the Building Committee, which was published broadcast in the public press at the time, in which he made certain direct suggestions as to changes which in his opinion, must be made in the code. The members of the committee again took up the matter, have considered it from every standpoint, and have complied, they say, with every suggestion made by the Mayor, which may be recapitulated as follows:

1. The requirement for the screening of cinders to be used in cinder concrete has been eliminated.
2. The height of reinforced-concrete buildings has not been limited.
3. The use of segmental and flat arches is made optional.
4. The stresses upon reinforced concrete are made 650 pounds on an extreme fibre, and 450 pounds in direct compression.
5. The minimum thickness of flat arches of cinder concrete is made 4 inches.
6. The weight of the reinforcing material is reduced to one-third pound instead of one pound.

With these changes, and a change in the requirements as to frame buildings in the Borough of Brooklyn, and other minor changes recommended by the Superintendents of Buildings of the Boroughs of The Bronx, Brooklyn, Queens and Richmond, the Committee believed that the proposed Code was ready for presentation in a shape to provide for proper regulation of the building industry in all its branches.

A Few Comparisons.

The first printed copy of the report appeared in the official report of the proceedings of the Board of Aldermen contained in the "City Record" of Thursday. In printing the revision of the proposed ordinance no distinction was made between new and old matter. In answer to the allegation that the committee had made a fatal error, Alderman Dowling and Kenneally, declared that the rules did not apply, and that, anyways, they intended to pass the code at the special meeting of the board on Friday afternoon. "If anybody thinks we have made a technical error let him take it to the courts," said Alderman Kenneally.

Rule 30 of the board reads as follows: "All ordinances introduced shall be in writing. Ordinances which are amendatory of or repeal any existing law, code, or ordinance, or any part of either thereof, shall contain in parentheses the part amended or repealed and shall have the new part which is to be inserted marked by underscoring. When the ordinance is printed in the minutes the new part shall be in italics instead of underscoring."

Alderman Kenneally holds that this is

not an amended code, but an entirely new document.

Some of the changes not particularly specified above are interesting. The former requirement that no sleeping-room shall be placed in a cellar less than two feet six inches above the curb, has been changed to four feet six inches. Under the first code, in every building hereafter erected each sleeping-room had to be provided with a window opening directly upon a street yard or court, but in the latest revision an exception is made that in dwellings a window shall not be required in a sleeping room which is properly lighted or ventilated by a skylight, nor in a sleeping room which adjoins a room with a window or windows facing upon a street, yard or court, provided that in the partition between said rooms there shall be movable doors or sash having an area equal to one-half the partition area and not less than 24 square feet.

Section 24, relating to interior stairs, has three new paragraphs. In almost every description of building except dwellings stairways must be continuous from roof to first floor level, and there must be a direct fireproof passage to the street. No exit stairway can be less than 44 inches wide between walls, or less than 40 inches between wall and balustrade. The Superintendent of Buildings may, in his discretion, approve of the use of winding stairs in certain cases.

Fire towers may be built of concrete as well as of brick or masonry. An open fire escape stairway may be two feet wide instead of three.

In every building of Class E hereafter erected, and in every existing building of Class E, when required by the Superintendent of Buildings, the stairways must be enclosed throughout by approved fireproof partitions of brick, terra cotta blocks or reinforced concrete, not less than six inches thick, exclusive of plastering. Such partitions shall be anchored at the top and bottom ends. All doors and sash in these partitions shall be of an approved fireproof type with wired glass where glass is used.

Every building in Class E more than 36 ft. 6 inches high shall be provided with an electrical or other fire alarm. The wood beams of the ceiling of every cellar in buildings over 36 ft. 6 inches high must be covered with metal lath or other fireproof material.

A new section (No. 58), relating to hollow concrete building blocks, and containing ten items, has been added. It authorizes the use of such blocks for buildings not more than 36 feet 6 inches high under certain conditions. Additions to Section 107 authorize the use of hollow tile also, for bearing walls, in building not more than 36 feet 6 inches high.

Section 116, relating to fireproof floor and roof construction; Section 117, on the fireproofing of columns, girders and trusses, and Section 119, on miscellaneous fireproof provisions, have been extensively revised since the first report in May.

Chapter 23, relating to requirements for public safety in places of public assemblage, has received numerous additions. Permanent grandstands in parks and athletic fields must hereafter be erected of reinforced concrete, steel or other fireproof material, except that the floors and seats may be of wood. No assembly room in any school shall hereafter be more than one story above the roof.

Section 137, relating to theatres, has been extended from 52 to 87 paragraphs. Chapter 26, relating to fences, signs and billboards has been modified in essential particulars. Billboards may be twenty feet high instead of ten. Provisions are made for skysigns 24 feet high.

Many Protests.

Numerous communications were sent to the Board of Aldermen containing protests against hasty action on the ordinance. These protests came from the Allied Real Estate Interests, New York Chapter of Architects, the Building Trades Employers' Association, the Mason and Builders' Association, Allied Cement Interests, the Architectural League, Board of Fire Underwriters, Chamber of Commerce, the Board of Trade and Transportation.

"The code is as iniquitous as was the draft of last spring," said H. C. Turner, chairman of the executive committee of the Allied Concrete Interests. "It is full of glaring errors, and has all the earmarks of having been prepared in a very hasty manner. I feel that the code works against the fire prevention movement which is being pushed so commendably in other quarters."

The Joint Committee of architects, builders, engineers and underwriters, which has been engaged in preparing a building code, expected to complete and submit it for enactment next February.

This committee held a long series of conferences with the representatives of the Committee on Buildings of the Board of Aldermen at which the code was the subject of consideration and revision. At the conclusion of the conferences the Joint Committee refrained from giving their approval to the code as it then stood, saying that they would withhold their opinion until the report was presented to the Board of Aldermen.

Robert D. Kohn, secretary of the Joint Committee, said yesterday that the new code might be the best in the world for all he knew, but he could not tell in so short a time. He had found some admirable things in it that he did not know were there, and there might be many undesirable provisions that he had not yet come upon. He could not, therefore, approve of a code so voluminous that no one had been able to study it in the time allotted.

STEEL BUILDING ABROAD.

American Methods Being Followed in Other Countries.

It is probably, however, not generally known that there is a steady development of a demand for steel buildings of American design throughout the world. While these buildings have not as yet assumed the proportions of the American skyscraper, the tendency of development is in that direction, and it is probable that within a few years an increasing number of large buildings of American design will be erected in the principal cities of the world. A recent example is the Plaza Hotel at Buenos Aires. This is the first modern fireproof building in Buenos Aires, and is, furthermore, the largest and highest building in that city. It consists of nine stories, the maximum height from the level of the sidewalk being 63 m. (about 207 feet), with a frontage on San Martin square of 60 m. (about 197 feet), and a depth of 57 m. (about 187 feet). The contract for the steel work was taken by the Buenos Aires branch office of the United States Steel Products Company, and the material was fabricated and furnished ready for erection by the American Bridge Company. The erection of this hotel resulted in a further important development in the shape of steel construction apartment houses, of which a number are now under construction at Buenos Aires.

Other important examples of modern building construction, although not of the skyscraper type, are two buildings at Rio de Janeiro, for which the steel work was sold at the United States Steel Products Company and manufactured by the American Bridge Company. One of these buildings, the artistic National Library of Rio de Janeiro, is a modern steel frame building, four stories high, with basement and dome, approximately measuring 100x208 feet. The quantity of steel furnished for this building was 1,500 tons. This was the second structure of its kind in Brazil, the first one being the Fire Department Building at Rio de Janeiro, four stories, with a central dome eight stories high.

In almost every country in South America structural steel from the United States for the construction of high buildings is being used and most often by American firms and foremen.

On the Bosphorus.

Another instance of American work abroad is the construction of the group of buildings for the American College for Girls at Constantinople. There will be seven main buildings and a power plant, from the plans of Shepley, Rutan & Coolidge of Boston, and all to be equipped with American machinery and fixtures, including the plumbing, heating and ventilating apparatus. The buildings will be constructed mainly of reinforced concrete with the aid of American machinery sent from here expressly for this work.

Improving Little Neck.

In all probability the request for a grant of land under the water of Little Neck Bay, made by the Villa Association of Great Neck, will be granted. This organization made application for the grant some two years ago, but a strong protest was made by the Great Neck Citizens League. The matter was held up for a time, and about one month ago it was revived.

The Villa Park Association is said to be composed of real estate men who are developing property on Little Neck Bay, and they want to get the land so that improvements can be made.

INDEPENDENT CONTRACTS.

Between the Same Parties—When a Cancellation Is Justified.

A lawsuit involving a question which arose over an agreement for the distribution of building materials in New York city has been decided by the Court of Appeals and reported in the Law Journal. The plaintiff was the Atlantic Building Supply Co., which not only supplies materials but also engages in the transportation of the same, while the defendant, the Vulcanite Portland Cement Co., manufactures and distributes cement.

The Atlantic Building Supply Co. made a contract with the Vulcanite for the purchase of five thousand barrels of cement to be delivered from time to time. Subsequent to the execution of this contract the parties entered into another contract by which the plaintiff agreed to receive and store all the cement that the defendant might ship to Jersey City and deliver it from time to time to the various parties the defendant might direct at specified rates. The contract was to last for one year, or until ninety days after notice of its termination.

The parties entered upon the discharge of this last contract and during its prosecution the plaintiff, against the direction and command of the defendant, took from time to time such quantities of the cement as it wished, claiming the right to do so under the executory contract of purchase. For this reason, among others, the defendant refused to further employ the plaintiff in the storage or transportation of its cement, and for that breach of the contract the plaintiff brought this action.

Against the defendant's motion for the direction of a verdict and its exception to the denial thereof the court submitted it to the jury to determine as a question of fact whether the defendant had legal justification for cancelling the contract. It denied the defendant's request to charge that "if the plaintiff took the cement for its own purpose without authority, the discharge was justified."

Grounds for Reversing Judgment.

In reversing the judgment of the lower courts and ordering a new trial, the Court of Appeals says:

"It is conceded that the two contracts between the parties, the one for the purchase of the cement and the other for the storage and transportation of that article, were entirely independent. It requires no argument to show that whether the first contract be considered one for the purchase of an article to be manufactured or for the purchase of an existing article, the plaintiff acquired no title to any cement until it was delivered to it by the defendant or the particular articles to be delivered were designated and identified (Andrews v. Durant, 11 N. Y., 35; Klein v. Tupper, 52 N. Y., 500; Foot v. Marsh, 51 N. Y., 288). The contracts being independent, the rights and obligations of the plaintiff under each contract were no greater nor different from what they would have been under a single contract.

"Under the trucking contract, for the breach of which this suit is brought, the plaintiff was the mere bailee of the defendant, and it engaged to follow its directions in the delivery of the cement. The fact that the plaintiff had also the contract for purchase, already mentioned, gave it no more right, against the defendant's direction, to appropriate, under that contract of purchase, the cement in its possession as bailee than it would have had to take the property from any other bailee of the defendant.

"Nor had the plaintiff as bailee any greater right to appropriate the property than it would have had to deliver it over to some other party who had or claimed to have a contract with the defendant for the purchase of cement. It is true that the defendant was under an obligation to sell the plaintiff cement. For a failure to comply with that obligation it was doubtless liable for damages; but it may have been under similar obligations to many other parties, all of which obligations it was unable to keep.

This failure may not have been the result of any moral fault, but of accident or misfortune. However that may be, the cement was the defendant's property, and it had the right to deliver it to whom it saw fit, remaining liable to the plaintiff for damages for the breach of its contract to sell, and the plaintiff, as bailee under the trucking contract, had no greater right to dispose of it, contrary to the defendant's instructions, than a shipping clerk in the latter's employ would have had. The defendant's cancellation of the contract was therefore justified as a matter of law and the complaint should have been dismissed."

The Automatic Hired Girl.

One of the last objections to apartment house living was removed when the Copeman Electric Stove Company, of 17 Battery place, put in the hands of architects, operating companies and house owners the electric cook stove which cooks a dinner complete from soup to coffee, while the lady of the house is at bridge whist or at a suffragette meeting. It is the last word in household convenience and its cost of operation is not more than gas cooking, because the dinner goes right on cooking after the current has been turned off.

It is in form much like a refrigerator with a clock attached and does not take up any more room in the kitchen than would an ordinary ice box. It operates much simpler than does a gas stove, and it requires one-tenth the care a gas stove does. The current is applied by means of two main switches, which are in turn operated by a triple pole knife switch controlled by the clock. As a tenant-getter this device would seem to be irresistible.

Stucco Colors.

In the suburbs of our larger cities the wide adoption of cement stucco for exterior envelopment, by the speculative

NEW Y. W. C. A. BUILDING.

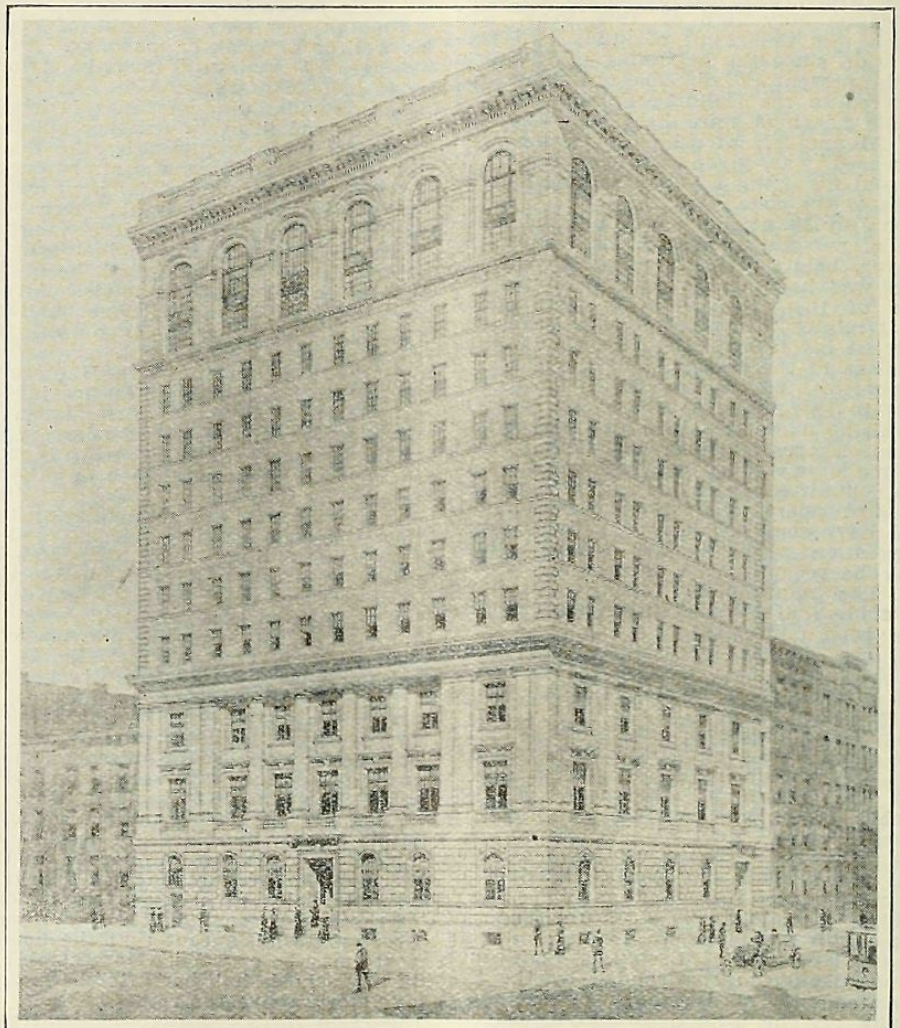
To Be Built of Limestone on Lexington Avenue From Plans of Donn Barber.

(Subject of Illustration.)

Plans have been prepared by Donn Barber, architect, for the new building of the National Board of Young Women's Christian Associations, of which Miss Grace Dodge is president, Mrs. James S. Cushman, vice president, and Mrs. Wm. M. Rossiter, secretary.

The new building, which will be eleven stories high, is to be situated at the northwest corner of Lexington avenue and 52d street and cover a lot 100x125 feet. Two separate buildings are in reality to be incorporated under a single roof, the interior being divided practically in two portions; the administration offices of the board will occupy the Lexington avenue side of the building, and the training school will be on 52d street.

The plan of the first floor shows an entrance on Lexington avenue, for the offices, with staircases, elevators, reception rooms, coat rooms, a large exhibition hall for a permanent exhibition, and on the 52d street side, entrance vestibule, lobbies, office and reception rooms for the training school; the interior is arranged so



Lexington Av, n. w. cor. 52d St.

Donn Barber, Architect.

THE PROPOSED NATIONAL Y. W. C. A. HEADQUARTERS.

builders of cheap houses, is the first step away from wood toward brick, showing clearly how the cost of lumber good enough for exposed outside work has advanced in the last few days.

While there are many doubters of the lasting qualities of exterior cement stucco over wood, there is good reason to believe that it can with proper care be made to last as long as the average house enveloped in wood, in the opinion of the "Erickbuilder." Costing but a small percentage more, and more substantial in appearance with a decided saving in upkeep, its popularity must continue to grow as the price of lumber continues to rise, and as a knowledge of proper methods of its use and of its possibilities becomes common.

At present but few architects are able to secure good stucco color and texture, particularly in country work, dependent upon country builders. Ready-prepared "rough-cast" or float finish material, ensuring fairly uniform matching of samples for color and texture, are not available for the small house, except within a relatively short haul from the few producing centers for such material which now exist.

that the entire first floor may be thrown open when required.

The second story will contain an assembly hall seating 650 people, a large boardroom and several committee and conference rooms for the administration offices. The third story will contain offices and lecture-rooms for the use of the training school. The stories from the fourth to the tenth on Lexington avenue will contain offices for the various departments of the National Board, while on 52d street side these stories will be occupied by bedrooms for students of the training school, with suites for the faculty members.

The eleventh floor is to be occupied by the cafeteria lunch room of the administration, and a large family living room and dining-room for the training school, with their various kitchen accessories and services. There will be a large roof garden for the use of students. Servants' quarters are provided on the fourth and fifth stories of the inner wing.

The street fronts of the building are to be built entirely of limestone in the style of adapted Italian Renaissance. The building is to cost approximately \$500,000 and will be entirely fireproof. Marc Eidlitz & Sons are the general contractors.

CURRENT BUILDING OPERATIONS

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

Thompson-Starrett Co. Get Contract.

The Thompson-Starrett Company, 49 Wall street, received the general contract this week to erect the twelve-story store and office building at the northeast corner of Broadway and 42d street for the Longacre Land Company, 62 Cedar street, lessees of the property. The corner store in the building has been reserved for the use of the United Cigar Stores Company for the entire term of the lease, which has eighteen years to run. All the tenants in the present building have been notified to vacate by December 31, and the general contractor will start demolishing on January 2; the date of completion given is October 1, 1912. The plans were prepared by Clinton & Russell, 32 Nassau street, in 1909. The William Astor Estate is the owner of the plot.

Steel Work for Hell Gate Bridge.

Samuel Rea, president of the New York Connecting Railroad Co., has awarded the contract for the steel work for the approaches to the Hell Gate bridge on Long Island, Randall's Island and in the Bronx to the McClintic-Marshall Construction Co. Contracts for the steel work for the East River bridge and its Long Island and Ward's Island viaducts were previously awarded to the American Bridge Co. Yesterday's award covers all of the steel work required for Bronx Kill and Little Hell Gate bridges and the remaining approach viaducts.

May Build on Northern Avenue.

D. W. O'Neil, president of the Empire City Gerard Company (woodworking), 40 East 22d street, contemplates the erection of a high-class elevator apartment house on the west side of Northern avenue, about 150 feet north of 181st street, between the "Northern" apartments and Dr. Chas. V. Paterno's grounds on the north, with a frontage of about 150 feet. It is understood that plans have been prepared and an architect selected. The plot has been staked off and work will probably be started in the spring.

Building for Coco Cola Company.

A. G. Candler, president of the Coco Cola Company, 297 8th avenue, is completing arrangements for the erection of a store, office and loft building, probably twenty stories in height, to cover 220 to 226 West 42d street and 221 West 41st street, a plot 78x98 and 25x98 feet. An architect has practically been selected.

Hotel for North Haven.

Arthur W. B. Wood, 1 Madison avenue, is preparing sketches for a semi-fireproof hotel, with a capacity of about eighty rooms, to be erected at North Haven, opposite Sag Harbor, L. I., for H. G. Ham, proprietor of the Sag Harbor Hotel. Work is to be started by next fall. The cost will approximate \$100,000.

Talk of Big Times Square Hotel.

A report was around this week that a Western company which operates a chain of hotels in the West is planning the erection of a large hotel on Broadway above the Times Square district. W. A. Lockwood, of the P. C. Stuart Company, 1123 Broadway, is said to be interested.

CONTEMPLATED CONSTRUCTIONS.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

82D ST.—Schwartz & Gross, 347 5th av, have plans for a 9-sty bachelor apartment, 75x92 ft., to be erected at 35-39 West 82d st for the Hennessy Realty Co., I. Polstein, president, 220 Broadway. R. E. Moss, 126 Liberty st, is steel engineer. The owner will soon be ready for bids on structural steel.

114TH ST.—The 7th av and 114th st Construction Co., 1980 7th av, contemplate the erection of a 6-sty tenement, 100.11x89.11 ft., at 114th st and 7th av, to cost \$150,000. Charles B. Meyers, 1 Union sq, west, is the architect.

57TH ST.—John Brandt, 271 West 125th st, has completed plans for alterations to the 5-sty tenement, 410 West 57th st, for Lillian S. Gillespie, 45 Pine st.

BROADWAY.—Shire & Kaufman, 373 4th av, have plans for alterations to the 5-sty tenement at 1271-3 Broadway. The English American Realty Co., 1271 Broadway, is the owner. Estimated cost, \$25,000.

LEXINGTON AV.—J. Lustgarten, 1345 5th av, has the contract for interior alterations to the 8-sty apartment house 1736 Lexington av, for I. J. Danziger, 56 Pine st.

DWELLINGS.

RIVINGTON ST.—Harrison & Sackheim, 230 Grand st, are taking bids for the 3-sty stores and residence, at 111 Rivington st, for Dr. J. Neustadter, owner, at a cost of \$5,000.

NORTH BROTHERS ISLAND.—Plans have been approved by the Municipal Art Commission for the 4-sty brick extension to the nurses' home, 35x60 ft., on North Brothers Island for the City of New York, Department of Health, 5th st and 6th av. W. E. Austin, 46 West 24th st, is the architect.

79TH ST.—Work has begun for alterations to the residence at 9 East 79th st, to be improved with a 3-sty rear addition, for Miss Alice Keltas, 37 St. Marks pl, to cost \$20,000, from plans by Jackson & Chambers, 500 5th av. F. W. Burnham, 5 East 42d st, has the general contract.

FACTORIES AND WAREHOUSES.

BANK ST.—S. E. Gage, 340 Madison av, has completed plans for alterations, including a 2-sty brick addition, 21x39x100 ft., to the stable and warehouse at 140-158 Bank st and 728-732 Washington st, for Frank L. Froment, 52 East 7th st. The contract has practically been awarded.

MUNICIPAL WORK.

CENTRAL PARK.—The City of New York, Department of Parks, Charles B. Stover, presi-

dent, Arsenal Building, 5th av and 64th st, is taking bids until January 4 for interior finish to the Museum of Art, on the west side of Central Park, 5th av, opposite East 84th st.

179TH ST.—The City of New York, Department of Water Supply, Gas and Electricity, 13-21 Park Row, will take bids until Wednesday, January 3 for installing a steam-heating system in the engine-room, storage house in 179th st.

LEXINGTON AV.—The City of New York will take bids until Wednesday, January 17 for the construction of Section 3 of the triborough subway, extending from the city limits in the Bronx down Lexington av, Irving pl and Broadway to the Battery. B. H. Arnold, 154 Nassau st, is consulting electrical engineer, and Henry B. Seaman, Public Service Commission, 154 Nassau st, chief engineer.

VERMILYEA AV.—Plans have been approved by the Municipal Art Commission for the 3-sty limestone and brick firehouse on Vermilyea av, west of Academy st, for the City of New York, Fire Department, 157-159 East 67th st, from plans by Dennison Harrison & Darbyshire, 475 5th av. Estimated cost, \$60,000.

20TH ST.—Plans have been approved by the Municipal Art Commission for the erection of the 18th Precinct station house, at 230-232 West 20th st, for the City of New York, Police Department, from plans by Hopkin & Koen, 244 5th av, to cost \$175,000.

SCHOOLS AND COLLEGES.

105TH ST.—Plans have been approved by the Municipal Art Commission for the six-room addition to the public school at 105th st and Lexington av for the Board of Education, 500 Park av. C. B. J. Snyder, 500 Park av, is the architect.

64TH ST.—It is said that the Hay Foundry & Iron Works, 114 East 28th st, N. Y. C., will receive the steel work necessary for the addition to the Baron De Hirsch trade school at 222 East 64th st, which is to be erected from plans by Shire & Kaufman, 373 4th av, at a cost of \$125,000. Falk & Hager, 30 Church st, are steel engineers; A. N. Feldman, 120 Liberty st, steam and electrical engineer; and Jacob A. Zimmermann, 505 5th av, general contractor.

STABLES AND GARAGES.

108TH ST.—W. M. Del Gaudio, 401 Tremont av, will be ready for bids on the general contract, about January 2, for the 1-sty brick stable, 24x101.5 ft., to be erected in the south side of 108th st, 100 ft. west of 1st av, for J. Cullen, 333 East 107th st. The estimated cost is \$8,000.

STORES, OFFICES AND LOFTS.

27TH ST.—Buchman & Fox, 11 East 59th st, have plans for a 17-sty store and loft building, to be erected at 12-16 West 27th st, for Charles Kaye, 1133 Broadway.

4TH ST.—Albert Sokolski, owner, contemplates the erection of a 7-sty brick and limestone loft, 25x115 ft., at 94 East 4th st, from plans by Harrison & Sackheim, 230 Grand st.

BROADWAY.—John B. Snook's Sons, 73 Nassau st, are taking bids for alterations to the 6-sty brick loft, 880-886 Broadway, 22-34 East 19th st and 33-35 East 18th st, for W. & J. Sloane, Inc., 884 Broadway, to cost \$10,000. A new Broadway entrance will be installed.

23D ST.—Davis, McGrath & Kiessling and Dunham Wheeler, associated, 949 Broadway, are taking bids on the general contract for the 12-sty store and loft building, 56x110 ft., to be erected at 115-117 East 23d st for Mrs. Dora Wheeler Keith, in care of Abbott & Keith, 45 Cedar st.

BLEECKER ST.—The Nathan Harrison Realty Co., 61 Park Row, will soon award contracts for the 5-sty store and loft building, 25x85 ft., to be erected at 132 Bleecker st, at a cost of \$20,000. L. A. Sheinart, 194 Bowery, architect.

30TH ST.—The Chase Realty Co., 83 Canal st, will handle the general contract for the 12-sty loft building, 161x91.6x60.6, to be erected at 115-25 West 30th st, at a cost of \$400,000. Geo. Fred Pelham, 507 5th av, is the architect.

42D ST.—Asa G. Candler, president of the Coco Cola Co., 297 8th av, contemplates the erection of a store, office and loft building, 20 stys, at 220-226 West 42d st and 221 West 41st st. Definite action will be taken about Jan. 1.

THEATRES.


47TH ST.—The Palace Realty & Amusement Co., Martin Beck, 1495 Broadway, contemplates the erection of a brick, stone and terra cotta theatre at 156-170 West 47th st and 1564-1566 Broadway. No architect has yet been selected.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

SOUTHERN BOULEVARD.—An architect will soon be selected for the 5-sty apartment to be erected on the west side of the Southern Boulevard, 50 ft. south of East 176th st for the Dwyer & Carey Construction Co., 926 East 167th st.

WALTON AV.—Plans are being prepared by Charles Schaefer, 401 Tremont av, for a 5-sty brick tenement, 47x83 ft., to be erected at the northwest corner of Walton av and 182d st for Wm. H. Caldwell, 349 East 193d st, at an estimated cost of \$45,000.



gnybco
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I AM the Clay God. I am the Protector of Man's Habitation. My task all through the Ages has been to Safeguard the Homes of Earth's People. I Began when the World Began and I shall Reign 'Till the End of Time. Out of the Earth I came, of the Earth I am and to the Earth I shall return. Then, Now and Hereafter—Always—the Guardian god of Brick.

When Zeus stood on the new-made Earth Desolation Reigned. I, the Clay God, ruled Supreme. But he, the Mightier was, and from the Stars, the Sea and Heavens blue he bade the Elements of Virtue come. When all the Spectral Host had met, Great Zeus stooped low, and gathered in his mighty hand, some sand. And as the tiny particles flowed down Zeus called for water, whereupon old Neptune sauntered forth and with his magic wand, transformed the shifty particles into a plastic clay. Then came forth Atlas, he of Wondrous Strength; then Eros, god of Honor and of Quality. Both gave sponsorial pledge, 'till Vulcan came with fiery stick and touched it and behold! A Brick!

"'Tis good," quoth he, his kingly face aglow with Glee. "But, me thinks," he said, in aberration, "this Earth will need, a God of Habitation."

Just then, his restless eye discerned the stalwart War-god Mars. He gave to him the office, "Exchequer of the Big Stick," with the duty of defending the Supremacy of Brick.

Since then, down all the ages, we two have fought our way, On every hand, 'most every day we've fought for good burned clay. But lately cannonading has disturbed the Kaaterskills. 'Tis my Gnybco Legions Rousing, they are marching up the hills to defend the name and fame of Brick. With the Hudson brick producers standing firm for Quality, they've adopted me as emblem of Fair Count and Honesty.

GREATER NEW YORK BRICK CO.

Sellers of Gnybco Brick

Phone, Murray Hill, 761 103 Park Ave.

188TH ST.—Plans are being prepared by M. W. Del Gaudio, 401 Tremont av, for two 5-sty brick and limestone flats, 50x90 ft., at the northwest corner of 188th st and Cambreleng av, for the Garbaldi Realty Co., 2464 Belmont av.

CROTONA AV.—Plans will be ready for bids, about January 2, for the two brick apartments, 5-stys, 50x88 ft., to be erected on the east side of Crotona av, 100 ft. north of 187th st, for the Nesta Construction Co., 188th st and Cambreleng av, to cost \$100,000. M. W. Del Gaudio, 401 Tremont av, is the architect.

187TH ST.—M. W. Del Gaudio, 401 Tremont av, will complete plans, about January 2, for two 5-sty brick apartments, 50x90 ft., to be erected at the northeast corner of 187th st and Crotona av for the Nesta Construction Co., 188th st and Cambreleng av. The estimated cost is \$100,000.

DWELLINGS.

WESTCHESTER AV.—La Pointe & Summer, 989 Southern Boulevard, are drawing plans for sixty-eight brick residences, 2-stys, to be erected on the Watson property, Westchester av, from Morrison av to the Bronx River and north to the railroad, by the American Real Estate Co., 989 Southern Boulevard, of which Edward B. Boynton is president, to cost \$3,500 each.

MORRIS PARK AV.—M. W. Del Gaudio, 401 Tremont av, is preparing plans for two 2½-sty frame dwellings, 21x35 ft., to be erected on Morris Park av, at a total cost of \$10,000. The owner's name is withheld.

MUNICIPAL WORK.

BRONX.—Plans have been approved by the Municipal Art Commission for the house for pelicans, 1-sty, 60x25 ft., to be erected in the Bronx Park Zoo for the New York Zoological Society, 185th st and Southern Boulevard, at a cost of about \$5,000. George M. Beerbower, Administration Building, Bronx Park Zoo, is the civil engineer.

174TH ST.—Handy Bros. Contracting Co., 2342 Morris av, is taking estimates on the steel and concrete work for the viaduct to be erected in East 174th st for the City of New York, Bureau of Highways, Municipal Building, 177th st and 3d av, Bronx. Shire & Kaufman, 373 4th av, are consulting architects. Estimated cost, \$100,000.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

38TH ST.—Eisenla & Carlson, 51st st and 3d av, Brooklyn, have completed plans for a 2-sty frame tenement, 20x70 ft., to be erected in the west side of 38th st, 80 ft. east of 12th av, for A. Halberg, 1228 45th st, Brooklyn. The owner will take all bids.

38TH ST.—Eisenla & Carlson, 51st st and 3d av, Brooklyn, N. Y., have completed plans for the two 2-sty frame tenements, 20x70 ft., to be erected in the north side of 38th st, 100 ft. east of 13th av, Brooklyn, for A. Halberg, 1228 45th st, Brooklyn. The cost is \$4,500 each. The owner builds, and will take bids on sub-contracts and materials.

BROOKLYN, N. Y.—The Waterproof Engineering Co., 391 East 149th st, N. Y. C., contemplates the erection of three tenements in this city, for which plans will be prepared by L. I. Frank, 509 Euclid av, Brooklyn. The location will soon be announced.

SUNNYSIDE AV.—Henry Holder, Jr., 242 Franklin av, Brooklyn, is taking bids on the general contract for three 3-sty brick tenements, 25x81 ft., to be erected on Sunnyside av and Barbey st, Brooklyn, for John Willenbrook, Sunnyside av, near Barbey st, to cost \$10,000 each.

STERLING PL.—A. Berres, 35 Nassau st, N. Y. C., has completed plans for the three 4-sty brick and limestone apartments, 38x97 ft., in the north side of Sterling pl, 177 ft. west of Saratoga av, Brooklyn, for Benjamin Armerling, 1689 Union st, Brooklyn, to cost \$35,000 each. The owner builds and is taking bids.

GATTLING PL.—Eisenla & Carlson, 51st st and 3d av, Brooklyn, N. Y., have completed plans for a 3-sty brick tenement, 20x77 ft., in the north side of Gattling pl, 100 ft. south of 86th st, Brooklyn, for Antonio Todrasa, 870 Ft. Hamilton av, Brooklyn. Estimated cost, \$8,000.

HOPKINSON AV.—L. Danancher, 7 Glenmore av, Brooklyn, N. Y., has completed plans for fifteen 3-sty brick tenements, 25x62 ft., to be erected at the southwest corner of Hopkinson and Livonia avs, Brooklyn, for Morris Becker, 1810 Eastern Parkway, to cost \$7,000 each. The owner builds.

CHURCHES.

GATES AV.—L. Berger & Co., Myrtle and Cypress avs, Ridgewood, L. I., are drawing plans for \$10,000 worth of alterations to the 1-sty brick synagogue, 40x55 ft., at Gates and Hamburg avs, Brooklyn, for the Congregation of Ahwata Israel, Joseph Kruger, president, 1245 Gates av. The owner will take bids on the general contract.

DWELLINGS.

SEA GATE AV.—C. F. Hamberger, 2725 Surf av, Brooklyn, is preparing plans for repairs to the 2½-sty frame dwelling, at the southwest corner of Sea Gate av and Maple av, for the Sea Gate Improvement Co., on premises. The estimated cost is \$3,000.

COVERT ST.—E. F. Lohse, 27 Humboldt st, Brooklyn, is preparing plans for a 2-sty brick residence, 20x60 ft., at the northeast corner of Covert st and Bushwick av, Brooklyn, for L. Miller, 22 Himrod st, to cost \$4,000. The owner builds, and will take bids on sub-contracts and materials.

BROOKLYN, N. Y.—Hartung & White, 6323 New Utrecht av, Brooklyn, are preparing sketches for twelve 2½-sty frame dwellings, 24x52 ft., to be erected at Sheephead Bay, at a cost of \$5,500 each. The owner's name will be announced later.

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MUNICIPAL WORK.

BROOKLYN.—Bids will be received until Wednesday, January 3, by A. E. Steers, Borough President, for regulating, paving with asphalt on a concrete foundation, grading, curbing and laying sidewalks, etc., in Johnson st, Av N, Newell st, Calyer st, Oakland pl, Av S, Senator st, Shepherd av, Av V, 43d st, Brooklyn.

BROOKLYN, N. Y.—Plans have been approved by the Municipal Art Commission for the erection of the municipal building in City Hall Square, Brooklyn, for the City of New York, from plans by McKenzie, Voorhees & Gmelin, 1123 Broadway, N. Y. C. The cost is estimated at \$3,000,000.

STORES, OFFICES AND LOFTS.

MANHATTAN AV.—Harrison & Sackheim, 230 Grand st, N. Y. C., are taking bids on the general contract for the 3-sty brick and brownstone addition, 30x40 ft., to the store on Manhattan av and Boerum st, Brooklyn, for Louis Gordon, on premises, to cost about \$6,000.

HUMBOLDT AV.—O. Reissmann, 30 1st st, N. Y. C., has completed plans for the 1-sty brick office building; also two factory buildings and stable, to be erected at the southeast corner of Humboldt av and Meserole st, for Kahn Bros., 525 East 19th st, N. Y. C., to cost \$40,000. The owner is about ready for bids.

FLEET ST.—The City of New York, Department of Health, southwest corner of 55th st and 6th av, N. Y. C., will take bids until Thursday, January 4, for installing partitions in the office building in Fleet and Willoughby sts, Brooklyn.

Queens.

APARTMENTS, FLATS AND TENEMENTS.

LONG ISLAND CITY.—F. Chmelik, 796 2d av, Long Island City, is drawing plans for a 3-sty brick tenement to be erected in Crescent st, at an estimated cost of \$7,500. The owner's name for the present is withheld.

DWELLINGS.

LONG ISLAND CITY.—F. Chmelik, 796 2d av, Long Island City, is taking bids for the 2-sty brick dwelling, 22x48 ft., to be erected in Crescent st, this city, at a cost of \$6,000. The owner's name is withheld for the present.

JAMAICA OAKS, L. I.—W. I. Halliday, 328 Fulton st, Jamaica, is preparing plans for three 2½-sty frame residences, 20x30 ft., on Parkway av, for C. W. Spears, 352 Fulton st, to cost about \$3,000 each. L. G. Hulze, Jamaica, L. I., is general contractor.

JAMAICA, L. I.—W. I. Halliday, 328 Fulton st, Jamaica, L. I., is drawing plans for five 2½-sty frame dwellings, 16x36 ft., in Enfield st, near Broadway, for H. S. O'Neile, 2 Remington st, to cost \$12,500.

GLENDALE, L. I.—L. Berger & Co., Myrtle and Cypress avs, Ridgewood, L. I., have completed plans for four 2-sty brick residences, 20x55 ft., to be erected on the west side of Webster av, 145 ft. south of Central av, for Goodman & Silverman, 245 Linden st, Brooklyn. The cost is estimated at \$14,500.

FLUSHING, L. I.—The Majestic Construction Company will erect three 2½-sty frame dwellings in 31st st, north of State st. The cost is estimated at \$12,000.

HALLS AND CLUBS.

MASPETH, L. I.—Berlin & Hand contemplate the erection of a 2-story brick dance hall on Juniper av, to cost \$20,000.

HOTELS.

EDGEEMERE, L. I.—Plans have been filed for the 4-sty tile hotel, 155x43 ft., with an extension, 43x25 ft., on the east side of Seaview av, 540 ft. south of the Boulevard, for Mrs. Maude Van Burnen Holme, of Edgemere. The cost, including plumbing, is \$215,000.

MUNICIPAL WORK.

MANHASSETT, L. I.—The Manhasset & Lakeville Water Co., D. S. Wooley, chairman, Lakeville, L. I., will call for bids on the general contract, about Monday, January 15, for installing a water-supply system in Manhasset and Lakeville, Town of North Hempstead, Nassau County, to cost \$150,000. Johnson & Fuller, 150 Nassau st, N. Y. C., are the engineers.

SCHOOLS AND COLLEGES.

JAMAICA, L. I.—Bids will be received by C. B. J. Snyder, Superintendent of School Buildings, 500 Park av, N. Y. C., on January 2, for installing electric equipment in School No. 40, in Pacific and Union Hall sts, this place.

Suffolk.

HOTELS.

NORTH HAVEN, L. I.—Arthur W. E. Wood, 1 Madison av, N. Y. C., is preparing sketches for a frame semi-fireproof hotel, with a capacity of about eighty rooms, to be erected opposite Sag Harbor, costing between \$75,000 and \$100,000. H. G. Ham, of the Sag Harbor Hotel, is the owner. Work will not be started before next fall.

Out of Town.

APARTMENTS, FLATS AND TENEMENTS.

WEST HOBOKEN, N. J.—Plans are being prepared by R. C. Dixon, Jr., 148 Bulls Ferry rd, Weehawken, N. J., for the erection of a 5-sty brick flat, 67x85 ft., at Palisade av and Charles st, for Phillip Lapore, Central and Dood sts, West Hoboken. The cost is about \$25,000.

YONKERS, N. Y.—Foundations have been completed for the 3-sty frame apartment, 30x58 ft., on Van Cortland Park av, for Annie Scott, 40 Van Cortland Park av, Yonkers, from plans by J. A. Watson, this city. A. Pife, at site, is the mason, and J. P. Scott, 40 Van Cortland Park av, the carpenter. The cost is \$10,000.

YONKERS, N. Y.—A. J. McManus, 44 Court st, Brooklyn, is preparing plans for a 4-sty brick apartment, 43x82 ft., at Elliott and Post avs, for the Ruth Realty Co., 26 Court st, Brooklyn. Estimated cost, \$40,000. The owner builds, and will take bids on sub-contracts and materials.

NEWARK, N. J.—Work will soon begin on the foundations for the 3-sty frame apartment, 22x50 ft., to be erected at 474 South 16th st for Schneider & Genung, Inc. The owners are the builders.

NEWARK, N. J.—John Storz, 71 Ferry st, Newark, contemplates the erection of a 2½-sty frame and stucco apartment, 32x45 ft., at 20 and 22 Maple av, from plans by Arthur Connelly, 92 Market st. The cost is estimated at about \$7,000.

BANKS.

WESTFIELD, N. J.—Plans are under way for the reconstruction of the Westfield Trust Company Building. Extensive improvements will be made, to cost about \$30,000.

CHURCHES.

ROCKLAND, N. Y.—Nicholas Solwedol, 90 Highwood Terrace, Weehawken, N. J., has completed preliminary plans for a brick church and Sunday school, 45x70 ft., at this place, Sullivan County, for Trinity Church, Rev. Mr. Hart, pastor, to cost about \$7,000. The architect will have charge of construction.

DWELLINGS.

YONKERS, N. Y.—Plans have been completed by Wm. Heapy, 149 Beach st, Yonkers, for the 2½-sty frame dwelling, 40x26 ft., to be erected at 231 Euclid av for E. A. Fairbanks, Euclid av. Estimated cost, \$6,000.

NEWARK, N. J.—Del Guercio & Gonnelli, 222 Washington st, Newark, N. J., will soon complete plans for the three 2½-sty frame and stucco residences, 24x55 ft., to be erected at 395-401 Hawthorne av for Jos. Serritella, 24 Drift st, Newark. Estimated cost, \$5,000 each.

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NEWARK, N. J.—E. V. Warren, 22 Clinton st. Newark, is preparing plans for a 2½-sty frame dwelling, 22x52 ft., to be erected on Chelsea av, this city, for John Mudron, 32 Clinton st, at a cost of about \$5,000.

NYACK, N. Y.—Lord Hewlett & Tallant, 345 5th av, N. Y. C., are preparing plans, and will soon take bids for the 2½-sty brick and stone residence and stable, 35x100 ft., to be erected at this place for R. Brady.

ELBERON, N. J.—Edward Necarsulmer, 507 5th av, N. Y. C., has been selected architect to prepare plans for a stucco and hollow tile residence, to be erected at this place for B. Berkenfeld, 31 West 27th st, N. Y. C. The building will be fireproof.

TROY, N. Y.—St. Peter's Roman Catholic Church, Rev. John Walsh, pastor, contemplates the erection of a 3-sty brick and stone rectory, 30x125 ft., in 5th av, near Huton st, at a cost of \$30,000. An architect has not yet been selected, but it is probable that work will go ahead next spring.

ROME, N. Y.—Plans will be completed, about February 1, for the 2½-sty frame residence, 30 x82 ft., to be erected at this place for Harry Barnard, owner, 115 Dominick st, at a cost of \$8,000. Nelson & Van Wagenen, 15-17 West 38th st, N. Y. C., are the architects. The owner will take the bids.

MT. VERNON, N. Y.—Plans have been completed for the 2½-sty frame dwelling, 28x33 ft., to be erected on North Terrace av for I. Hooper, North Terrace av, at a cost of \$3,000. S. Durr, Locust st, will do the mason work. The owner builds.

ORANGE, N. J.—J. E. Nitchie, 150 Nassau st, N. Y. C., is taking bids on the general contract for the 2½-sty frame residence, 30x25 ft., to be erected here, at a cost of \$4,000. The owner's name for the present is withheld.

ALBANY, N. Y.—W. Hunter Van Guysling, 450 Broadway, Albany, N. Y., is drawing plans for a 2½-sty brick dwelling, 24x35 ft., to be erected at 18 Lake st for Thomas H. Clomishir, of Canajoharie, N. Y. Bids will be received about January 15. Estimated cost, \$5,000.

ALBANY, N. Y.—Plans have been completed for two 2½-sty frame residences, 24x28 ft., to be erected at Summit Park, this city, for Henry C. Fox, 316 2d av, Albany.

JERSEY CITY, N. J.—Preliminary plans are being prepared by Nicholas Solwedol, 90 Highwood Terrace, Weehawken, for a 2½-sty frame dwelling, 22x48 ft., to be erected in Leich st. Approximate cost, \$5,000.

PERTH AMBOY, N. J.—Plans and specifications have been completed by Goldberger & Greisen for the proposed nurses' home in this city. The committee will hold a meeting for the purpose of adopting these plans.

EAST RED BANK, N. J.—Plans are being prepared for the erection of about twenty stucco houses in this city by the Home-Building & Realty Co., to cost from \$3,000 to \$4,000 each.

NEWARK, N. J.—William K. Schoenig & Son, 418 Springfield av, Newark, has completed plans for a 2-sty frame dwelling, 27x32 ft., to be erected at 841 South 13th st for Frank Zwigard. The cost is about \$5,000.

FACTORIES AND WAREHOUSES.

ALBANY, N. Y.—Charles G. Ogden, 51 State st, is preparing sketches for a 1-sty brick and concrete auto repair shop, 26x50 ft., to be erected at 940 Broadway for the Modern Machine Co., 119 State st, to cost \$5,000.

ROCHESTER, N. Y.—George E. Crump, 200 South av, Rochester, is taking bids for the erection of a 1-sty and basement brick manufacturing plant, 62x52 ft., on Winton rd for A. G. Clark & Bro., owners. The cost is estimated at \$8,000.

ROME, N. Y.—John Zimmerman, of this place, contemplates the erection of a new creamery building at 502 North James st. Work will be started at once.

PETERSBURGH, N. Y.—The burned factory of the Empire Comb Mfg. Co. will be rebuilt at once. About fifty hands are employed. The loss was \$50,000.

HALLS AND CLUBS.

ALBANY, N. Y.—The Adelphi Club, 134 State st, Albany, N. Y., Charles M. Stern, president, 13 North Pearl st, contemplates the erection of a 2-sty brick and frame country clubhouse on Schenectady rd, this city, to cost \$10,000. An architect has not yet been selected.

WESTFIELD, N. J.—The Woman's Club of Westfield contemplates the erection of a new clubhouse. A definite site has not yet been selected, but it is probable that work will begin in the spring.

TROY, N. Y.—Wm. D. Tweedy, 56 Mabbett st, Mechanicsville, N. Y., contemplates the erection of a 1-sty frame hall, 50x100 ft., in Canal st, this city, from private plans, to cost \$5,000. The owner builds, and will start work in a short time.

ROSEVILLE, N. J.—The Roseville Masonic Temple Association will erect a new 2-sty brick temple, 42x94 ft., for the Roseville Lodge, F. and A. M., in the east side of Roseville av, near Orange st, this place. The building is estimated to cost about \$40,000.

WEHAWKEN, N. J.—The Weehawken Township Committee contemplates the erection of a town hall. A definite site has not yet been selected, but a plot of ten lots on Park av, near Jefferson st, is being considered.

BLOOMFIELD, N. J.—Members of the German Theological Seminary are raising funds for the erection of a dormitory in this place. The structure will cost \$60,000.

HOSPITALS AND ASYLUMS.

RED BANK, N. J.—Mrs. Catherine L. Collier will erect a memorial hospital on the plot bounded by Spring, Borden and Wallace sts, to cost about \$60,000. Dr. P. P. Rafferty, of Red Bank, has charge of the work. Plans have been prepared by Nelson & Van Wagenen, 15 West 38th st, N. Y. C.

HOTELS.

ENGLEWOOD, N. J.—A syndicate will be formed by Thomas Wilbur for the purpose of erecting a hotel on Palisade av, this place, to cost about \$75,000.

ROCHESTER, N. Y.—C. M. Hirschfelder, Exchange Place Building, Rochester, N. Y., is preparing plans for a 2-sty and basement brick and stucco hotel, 28x80 ft., to be erected at the corner of Hudson and Nassau sts for R. Rapaport.

WOODLAND LAKE, N. Y.—E. Frand, 45 Warburton av, Yonkers, N. Y., is preparing plans for adding an addition to the 1-sty frame hotel, at this place, for H. Reinhardt, of Woodland Lake, to cost \$6,000. The architect will take the bids.

OGDENSBURG, N. Y.—Ground has been broken, and work will begin in the spring, on the new hotel which is to be erected on Wellesley Island by George C. Boldt, proprietor of the Waldorf-Astoria, N. Y. C.

MISCELLANEOUS.

SYRACUSE, N. Y.—Plans are being drawn for two buildings to be erected on the State Fair Grounds. An appropriation has been made for the cattle building, which will be of concrete construction, 300x400 ft. An appeal will be submitted to the Legislature for the erection of the Horticultural Building. A. E. Perren is commissioner.

MUNICIPAL WORK.

ALBANY, N. Y.—Preliminary plans are being prepared by G. W. Kittredge, chief engineer, for the erection of a viaduct on Broadway and Pearl st for the New York Central Railroad Co., 335 Madison av, N. Y. C. The estimated cost is \$50,000.

HADDEN, CONN.—The State of Connecticut River Bridge Commission, Edward W. Bush, chief engineer, East Hadden, Conn., will call for bids on piers and abutments about March 1, and on steel superstructure about April 15, for the new bridge to be erected between Hadden and East Hadden, Conn., crossing the Connecticut River. Bolter & Hodge, 149 Broadway, N. Y. C., are consulting engineers. Estimated cost, \$225,000.

FOX RIDGE, N. Y.—The State of New York, Charles E. Treman, Superintendent Public Works, Capitol, Albany, N. Y., will take bids until Wednesday, January 17, for the completion of the Erie Canal, Contract 5A, from Mosquito Point Bridge over the Seneca River, near Fox Ridge. The cost is \$262,000.

GOSHEN, N. Y.—Inspector Kennan, of the Post Office Department, will have plans drawn for a 2-sty post office building, 25x50 ft., to be built here. Nothing definite has yet been settled.

SECAUCUS, N. J.—Plans are being discussed for the erection of a brick firehouse in this town for the Clarendon Company, to cost \$4,000. Address the borough clerk.

LACKAWANNA, N. Y.—The Common Council of this place contemplate the erection of a new city hall and jail to cost approximately \$75,000. No definite action will be taken until after January 17 when the matter will be discussed by the taxpayers.

PUBLIC BUILDINGS.

ROCHESTER, N. Y.—Tentative sketches have been submitted to the Board of Supervisors of Monroe County, James L. Hotchkiss, clerk, for alterations to the county court house, at the southeast corner of West Main and Fitzhugh sts, to cost \$500,000. Crandall & Strobel, 401 E. & B. Building, Rochester, N. Y., are the architects.

NORTH TONAWANDA, N. Y.—The Niagara County Board of Supervisors contemplate the erection of a new almshouse here. No definite action has yet been taken.

SCHOOLS AND COLLEGES.

JERSEY CITY, N. J.—Rowland & Eurich, 15 Exchange pl, Jersey City, have prepared preliminary plans for the erection of a school on Hudson Boulevard, Hudson County, this city, for the Board of Education of Jersey City. G. Fred Ege, secretary, City Hall. Estimated cost, \$25,000.

DENVILLE, N. J.—J. J. Vreeland, Dover, N. J., is preparing plans for the construction of an addition to the school in Morris County, this place, for the Board of Education of Rockaway Township, N. J. Bids will be called for about April.

NEWARK, N. J.—A committee has been formed for the purpose of improving the 13th av school, in this city, with a gymnasium and assembly room.

ALBANY, N. Y.—An appropriation of \$200,000 has been made for the erection of the new Albany high school. Bids will be called for as soon as the architects have completed revising plans.

TOWN OF UNION, N. J.—Sealed proposals will be received by the Board of Education of the Town of Union, Hudson County, N. J., on Tuesday, January 16, for the erection of a new school building on the east side of Hudson av, between Lewis and Gardner sts, from plans by Joseph D. Lugosch, Kossuth st, and P. W. Roos, associate architects. Plans and specifications may be purchased from Henry Wenzel, secretary, at the Public Library Building, Main st and New York av.

BLOOMFIELD, N. J.—The Central Carolina Construction Co., 37-39 East 28th st, N. Y. C., is ready for bids on the ornamental iron for the erection of the new high school at this place.

STABLES AND GARAGES.

NEWARK, N. J.—Work will soon begin on the 2-sty brick, steel, hollow tile and concrete garage and loft, 62x77 ft., to be erected at 206-210 1st st for George W. Heath & Co., 380 Canal st, N. Y. C., from plans by McMurray & Pulis, 22 Clinton st, Newark. The Herman C. Schneider Building & Construction Co., 514 South 14th st, Newark, has the general contract. Estimated cost, \$10,000.

YONKERS, N. Y.—Plans have been completed for the 1½-sty garage, brick, 18x28 ft., to be erected at 22 Livingston av for Grace E. Birney, 22 Livingston pl. F. B. Mee, 3 Bashford st, Yonkers, has the general contract.

WEST END, N. J.—Herbert M. Baer, 21 West 45th st, N. Y. C., has about completed plans for the 1½-sty terra cotta block and steel garage, 54x150 ft., to be erected on Brighton av for J. Wertheim, owner. The Columbia Garage Co., West End, N. J., is the lessee.

ALBANY, N. Y.—Alexander Selkirk, architect, 31 North Pearl st, Albany, will take bids, about January 15, for the 2-sty brick, concrete and steel garage, 50x80 ft., to be erected at 51-61 Liberty st for Abram Le Gallez, on premises. The estimated cost is \$18,000.

YONKERS, N. Y.—A. J. Van Suetendael, North Broadway, Yonkers, is preparing plans for a 1½-sty hollow tile garage, 20x30 ft., to be erected on North Broadway for E. H. Crandwell, Gray Oaks, Yonkers, N. Y., at a cost of \$3,000. The architect will take the bids.

WEST END, N. J.—Herbert M. Baer, 21 West 45th st, has plans about ready for figures for a public garage, 57x150 ft., on Brighton av, this place, to cost about \$12,000.

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NEWARK, N. J.—The Goerke Company, 159 Market st, Newark, will erect a 2-sty brick and concrete garage, 75x100 ft., at the southwest corner of Central av and South 7th st, from plans prepared by William E. Lehman, 738 Broad st. The cost is about \$20,000.

STORES, OFFICES AND LOFTS.

OSWEGO, N. Y.—Todd Bros., printers, 81 East 1st st, contemplate the erection of a 3-sty cement office building on the east side, to cost about \$10,000. Plans and specifications are being prepared, and it is probable that work will begin next month.

NEW BRUNSWICK, N. J.—Plans are being prepared by J. A. Blish, River rd, New Brunswick, for a 3-sty elevator store building to be erected at 338 George st for A. Wolfson's Sons, 328 Burnet st. Work will probably begin about April 1.

NEWARK, N. J.—Nathan Welitoff, 222 Washington st, Newark, is preparing plans for a 4-sty store and apartment, 50x100 ft., to be erected at 17th av at Hunterdon st, for Dr. L. J. Fischbein, 48 16th av. The approximate cost is \$65,000.

THEATRES.

BATAVIA, N. Y.—No definite action has been taken regarding the proposed theatre and stores, 1-sty and basement, brick and steel, 54x137 ft., to be erected at this place by J. Francis Miller, Buffalo, N. Y., to cost \$45,000.

Contracts Awarded.

APARTMENTS, FLATS AND TENEMENTS.

JERSEY CITY, N. J.—Charles W. Randall, 201 Lake st, West Hoboken, has received the general contract to erect the 3-sty frame flat, 30x60 ft., at 3473 Boulevard, for Gerhard E. de Vries, 68 Palisade av, West Hoboken, from private plans. The estimated cost is \$9,000.

LONG ISLAND CITY.—Joe Indevirry, 163 Webster av, Long Island City, has received the general contract to erect the 3-sty tenement and store, 25x45 ft., in Elm st, for J. Dvorak, 1308 1st av, from plans by Braun & Motl, 45 Flushing av, Long Island City. The estimated cost is \$10,000.

DWELLINGS.

JERSEY CITY, N. J.—The Ampere Building Co., Inc., 2d av, East Orange, N. J., has received the contract to erect the 2-sty brick dwelling, 21x42 ft., at 197 Cambridge av, for Frank Gunther, owner, from plans by Leo Feinen, Boulevard, Jersey City. Estimated cost, \$6,000.

JAMAICA, L. I.—C. A. Johnson, Jamaica, L. I., has received the general contract to erect two 2½-sty frame dwellings, 18x30 ft., on the east side of Dunham av, 100 ft. south of Fulton st, for A. W. Stieglitz, 20 Washington st, Jamaica, from plans by O. Harrison, 357 Fulton st. The estimated cost is \$6,000.

JERSEY CITY, N. J.—Nelson & Hammond have received the general contract to erect the 2-sty frame dwelling on the south side of Bostwick av, near Bergen av, for Mrs. Helen M. Bellis, from plans by E. M. Patterson, 1 Montgomery st, Jersey City, N. J. Estimated cost, \$5,000.

ONEONTA, N. Y.—George B. Fish, Oneonta, N. Y., has received the general contract to erect two 2½-sty frame dwellings, 24x30 ft., in Chestnut st, for Fred N. Van Wie & O. B. Rowe, Oneonta, from private plans. The cost is estimated at \$3,500 each.

NORTH BERGEN, N. J.—Herman Funk and Adam Piedler, North Bergen, N. J., have received the general contract to erect the 2-sty brick residence at the southeast corner of Palisade av and 30th st for Frederick Ruff. The cost is about \$5,500.

MONTCLAIR, N. J.—Hinton & Stevens, 603 Valley rd, Upper Montclair, have received the wiring contract for the 2½-sty residence on the west side of Wilde Terrace, between Union and Plymouth sts, for Mrs. Elenor B. Gage, from plans by A. F. Norris, 150 Nassau st, N. Y. C. The estimated cost is about \$6,000.

ONEONTA, N. Y.—Hale & Howland, Sidney, N. Y., have received the general contract to erect a 2-sty frame dwelling, 24x50 ft., in Elm st for Owen C. Becker, from plans by Orle Epps, 134 Main st, Oneonta.

FACTORIES AND WAREHOUSES.

18TH AV.—Thomas Drysdale, 26 Court st, Brooklyn, N. Y., has received the general contract to erect the 1 and 2-sty brick and stone warehouse, office and stable at the northwest corner of 18th av and 56th st, Brooklyn, for the Aetna Realty Co., 738 Broad st, Newark, from plans by Wm. E. Lehman, 738 Broad st, Newark, N. J. The cost is \$12,000. The National Biscuit Co., 10th av and 15th st, N. Y. C., is lessee.

ALBANY, N. Y.—R. M. Booth, 52 Albany Trust Building, has received the contract for improvements to the gas plant, foot of Broadway and Genesee st, this city, for the Municipal Gas Co., 112 State st.

WEST NEW YORK, N. J.—Oswin W. Shelly, 1123 Broadway, N. Y. C., has received the general contract to erect the 3-sty and basement brick piano factory, 180x224 ft., on the west side of Broadway, between 21st and 22d sts, this place, for Paul G. Mehlin & Sons, 27 Union sq, N. Y. C. The estimated cost is \$107,054.

TROY, N. Y.—The Streever Construction Co. has received the contract to erect a large brick storage building in this city for the American Hide & Leather Co.

46TH ST.—J. H. Scheier, 314 Madison av, has received the general contract to build a 1-sty factory at 511-513 West 46th st for Mrs. Mathilda Bouthin, owner. M. A. Cantor, architect.

HOTELS.

EDGEMERE, L. I.—C. J. Close, Hotel York, 36th st and 7th av, N. Y. C., has received the general contract to erect the 2½-sty terra cotta block and stucco hotel, 155x42 ft., for Mrs. M.

Van Buren Holme, from plans by John E. Nitche, 150 Nassau st, N. Y. C. The estimated cost is \$115,000.

MISCELLANEOUS.

BLACKWELLS ISLAND.—Lawrence J. Rice, 149 West 35th st, N. Y. C., has received the contract to construct the shop building for the New York City Home for the Aged and Infirm on Blackwells Island.

JERSEY CITY, N. J.—A. J. Dittmar & Son, 261 12th st, Jersey City, N. J., have received the general contract to erect the concrete and iron machine shop, 48x86 ft., in the Monmouth st yard, for the Erie R. R. Co. G. B. Owen is the division engineer.

MUNICIPAL WORK.

TROY, N. Y.—Eveline Bros., 5 Broad st, Waterford, N. Y., have received the contract for installing an intercepting sewer in Howard av for the Board of Contract and Supply, James M. Riley, clerk, City Hall, Troy, from plans by Edward Grimes, City Hall.

SCHOOLS AND COLLEGES.

EAST NEWARK, N. J.—A. F. Lancing, of Watertown, N. Y., has received the contract for building the new ward school for the Board of Education. The structure is estimated to cost \$18,000. Work will commence in the near future.

STABLES AND GARAGES.

LONG ISLAND CITY.—Russell B. Smith, Inc., 140 West 42d st, N. Y. C., has received the general contract to erect the 1-sty brick auto repair building, 100x150 ft., for Anna Anable, on Webster and Pomeroy avs, this city, from plans by Jardine Kent & Hill, 3 West 29th st, N. Y. C. The Simplex Automobile Co., Inc., 1860 Broadway, N. Y. C., is the lessee.

STH AV.—W. T. Dingan, 775 7th av, has the contract for alterations to the 3-sty car house and shop at 8th av and 49th st for the Metropolitan Street Railway Co., 621 Broadway.

STORES, OFFICES AND LOFTS.

BRADLEY BEACH, N. J.—Thomas C. Bennett, Bradley Beach, N. J., has received the contract to erect a 1-sty brick and stone store at the northeast corner of Main st and Brindley av for Martin Steinthal, 219 Greene st, N. Y. C., from plans by W. C. Bennett, 126 Prospect pl, South Orange, N. J. The estimated cost is about \$10,000.

PLANS FILED FOR NEW CONSTRUCTION WORK.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

143D ST, s s, 125 w Convent av, 5-sty brick tenement, 45x87.11, slag roof; cost \$40,000; owner, Rene Const. Co., 412 West 148th st; architects, Schwartz & Gross, 347 5th av. Plan No. 764.

71ST ST, Nos. 117-121 West, 90-sty brick apartment house, 75x85.9, slag roof; cost, \$275,000; owner, Allendale Bldg. Co., 135 Broadway; architects, Rouse & Goldstone, 38 West 32d st. Plan No. 765.

STABLES AND GARAGES.

81ST ST, No. 350 East, 2-sty brick and stone stable and wagon rooms, 24.4x92, tar and gravel roof; cost, \$6,000; owner, M. Schwarz, 1060 72d st, Brooklyn; architect, Otto L. Spannhake, 233 East 78th st. Plan No. 767.

51ST ST, s s, 200 e 12th av, 1-sty brick stable, 75x100.5, slag or slate roof; cost, \$18,000; owners, Norman & Prince, 11 E. 137th st; architect, Chas. Schaefer, Jr., 401 Tremont av. Plan No. 763.

STORES, OFFICES AND LOFTS.

30TH ST, Nos. 115-125 W., 12-sty brick loft, 161x91.6x60.6, plastic slate roof; cost, \$400,000; owner, Chase Realty Co., 83 Canal st; architect, G. F. Pelham, 507 5th av. Plan No. 762. Owner builds.

BLEECKER ST, No. 132, 5-sty brick store and loft, 25x85; cost, \$20,000; owner, Nathan Harrison Realty Co., 61 Park Row; architect, L. A. Sheinart, 194 Bowery. Plan No. 760.

23D ST, Nos. 115-117 East, 12-sty brick and stone stores and lofts, 56x90, slag roof; cost, \$165,000; owner, 115 East 23d St Corporation, 45 Cedar st; architects, Davis, McGrath & Kiessling, 175 5th av. Plan No. 761. Not let.

38TH ST, Nos. 48-56 West, 12-sty brick store and loft, 104x88.9, slag roof; cost, \$200,000; owner, The Namelec Co., 120 Broadway; architects, Schwartz & Gross and B. N. Marcus, 347 5th av. Plan No. 766.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

WEBSTER AV, w s, 175 s 204th st, 5-sty brick tenement, plastic slate roof, 50x94; cost, \$40,000; owners, Concourse Building Co., Inc., Frederick Pirk, 114 East 198th st, Pres.; architect, Fred Hammond, 391 East 149th st. Plan No. 932.

DWELLINGS.

230TH ST, s s, 405 e Barnes av, four 2-sty brick dwellings, slag roof, 20x55; total cost, \$18,000; owner, Genaro Fico, 553 East 187th st; architects, Rudolph F. Knockenhauer, Tremont and Bathgate avs. Plan No. 930.

HILL AV, e s, 175 n Edenwald av, 2-sty and attic frame dwelling, shingle roof, 20x28; cost, \$3,400; owner, Hugh H. Williams, 688 East 230th st; architect, U. S. Baudesson, 368 Bronx Park av. Plan No. 936.

HALLER AV, n s, 150 e Delaville av, 1-sty frame dwelling, 20x20; cost, \$500; owner and architect, Jos. Marchioli, 1543 Rosedale av. Plan No. 934.

FACTORIES AND WAREHOUSES.

CONCORD AV, w s, 100 s 144th st, 2-sty brick factory, slag roof, 50x90; cost, \$14,000; owner, Henry A. Dewey, Tremont and Aqueduct avs; architect, Albert E. Davis, 258 East 138th st. Plan No. 931.

MISCELLANEOUS.

250TH ST, s s, 10 w Blackstone av, 1-sty frame chicken house, 138x20; cost, \$5,000; owner, Geo. W. Perkins, Riverdale; architect, R. M. Byers, 835 Prospect pl, Brooklyn. Plan No. 929.

STABLES AND GARAGES.

142D ST, n e cor Concord av, 1-sty brick garage, composition roof, 140x228.5; cost, \$23,000; owners, Ward Bread Co., So. Boulevard and 143d st; architect, C. B. Comstock, 23 East 26th st. Plan No. 933.

STORES AND DWELLINGS.

KINGSBRIDGE RD, n s, 39.11 e 4th av, 2-sty brick stores and dwelling, plastic slate roof, 22x25; cost, \$3,000; owner, Rachel La Porta, 3067 Webster av; architects, Moore & Landsiedel, 3d av and 148th st. Plan No. 935.

Richmond.

DWELLINGS.

ST. STEPHEN'S PL, n s, 100 w Walnut pl, Crown Park, New Dorp, 1½-sty brick dwelling, 46x36; cost, \$3,000; owner, Miss Ellen Crusoe, 407 West 34th st, N. Y. C.; architect, Jas. E. Grunert, 2010 Richmond rd, New Dorp; builder, Jos. Murphy, Grand av, New Dorp. Plan No. 771.

WASHINGTON PL, s s, 270 e Wardwell av, Westerleigh, 2½-sty frame dwelling, 26x34; cost, \$3,800; owner, Eugene D. Phelps, 18 Washington pl, Westerleigh; architect, Redford Architectural Co. Plan No. 769. Owner builds.

BEACH AV, s w cor 8th st, New Dorp, three frame dwellings, 2½-sty, 22x33; cost, \$2,500 each; owner, James J. Conley, 158 Beach av, New Dorp; architect, James E. Grunert, 2010 Richmond rd, New Dorp. Plan No. 772. Owner builds.

MAIN AV, n e cor Greenleaf av, West New Brighton, 2½-sty frame dwelling, 28x30; cost, \$3,500; owner, H. H. Merriam, Dunmore rd; architect, John Davies, Tompkinsville; builder, M. H. Meehan, on premises. Plan No. 773.

JOHN ST, n s, 425 e Rossville av, 1-sty frame dwelling, 26x26; cost, \$1,000; owner, Mrs. Stanley Poillon; architect, Henry Stalzalther. Plan No. 774. Owner builds.

BROAD ST, n s, 100 e Van Duzer st, 2-sty frame dwelling, 22x42; cost, \$2,000; owner, Jas. F. McDermont; architect, Fred Banman; builder, John McDermont. Plan No. 775.

MISCELLANEOUS.

4TH ST, w s, 40 n Spruce st, New Dorp Manor, frame toilet, 5x7; cost, \$50; owner, H. S. Smith, 417 3d av, N. Y. C.; builder, O. M. Ditzinger, 2246 Webster av, Bronx. Plan No. 770.

STABLES AND GARAGES.

3D ST, s e cor Nelson av, 1-sty frame garage, 20x30; cost, \$300; owner, Jos. Gillies. Plan No. 776. Owner builds.

PLANS FILED FOR ALTERATION WORK.

Manhattan.

BEEKMAN ST, No. 83, partitions, windows, to 5-sty store and loft; cost, \$1,200; owner, J. W. Crawford, 59 Beekman st; architect, Wm. Higginson, 21 Park Row. Plan No. 3259.

CANAL ST, Nos. 203-205, Mulberry st, Nos. 101-107, partitions, iron posts, walls, to 2 and 5-sty brick store and lofts; cost, \$5,500; owner, Louis Rubenstein, 115 4th av; architect, Frank Straub, 18 East 42d st. Plan No. 3266.

CARMINE ST, Nos. 2-4; MINETTA LA, No. 27, partitions, cut doors to 6-sty brick tenement; cost, \$50; owner, John A. Sontag, 2 Lenox av; architect, H. Zlot, 230 Grand st. Plan No. 3248.

COLUMBIA ST, No. 68, partitions to 2-sty brick workshops; cost, \$600; owner, Abraham B. Roosin, 68 Columbia st; architects, Harrison & Sackheim, 230 Grand st. Plan No. 3247.

GREENWICH ST, n e cor Vestry st, tank to 7-sty brick factory; cost, \$850; owner, Corporation Trinity Church, 187 Fulton st; architect and builder, The Rusling Co., 39 Cortlandt st. Plan No. 3245.

GREENWICH ST, Nos. 386-388, elevator shaft to 5-sty brick loft; cost, \$5,000; owner, E. L. Edgar, 81 Nassau st; architect, M. J. McQuillan, 100 William st. Plan No. 3261. Not let.

GOUVENEUR ST, No. 23½, partitions, toilet, windows, to 4-sty brick tenement; cost, \$1,000; owner, Margaret A. Swift, 465 Franklin av, Brooklyn; architect, Max Muller, 115 Nassau st. Plan No. 3260.

MERCER ST, Nos. 181-3-5, West Houston st, No. 20, partitions, skylights, to 6-sty brick loft; cost, \$1,000; owner, estate Elliott P. Gleason, Stewart av and Thomas st, Brooklyn; architect, H. H. Holley, 39 West 27th st. Plan No. 3241.

MONROE ST, Nos. 225-227½, tank to 6-sty brick tenement; cost, \$183.65; owner, Estate of David N. Bishop, 21 Liberty st; architect, John Armstrong, 11 John st. Plan No. 3258.

NASSAU ST, No. 86, partitions, toilets, to 5-sty loft and store; cost, \$1,000; owner, Catherine E. Cropper, on premises; architects, Gross & Kleinberger, Bible House. Plan No. 3238.

PERRY ST, Nos. 63-65, partitions, toilets, windows, to 6-sty brick tenement; cost, \$300; owner, Caesar Asselta, 31 Prince st; architect, Harry Zlot, 230 Grand st. Plan No. 3250.

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CITY SURVEYOR, 26, 5½ years' experience building construction, desires position builder. BOX 14, Record and Guide.

WAVERLY PL, Nos. 32-36, passage, partitions, doors, windows, stairways, to 10-sty brick university, office and warehouse; cost, \$8,000; owner, New York University, 32 Waverly pl; architects, Cady & Gregory, 6 West 22d st. Plan No. 3270.

14TH ST, s w cor 3d av, partitions to 2 3-sty brick stores & lofts; cost, \$500; owner, N. Y. Life Ins. & Trust Co., 52 Wall st; architect, J. M. Knapp, 544 West 43d st. Plan No. 3255.

32D ST, Nos. 318-324 East, doors, arches, to 12-sty brick loft; cost, \$500; owner, Franbro Realty Co., 318 East 32d st; architect, M. Zipkes, Inc., 220 5th av. Plan No. 3243.

37TH ST, Nos. 5-9 West, partitions to 12-sty brick store and loft; cost, \$450; owner, Realty Holding Co., 901 Broadway; architects, Neville & Bagge, 217 West 125th st. Plan No. 3263.

38TH ST, No. 420 West, partitions, windows, toilets, to 3-sty brick loft; cost, \$8,000; owner, Conrad Herbert, 316 Hudson st; architect, Eugene Schoen, 25 West 42d st. Plan No. 3239.

38TH ST, No. 340 East, toilets, windows, partitions, to 5-sty brick tenement; cost, \$1,000; owner, Rachael Jacoby, 109 West 129th st; architects, Sommerfeld & Steckler, 31 Union sq. Plan No. 3240.

42D ST, Nos. 216-218 East, moving-picture theatre, walls to 2 and 4-sty brick loft; cost, \$2,000; owner, Frank Dobson, 319 East 53d st; architect, L. A. Hornum, 145 East 42d st. Plan No. 3265.

52D ST, Nos. 244-246 East, alter elevator shaft to 3-sty brick office and lofts; cost, \$250; owner, Ella M. Whiffen, 46 North High st, Mt. Vernon, N. Y.; architect, Thomas Whiffen, 244-246 East 52d st. Plan No. 3268.

64TH ST, No. 175 East, platform to 3½-sty brick dwelling; cost, \$68; owner, Arthur Smith, on premises; architect and builder, Wm. J. Carey, 1062 3d av. Plan No. 3242.

119TH ST, Nos. 174 East, 1-sty side extension, 25x22, toilets, partitions, stairs, to 1-sty brick shop; cost, \$500; owner, M. I. Ritterman, 91 Water st; architects, Moore & Landsiedel, 3d av and 148th st. Plan No. 3237.

122D ST, No. 425 East, partitions, windows to 3-sty brick dwelling and store; cost, \$800; owner, Caledonia Golf Cloak & Mfg. Co., 110 West 34th st; architects, Cantor & Levingson, 29 West 42d st. Plan No. 3252.

125TH ST, Nos. 239-241 West, partitions, windows to 3-sty brick store and restaurant; cost, \$600; owner, Major A. White, 12 West 66th st; architect, J. J. Lawlor, 360 West 23d st. Plan No. 3254.

BROADWAY, Nos. 189-191, Dey st, No. 1, iron beams, columns, to 6-sty brick office; cost, \$800; owner, Broadway & Dey Street Co., 165 Broadway; architect, J. S. Ryan, 241 East 14th st. Plan No. 2144.



1911

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BROADWAY, Nos. 1841-1843, 60th st, Nos. 1-5 West, partitions, cut openings, toilets, to 2-sty brick store and office; cost, \$1,000; owner, Peter Boelger, on premises; architect, Geo. Hof, Jr., 1436 Webster av. Plan No. 3267.

LEXINGTON AV, No. 68, balcony to 1-sty brick armory; cost, \$2,000; owner, City of New York; architect, Thomas Connolly, 325 West 124th st. Plan No. 3251.

LEXINGTON AV, No. 1736, walls, steel girders, pier to 8-sty brick tenement; cost, \$1,200; owner, I. J. Danziger, 56 Pine st; architect, Morris Schwartz, 194 Bowery. Plan No. 3236. J. Lustgarten, 1345 5th av, has contract.

WEST BROADWAY, Nos. 260-266, partitions to 12-sty loft and office; cost, \$2,500; owner, Wool Exchange Realty Co., 260 West Broadway; architect, J. B. Cornell, 601 West 26th st. Plan No. 3236.

1ST AV, No. 385, windows, partitions, to 5-sty brick tenement; cost, \$500; owners, J. & G. Kreeb, 413 East 24th st; architect, H. Regelmann, 133 7th st. Plan No. 3246.

3D AV, No. 1422, partitions, toilets, to 5-sty brick tenement; cost, \$100; owner, Chas. Wolinsky, 52 Lewis av; architect, H. Zlot, 230 Grand st. Plan No. 3249.

5TH AV, No. 1401, 115th st, No. 1 East, steel girders to 5-sty brick tenement and store; cost, \$500; owner, Adolph Rauch, 1 East 115th st; architects, Gronenberg & Leuchtag, 7 West 22d st. Plan No. 3269.

7TH AV, No. 875, alter show windows, iron columns, iron platform, to 3-sty brick loft; cost, \$900; owners, John May and P. J. Finn, 879 7th av; architects, B. W. Berger & Son, 121 Bible House. Plan No. 3262.

8TH AV, Nos. 817-829; 49TH ST, Nos. 301-331 West; 50TH ST, Nos. 300-342 West, interior changes to 3-sty car house and shop; cost, \$1,500; owner, Met. St. Ry. Co., 621 Broadway; architect, Robert Klotz, 775 7th av. Plan No. 3253. W. T. Digan, 775 7th av, has contract.

8TH AV, No. 530, partitions, ceiling to 4-sty brick tenement; cost, \$300; owner, Augustus P. Woodruff, 17 West 42d st; architect, Nast & Springsteen, 21 West 45th st. Plan No. 3264.

11TH AV, s e cor 21st st, partitions to 2-sty brick store and office; cost, \$500; owner, Hollover Bros., 11th av and 14th st; architect, J. H. Knubel, 318 West 42d st. Plan No. 3257.

Bronx.

JENNINGS ST, No. 821, new partitions, to 2-sty frame store and tenement; cost, \$300; owner, Henry Battenfeld, 1029 Union av; architect, Geo. Hof, Jr., 1436 Webster av. Plan No. 580.

WE WANT THE FOLLOWING BACK NUMBERS OF The Architectural Record

Our office stock of the following numbers of the Architectural Record is entirely exhausted, and we have orders that we cannot fill:

May, 1909 July, 1910
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October, 1910
January, 1911 June, 1911

We will pay twenty-five cents each for ANY ONE or ALL of the above numbers, delivered to us in good condition.

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CHANCE of lifetime to get in as partner in manufacturing plant; artificial sandstone, marble and granite, at one-tenth cost; own 20 acres sand pits; \$10,000 required; plenty orders already. "Inventor," Box 24, Record and Guide.

MAGENTA ST, n w cor Bronx Boulevard, move 2½-sty frame dwelling; cost, \$500; owner, M. Renault, 621 Magenta st; architect, Xavier Greser, Jr., 32 South 15th st, Mt. Vernon. Plan No. 576.

155TH ST, n w cor 3d av, 1-sty frame extension, 25x16.6 to 3-sty frame dwelling; cost, \$100; owner, Clarence Davies, 149th st and Willis av; lessee, Louis Kempner, 3021 3d av; architect, M. J. Garvin, 3307 3d av. Plan No. 574.

250TH ST, s w cor Blackstone av, move two 1 and 2-sty frame dwellings; cost, \$2,000; owner, Geo. W. Perkins, Riverdale; architect, R. M. Byers, 59 Pearl st. Plan No. 577.

250TH ST, s s, at Arlington av, new partitions, new heating plant to 2-sty brick stable, garage and dwelling; cost, \$2,500; owner, Geo. W. Perkins, Riverdale; architect, R. M. Byers, 835 Prospect pl, Brooklyn. Plan No. 573.

ARTHUR AV, No. 2423, new bakeoven to 5-sty brick store and tenement; cost, \$1,500; owners, Barba & Piccollella, 323 East 116th st; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 581.

BERGEN AV, Nos. 607-9, new tank to 6-sty brick stable; cost, \$405; owner, T. J. Chabot, 1208 Washington av; architect, E. C. Maxwell, 143 Liberty st. Plan No. 575.

EASTERN BOULEVARD, e s, opposite Midletown rd, 2-sty frame extension, 36x59, to 2-sty brick and frame stable, dairy; cost, \$7,000; owner, Wm. Augustus Spencer, Baychester; architects, Hewitt & Bottomby, 527 5th av. Plan No. 578.

Personal and Trade Notes.

JAMES ROSS, a member of the Rankin & Ross Company, stone cutters, died on Monday at his home, 352 1st st, Brooklyn, in his sixty-eighth year. He was born in Arbroath, Scotland, and he was the founder of the Arbroath Association of New York.

SUBSCRIPTION COMMITTEE.—Otto M. Eidlitz, James R. Strong, William H. McCord, Charles T. Wills, John J. Downey, James G. Beemer and Charles N. Brizze have been appointed a committee to raise subscriptions in the building trade for the "Hospital Saturday and Sunday Association," which is trying to raise a fund of \$200,000 for the care of the sick poor, irrespective of race or creed, in hospitals of Manhattan and the Bronx. Douglas Robinson, 146 Broadway, is making collections for this charity among the real estate interests.

THE FIRM of Hunt & Wiseman, architects, 104 West 42d st, was dissolved on December 1. Pending adjustment, all business of the former firm will be in charge of the senior partner, Franklin J. Hunt.

BUILDING MATERIAL MARKET.

Eleventh Hour Code Revision Talk Fails to Create Flurry.

Persistent Rumors Last Quarter Had No Effect as far as Filing of New Plans Show—General Market Closes the Year Strong—Mild Weather Helped Demand. Brick has Dull Week.

ELEVENTH hour building code revision talk failed to excite the building material market in New York this week. There was no noticeable increase in the number of new plans filed at the Bureau of Buildings. What impetus there was in the various material departments was wholly accounted for by other influences. Despite rumors to the effect that the Board of Aldermen had arranged a program for whipping into law a new building code before the political complexion of that body was changed on the first of the year, operators did not seem inclined to take it seriously. The market refused to get excited over the newspaper accounts of the proposed enactment of the Aldermanic bill. There were enough factors with more definite stability in their make-up to occupy the attention of material interests.

Chief among these was the continued mild weather, which is almost record breaking for December. The feat of bringing brick from kiln to market with no trace of ice in the river from Albany to this city practically up to January first, coupled with a heavy buying movement in the city, where the price was lowered 25 cents a thousand temporarily to clear off an over-supply, served to clear the docks for more brick.

Portland cement was firmer. Shipments were not impeded by snow or ice. Building requirements were heavy. In iron and steel mild weather also was responsible for steady shipments from the mills and furnaces so that there was no cause for banking the latter over the holidays. Structural steel and wire products were in good demand; for steel because of good trucking conditions, and for wire reinforcement because the absence of freezing weather made possible concrete laying in larger quantities.

The same reason that made a stronger market for common brick also helped sand, gravel and crushed stone. Prices have been well sustained. Lumber, however, is slack, save that required for concrete mould work and heavy timber. Building grades are in a tight market with prices close to list for Canadian material. Concessions are only given on southern material. Hardwoods are inactive. Competition is keen and prices are shaded.

Glass, both window and plate, is in a good market with prospects of satisfactory business well in the Spring. Linseed oil did not have the the heavy call so conspicuous during the last three weeks 70 cents was quoted on carload lots instead of 71 cents, but 71 cents continued to be the quotation for five to ten barrel lots on spot. A new top price of 14 cents was fixed for China wood oil. Equipment companies report continued satisfactory demand with store reserves of hardware considerably increased.

Brick.

Common brick moved sluggishly, although the movement was very active up to December 23. The reason for falling off in demand was the return to the \$7. top, on Tuesday. Dealers are carrying heavy reserves now. Transactions for last week with comparisons for the corresponding week last year follow:

	*1911.		
	Left over, Dec. 16, 57.	Arrived.	Sold. Covered.
Monday	7	9	4
Tuesday	2	6	6
Wednesday	3	7	..
Thursday	14	14	5
Friday	1	4	..
Saturday	16	15	13
Total	43	55	28

	†1910.		
	Left over, Dec. 19, 27.	Arrived.	Sold. Covered.
Monday	18	2	2
Tuesday .....	..	9	2
Wednesday	13	2	2
Thursday	1	12	..
Friday	10	4	1
Saturday	9	2	1
Total	51	31	8

*Condition of market, nervous. Prices, \$7. top. Rarities, no quotation. (Wholesale, dock, New York. Allow for cartage, covering charges and dealer's profits in estimating.) Total covered, 55. One covered cargo sold, Dec. 20; price, \$7.50. Reserve (uncovered), Dec. 23, 45. †Condition of market, fair. Prices, \$4.75 to \$5. Covered, 22. Reserve, Dec. 24, 47.

Director Durand, of the Bureau of Census, Washington, has sent out a preliminary statement regarding the manufacture of brick and tile in the United States. It covers common, repressed and front brick, vitrified paving brick, drain tile and other clay products. Some of the data contained therein is given below:

The capital invested as reported in 1909 was \$174,673,000, a gain of \$54,716,000, or 46 per cent. over \$119,957,000 in 1904. The average capital per establishment was approximately \$41,000 in 1909 and \$26,000 in 1904.

The value of products was \$92,776,000 in 1909 and \$71,152,000 in 1904, an increase of \$21,624,000, or 30 per cent. The average per establishment was approximately \$22,000 in 1909 and \$15,000 in 1904.

The cost of materials used was \$23,736,000 in 1909, as against \$16,317,000 in 1904, an increase of \$7,419,000, or 45 per cent.

The value added by manufacture was \$69,040,000 in 1909 and \$54,835,000 in 1904, an increase of \$14,205,000, or 26 per cent. This item formed 74 per cent. of the total value of products in 1909 and 77 per cent. in 1904. The value added by manufacture represents the difference between the cost of materials used and the value of products after the manufacturing processes have been expended upon them. It is the best measure of the relative importance of industries.

The miscellaneous expenses amounted to \$9,431,000 in 1909 and \$6,969,000 in 1904, an increase of \$2,462,000, or 35 per cent.

A comparative summary follows, giving the general statistics for the industry, 1904 and 1909:

	Census. 1909.	1904.	P.C. Inc.
No. of establishments	4,215	4,634	*9
Capital	\$174,673,000	\$119,957,000	40
Cost of materials used	23,736,000	16,317,000	45
Salaries and wages	42,578,000	32,176,000	32
Salaries	5,439,000	3,530,000	54
Wages	37,139,000	28,646,000	30
Miscellan's expenses	9,431,000	6,969,000	33
Value of products	92,776,000	71,152,000	30
Value added by manufacture	60,040,000	54,835,000	26
Employees:			
Salaried officials and clerks	4,951	3,690	34
Average number of wage earners	76,528	66,021	16
Primary horsepower	341,169	255,362	43

*Decrease.

Lumber.

The lumber market is the most inactive of all the departments. Sledding conditions in the northern camps are poor. In the southern camps labor is scarce and most of the mills are on their winter schedules. Prices are held close to list, despite the light demand, but concessions are offered in hardwoods for deliveries prior to March first. Timber is more active than building grades, although prior to the holiday there was a fair inquiry for the latter for late January delivery into the Bronx and Queens. Shingles are not quite as active as lath, but suburban dealers seem to be stocking up on siding.

Steel and Iron.

Unseasonable weather has resulted in a steadier movement of pig iron from furnace to mill. The latter are working their full 73 per cent. capacity with prospects of making the output 75 per cent. of full working time and equipment. This week's new business, differed materially from that of last week in that requirements were from railroads, while last week the heaviest engagements were in structural steel. The demand for wire and bar reinforcement was surprisingly heavy, however, and the new prices were fully sustained. This improvement in tone was undoubtedly due to the general desire of contractors to take advantage of good concrete working weather. The result has been an exceptionally heavy movement in Portland cement during the last fortnight and a good movement in lumber used for making concrete moulds. This fact also accounts, to some degree, at least, for the exceptionally heavy demand for crushed stone and cinders.

Just before Christmas fabricated structural steel was in an active market and the number of steel building requirements was quite unprecedented. While December usually is a dull month for steel, and especially the week just before the holidays, the total tonnage taken last week was approximately 20,000, and practically 60,000 tons of new business was developed which is expected to be closed by the middle of February at the latest. It now appears as though the number of steel buildings figured on during 1911 will exceed the total for any

year in the history of construction, and the prospects now are that 1912 will produce still another new record, judging from the number of large steel structures now planned. As far as 1913 and 1914 are concerned, subway requirements are expected to create successively greater totals as far as New York consumption is concerned.

The attitude of pig iron was particularly noticeable this week. Not only are some of the big merchant furnaces preparing to blow in to help take care of the 100,000 tons booked last week, but contrary to custom, there was no banking of the furnaces over the holidays. In the Eastern territory all the mill requirements have been taken care of and new inquiries this week were light, but it should be remembered that the steel mills have been buying heavily to take care of structural and railroad orders and to reap the benefit of low prices. If iron prices remain where they are for fifteen days longer, there is no question whatever but that the demand from this section will equal that from Western structural interests. Radiator and stove foundries are stacking heavily and it was reported this week that heavy inquiries will be forthcoming before long from the architectural and fire-escape manufacturing interests.

Sand, Gravel and Crushed Stone.

Twenty-five cents continues to be the ruling price for good washed Cow Bay sand just now where deliveries are made at deep water docks. Otherwise thirty-five cents is the quotation. Gravel prices are unchanged and the market is dull. Crushed stone, however, is temporarily firm and was expected to remain so as long as good concrete laying weather continued. There is a good supply of these commodities in the market, but not excessive quantities. Dealers will therefore do well to look to their bins and reserve stores while the price is down and navigation is still open.

Oils and Paints.

Linseed oil fell away a little this week. Seventy-one cents for spot was not so rigid. Carloads could be bought for 70 cents. But this change was thought to be merely temporary. The demand for China wood oil brought a new top of 14 cents this week. Varnishes interests 14 cents this week. Varnish interests continue to feel the strain of the long continued hostilities in China and were inclined to hope that an increase in price to the trade would not now be necessary since overtures for peace in the Orient now seem to be more productive of favorable results. It is not improbable that the paint market will show a decided stiffening in the course of the next month unless the present tension in the linseed oil market abates.

Stone.

According to the Geological Survey's report of the stone industry for 1910, just published, the stone output of the United States increased \$5,175,385 in value, from \$71,345,499 in 1909 to \$76,528,584 in 1910.

The value of granite represented nearly 27 per cent. of the total value of stone in 1910. The increase in value was from \$19,581,597 in 1909 to \$20,541,967 in 1910, or \$960,370. Granite for paving blocks and curbing increased in value, but there was a decrease in the value of building granite. The value of granite for monumental work increased and that of flagging decreased.

Trap rock increased in value from \$5,133,842 in 1909 to \$6,452,141 in 1910 or \$1,318,299. The trap-rock output is chiefly crushed stone.

Sandstone, including quartzite, decreased in value from \$6,564,052 in 1909 to \$6,394,832 in 1910, or \$169,220.

The value of bluestone increased from \$1,446,402 in 1909 to \$1,535,187 in 1910, a gain of \$88,785.

The value of marble represented more than 9 per cent. of the total stone value in 1910, and increased from \$6,548,905 in 1909 to \$6,992,779 in 1910, or \$443,874.

The value of limestone represented more than 45 per cent. of the total value of stone produced in 1910, and increased from \$32,070,491 in 1909 to \$34,603,678 in 1910, an increase of \$2,533,277.

New Regulations for Reinforced Concrete

A revised code of rules governing the use of reinforced concrete in all five boroughs of the City will go into effect on January 1, and will be issued in bulletin form at that time. The Record and Guide received notice on Friday from the Superintendent of Buildings in Manhattan, Rudolph P. Miller, that the new rules had been finally agreed upon and adopted at a council of the Superintendents of Buildings, under date of December 28.

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 30, 1911

(25) No. 2285

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.

190-pt lt 41	841-18-19 & 35	1196-5	1638-11	1802-52
200-29	870-3	1236-24-26	1639-24½	1824-49
248-44-46	877-29	1248-59	1643-70	1829-55
285-37	907-11-12	1253-60	1644- pt lt 22	1830-28-32
324-30 & 39	931-52	1266-72½	1647-41	1876-26 & 28
350-54	932-6	1295-7	1652-6 & 15	1888-36
376-4	945-47-48	1324-12	1666-28	1893-23
379-15	972-12	1345-24½	1678-22	1905-21
405-48	973-46	1406-38-41	1679-38	1914-62
453-7	982-54	1408-38	1684-51	1916-31
459-39	999-56	1453-15	1686-21	1918-3
477-40	1000-45	1467-27-8	1694-10	1921-15½
590-58	1013-42	1499-36	1709-11½	1962-31
592-22 & 27	1041-32½	1510-64½	1720-30	2072-21-22
607-17-20	1051-33-34	1557-35	1722-9	2110-15
632-39	1078-64	1558-22	1732-25	2128-28
730-66-70	1152-56-57	1580-29	1772-25	2153-62
772-13	1161-31½-32	1604-48	1787-19½	2156-23
783-58	1168-21	1624-62	1797-25	2180-pt lt 92.
831-51	1181-28 & 47	1628-70		

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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AUCTION SALES OF THE WEEK.

The following is the complete list of property sold, withdrawn or adjourned during the week ending Dec. 29, 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.

Catherine st. 17-25, () es, 35.10 s Water, 89.2x41.4x89.2x49.7, 4-sty bk lodging house & str & 4-sty bk tnt & str; due, \$23,906.47; T&c, \$1,239; Wm W Appleton et al. 28,000

*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; due, \$2,307.33; T&c, \$325; Robt A Higgins. 8,025

*Cruger st, nwc 187th, see Cruger, ws, whole front bet 187th & Bronxdale av.

*Cruger st, swc Bronxdale av, see Cruger, ws, whole front bet 187th & Bronxdale av. *Cruger st, sec 187th, see Cruger, ws, whole front bet 187th & Bronxdale av.

Catherine st, 61 (), sec Monroe (Nos 2 & 2 1/2), 17.9x80, 3 & 4-sty bk tnts & str; due, \$15,416.65; T&c, \$875; sub to pr mtg of \$16,000; Emma Moss et al. 25,000

Crosby st, 101-3, (), ses, 53.3 w Prince, 40x64.9x39.4x61.6, 7-sty bk loft & str bldg; due, \$7,079.48; T&c, \$1,037.01; sub to pr mtg of \$42,000; Jacob M Kram. 42,722

*Monroe st, 2 & 2 1/2, see Catherine, 61.

St Nicholas pl, 55, () ws, 41 s 153d, runs s17xw74.8xnl2.9xw2.4xn4.3xe77.1, 4-sty bk dwg; due, \$12,075.42; T&c, \$1,250; Geo G Belden, admr. 15,050

*17TH st, 220 W, ss, 237 w 7 av, 25x91.11, 3-sty bk tnt & 4-sty bk rear tnt; partition; R J Lewis. 17,000

*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), xel18.9xn-xel18.9xs- to 22d (No 261), xel18.9xn98.9xw6.3xn98.9x w50 to beg, 1-sty bk & fr bldgs & vacant; due, \$67,466.61; T&c, \$1,626.34; adj to Jan 12.

*99TH st, 257 W, ns, 192 w Bway, 17x 101.11, 3-sty & b stn dwg; due, \$4,960.24; T&c, \$320.39; sub to a mtg of \$18,000; adj to Jan 26, 1912.

*159TH st, 422 E, ss, 175 w Elton av, 25x 98, 5-sty bk tnt; due, \$7,836.77; T&c, \$965.83; adj to Jan 17, 1912.

*187TH st E, swc Daly av, see Daly av, 1987.

*180TH st, 651 W, see Wadsworth av, 140.

184TH st, 507, on map 509 W, () ns, 100 w Ams av, 50x99.11, 5-sty bk tnt; due, \$11,696.48; T&c, \$—; sub to 1st mtg of \$45,000; Henry H Davis. 56,093

*187TH st, E, ss, whole front bet Cruger & Bronxdale av, see Cruger, es, whole front bet 187th & Bronxdale av.

*187TH st, swc Bronxdale av, see Cruger, ws, whole front bet 187th & Bronxdale av.

*187TH st, nwc Cruger, see Cruger, ws, whole front bet 187th & Bronxdale av.

*187TH st, sec Cruger, see Cruger, ws, whole front bet 187th & Bronxdale av.

*Bronxdale av, swc Cruger, see Cruger, ws, whole front bet 187th & Bronxdale av.

*Bronxdale av, swc 187th, see Cruger, ws, whole front bet 187th & Bronxdale av.

Daly av, 1987 (), swc 187th, 50x80, 4-sty bk tnt; due, \$3,503.78; T&c, \$1,396.72; Empire City Savings Bank. 36,500

*Hoe av, ws, 175 s 172d, 25x100, vacant; due, \$2,236.43; T&c, \$262.20; Wm R Sandis. 2,625

*So Boulevard, ws, 175 n 172d, 50x100, vacant; due, \$3,129.42; T&c, \$309.72; sub to mtg of \$7,700; Belwood Realty Co, 7,800

*So Boulevard, ws, 225 n 172d, 50x100, vacant; due, \$3,338.38; T&c, \$309.72; sub to mtg of \$7,500; Belwood Realty Co, 7,800

Wadsworth av, 140 (), nwc 180th (No 651), runs n119.6xw80xs44.6xw10xs75xe90 to beg, 6-sty bk tnt; due, \$31,054.04; T&c, \$3,307.16; sub to a 1st mtg of \$160,000; Geo L Hill Co. 190,800

3D av, 2612 (), es, 84 n 140th, 28x73.8x25 x86.4, 4-sty fr tnt & str; due, \$2,910.93; T&c, \$275.71; sub to two prior mtgs aggregating \$8,500; Max Borck. 10,500

BRYAN L. KENNELLY.

13TH st, 306 W, () ss, 28.10 e 4th, 28.6x 41.5x25x55.2, 5-sty bk tnt & str; due, \$3,495.62; T&c, \$1,297.77; sub pr mtg \$16,500; Henry Hall. 17,500

118TH st, 144 W, () ss, 275 e 7 av, 16x 100.11, 4 & 5-sty bk dwg; due, \$14,755.47; T&c, \$310.04; Jos L R Wood. 14,750

SAMUEL GOLDSTICKER.

Hoffman st, 2383, () ws, 145.5 s 187th, 25x94.11, 2-sty bk dwg; due, \$3,494.45; T&c, \$151.15; Hebrew Mutual Benefit Society in the City of N Y. 3,000

Jackson st, 51, () ws, abt 50 s Cherry, 25x75, 4-sty bk tnt & str & 3-sty bk rear tnt; due, \$15,169.50; T&c, \$527; Chas Schram. 15,500

D. PHOENIX INGRAHAM.

Morningside av, 171, () es, 124.11 n 126th, 24.11x75, 5-sty bk tnt; due, \$1,617.99; T&c, \$—; sub to two mtgs aggregating \$16,500; Alfred Lederer. 17,110

HERBERT A. SHERMAN.

*118TH st, 142 W, ss, 291 e 7 av, 16x 100.11, 4 & 5-sty bk dwg; due, \$14,751.87; T&c, \$327.27; Jas C Crawford, defendant. 14,250

J. H. MAYERS.

*Webster av, es, abt 135 n 173d, 75x155.10 x75x157, vacant; due, \$2,955.95; T&c, \$428.90; sub to mtg of \$9,000; Jacob Freeman. 16,650

*Washington av, 2268, es, abt 90 s 183d, 50.1x95.6x50x95.1, 5-sty bk tnt; due, \$5,918.87; T&c, \$1,225; Jas E Hayes. 33,700

GEORGE PRICE.

*Clinton av, 1831, on map 1829, ws, 157.10 s 176th, 33x149.10, 3-sty fr dwg; due, \$6,664.98; T&c, \$302.98; Mary Keegan. 7,244

DANIEL GREENWALD.

*134TH st, 400 E, see Willis av, 130-4. *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 ART.&c. Withdrawn.

*Willis av, 136, see Willis av, 130-4.

JAMES L. WELLS.

*Orchard st, 186, es, 178 n Stanton, 25x 87.6, 5-sty bk tnt & str & 3-sty bk rear tnt; due, \$4,699.98; T&c, \$681.40; Readvertised for Jan. 10.

HUGH D. SMYTH.

49TH st, 319 E (), ns, 212.4 e 2 av, 17.5 x100.5, 3-sty & b stn dwg; due, \$6,695.90; T&c, \$10.35; Minnie Roche admr &c. 6,950

Total \$594,569 Corresponding week, 1910.... 491,312 Jan. 1st, 1911, to date..... 44,511,099 Corresponding period, 1910.... 56,334,936

CONVEYANCES.

Borough of Manhattan.

DEC. 22, 23, 26, 27 & 28.

Barrow st, 27, (2:590-58) ss, 112.6 e Bleeker, 37.6x80, 4-sty bk tnt & 2-sty bk stable in rear; Angela C Brazier et al heirs, &c, Thos Brazier to Jas A Lowe, 109 W 11; mtg \$23,300; Nov27; Dec23'11; \$14,000-22,000. 28,250

Barrow st, 27, (2:590-58) ss, 37.8x81.10x 37.9x81.7, 4-sty bk tnt & 2-sty bk stable in rear; same to same; QC; Nov27; Dec 23'11; \$14,000-22,000. nom

Beach st, 6, (1:190-pt lt 41) ss, 67.7 w West Bway, 27.5x65.6x25.2x54.7, pt 8-sty bk loft & str bldg; S Chas Welsh to S Chas Welsh, 27 W 81, TRSTE Edith M Welsh, & S Chas & Geo W Welsh, 27 W 81, TRSTES Anna E Devereux & S Chas Welsh & Wm D Welsh, 229 W 97, TRSTES Florence M Welsh, & Wm D & Helen A Welsh, 45 W 35; mtg \$10,000; Nov8; Dec 28'11; A\$—\$. nom

East Broadway, 204, (1:285-37) ns, 157.6 e Jefferson, 26.4x65, 5-sty bk school & str; Esther Zwisohn to Abr H Sarasohn, 110 St Nicholas av, 1/2 pt; AL; mtg \$25,000 & AL; Dec23; Dec26'11; A\$20,000-27,000. O C & 100

Goerck st, 82-8, see Rivington, 322-4. Greenwich st, 719-21, (2:632-39) es, 58.4 n Charles, 37.6x76.7x41.4x92, 6-sty 1 1/2; loft bldg; Jno Sanders to Geo A Macdonald, at Essex Co Club, West Orange, NJ; mtg \$40,000; Junel; Dec28'11; A\$16,000-50,000. O C & 100

Houston st, 301 E, (2:350-54) sws, 36 e Clinton, runs sel8xsw52xnw18xe52 to beg, 4-sty fr bk ft tnt & str, 2-sty ext; Bertha Abeles et al heirs, &c, David & Albt Klauber to Leopold Zimmermann, 2 E 59; Aug9; Dec28'11; A\$11,000-13,000. nom

Hamilton pl, 79-83, see 140th, 511 W. Mott st, 61, (1:200-29) ws, 100 n Bayard, 25x100, 6-sty bk tnt & str; Louis Levy to Bessie Marks, 1854 7 av; 1-15 pt; AL; Dec26; Dec27'11; A\$19,000-36,000. nom

Mott st, 61; same to Max Levy, 16 E 87 as EXR Lena Bimberg; 1-15 pt; AL; Dec26; Dec27'11. nom

Pike st, 79-83, see Water, sec Pike st. Rivington, 322-4, on map 322, (2:324-39) nec Goerck (Nos 82-8), 40x81.3, 6-sty bk tnt & str; Sarah Hancharrow to Saml Cantor, 1317 45th, Bklyn; correction deed; AL; Dec20; Dec22'11; A\$28,000-63,000. O C & 100

Rivington st, 322-4, on map 322; Rosie Krimsky to same; QC; Dec20; Dec22'11. nom

Rivington st, 322-4 on map 322 (2:324-39) nec Goerck (Nos 82-8) 40x81.3, 6-sty bk tnt & str; Saml Cantor to Jos Toker at Elizabeth, NJ; QC & correction deed; AL; Dec22; Dec27'11; A\$28,000-63,000. O C & 100

ADVERTISED LEGAL SALES.

DEC. 30.

No Legal Sales advertised for this day.

JAN. 2.

No Legal Sales advertised for this day.

JAN. 3.

Catherine st, 64, ss, 50 w Oak, 25.3x102 x25.2x103.9, 2 & 3-sty bk & fr loft & str bldg; Julia A Rich et al agt Wm T Conkling et al; Rambaut & Wilson, (A), 27 William; Edw L Parris, (R), due, \$13,245.88; T&c, \$1,500; Joseph P Day.

118TH st, 301 E, see 2 av, 2302.

198TH st, 233 E, nec Valentine av (No 2856), 25.10x99.1x24.6x105.9, 3-sty fr tnt; Pauline Greenberg agt Francesco La Sala et al; Otto A Samuels, (A), 99 Nassau; Louis F. Doyle, (R); due, \$4,116.44; T&c, \$788.68; Joseph P Day, 3156 3 av.

Valentine av, 2856, see 198th st, 233 E.

2D av, 2302, nec 118th (No 301), 27x80, 5-sty bk tnt & str; Geo von L Meyer agt David Heller et al; Luis J Phelps, (A), 34 Nassau; Walter B Walker, (R); due, \$28,717.67; T&c, \$1,900; Joseph P Day.

JAN. 4.

Perry st, 161-5, ns, 136 w Washington, 66x100.3, 6-sty bk storage; Jas H Cruikshank et al agt McSweeney Realty Co et al; Bowers & Sands (A), 31 Nassau; Jas F Donnelly, (R); due, \$27,955.22; T&c, \$1,050.71; sub to mtg of \$90,000; Geo Price.

54TH st, 150 W, ss, 200 e 7 av, 25x100.5, 2 & 3-sty bk stable; Leslie S Petrie agt Jessie Drummond Linn et al; Harold Swain, (A), 176 Bway; Louis M Ogden, (R); due, \$2,471.84; T&c, \$2,542.90; Joseph P Day.

119TH st, 222-4 E, ss, 290 e 3 av, 40x 100.10, 6-sty bk tnt & str; Jefferson Bank agt Abraham Wechsler et al; Strasbourger, Eschwege & Schallek, (A), 74 Bway; Edw L Parris, (R); due, \$14,011.29; T&c, \$1,055.00; Joseph P Day.

119TH st, 298-300 E, see 2 av, 2314-20 on map 2314-8.

172D st, 13 W, ns, 99.5 e Inwood av, 25 x87.1, 2-sty bk dwg; Charlotte A O'Shea agt Victoria Landt et al; Wm C Arnold, (A), 120 Bway; Jas A Foley, (R); due, \$5,491.89; T&c, \$116.68; Joseph P Day at 3156 3 av.

180TH st, S50-2 E, see Mohegan av, 2095-7.

Belmont av, 2159, ws, 280.2 n 181st, 49.6x 80.7x49.6x79.4, 5-sty bk tnt; Frank M Patterson agt Cerra Realty & Constn Co et al; Edw J Mastaglio, (A), 27 William; Wm H Wood (R); due, \$8,770.66; T&c, \$785.63; sub to mtg of \$26,000; Joseph P Day at 3156 3 av.

Mohegan av, 2095-7, swc 180th (Nos 850-2), 73x70, 5-sty bk tnt & str; Morris Weinstein agt Nathan Rubenstein et al; Eisman, Levy, Corn & Lewine, (A), 135 Bway; Heber Smith, (R); due, \$12,262.36; T&c, \$1,326.30; Joseph P Day at 3156 3 av.

Morris av, 2195, ws, 222.2 n Cameron pl, runs n50.2xw194.6 to Walton av, xs25xe 100xs25xe93 to beg, 3-sty fr tnt & 3-sty fr tnt & str; David E Levey agt Wilhelmina Stromberg, &c; Saml P Goldman, (A), 141 Bway; Roger A Pryor, (R); due, \$12,123.90; T&c, \$704.87; 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.

Walton av, es, abt 247 n Cameron pl, see Morris av, 2195.

2D av, 2314-20, on map 2314-8, sec 119th, (Nos 298-300), 60.10x50, 6-sty bk tnt & str; Eversley Childs, exr, &c, agt Wm J Greenfield et al; Edo E Mercelis, (A), 69 Wall; Chas L Hoffman, (R), due, \$52,265.41; T&c, \$2,117.02; Joseph P Day.

Railroad rights, privileges, franchises, &c, beg at or near ferry landing at W 42d and North River, runs along W 42d on double tracks to 11 av to W 34th; also from W 34th & North River to 10 av to W 30th, single track to 9 av, double tracks to W 28th; thence on W & E 29th and W & E 28th to 1 av to E 24 to Av A to E 23d to ferries at foot of E 23d & East River; also from 28th & 1 av to E 34th to ferry landing; also from 9 av & W 29th to 10 av to W 28; also from 9 av & W 23d to 10 av to W 28th or on W 29th to 11 av to W 28th; also from 9 av & W 28th to 11 av to W 24th to 13 av to 14th & North River; Central Trust Co of N Y agt Twenty-Eighth & Twenty-Ninth Street Crosstown R R Co et al; Joline, Larkin & Rathbone, (A), 54 Wall; Newell Martin, (R); Joseph P Day.

JAN. 6 & 8.

No Legal Sales advertised for these days.

Union Sq E, 12, or 4 av, 169, (3:870-3) es, abt 130 n 14th, deed reads 1 s of nl of lot 4 on map Cornelius T Williams, runs e 68.11x—on line parallel with 15th, 26.2 & 123 se of Union pl, said last pt being 43.10 sw 15th, xsw12.5 to ss lot 4, xw83.9 to av, xn24 to beg, 4-sty bk office & str bldg; Andw J Dam et al to Marx Ottinger, 20 E 70 & Moses Ottinger, 23 W 75; mtg \$60,000; Dec9; Dec27'11; A\$90,000-96,500. O C & 100

Union Sq E, 12, or 4TH av, 169, (3:870), owned by party 2d pt; agmt that beams of ext of No 12 Union Sq may be supported by nw wall of bldg known as Hotel America until notice is given to remove same; Andw J Dam et al to Marx Ottinger, 20 E 70, & Moses Ottinger, 23 W 75; Dec21; Dec28'11. nom

Union Sq E, 12, or 4 av, 169, (3:870) es, abt 130 n 14th, deed reads s from ns lot 4 on map lands Cornelius T Williams, runs e 68.11x—26.2 to pt 123 se Union pl & 43.10 sw 15th xsw12.5xw83.9 to av xn24 to beg; re mtg; Andw J Dam to Lawrence A Dodsworth at Easton, Pa; Dec8; Dec27'11. nom

Varick st, 104 (72) (2:477-40) es, 107.10 n Watts, 21x70, with rights to alley, 3-sty fr bk ft tnt & str; Kate F Frank to Augusta Kelly, 104 Varick; ½ pt; QC; AL; Oct15; Dec27'11; A\$8,500-10,000. nom

Water st, (1:248-44-46) sec Pike sl (Nos 79-83), 52.11x60, 3 4-sty bk tnts & str; Jno McSweeney to Irene A McSweeney, his wife, 127 E 93; B&S; Dec2; Dec28'11; A \$17,500-24,000. nom

3D st, 21 E, (2:459-39) ns, 175 w 2 av, 25 x96, 6-sty bk tnt & str; David Lippmann et al to Keats Co, 135 Bway; B&S; mtg \$32,000; Dec2; Dec22'11; A\$19,500-39,000. O C & 100

4TH st, 161 W, (2:592-27) nes, abt 86 n w 6 av, runs nw20xne45.4xn60.6xse7.6xsw 54xse4.10xsw19.5 to beg, 4-sty bk tnt & str; A\$7,000-9,000; also 6TH av, 49, (2:592-22) ws, 83.5 s Washington pl, 20.5x70x 20.1x70, 1 & 4-sty bk factory; A \$13,500-17,000; Josephine J Maison to Jos A Villone, 254 Hudson; mtg \$26,500; Dec23; Dec 26'11. O C & 100

10TH st, 412-4 E, (2:379-15) ss, 193 e Av C, 40x92.3, 6-sty bk tnt & str; Katie Levy to Lizzie Friend, 1770 Mad av; mtg \$40,875; Dec27'11; A\$23,000-52,000. O C & 100

11TH st, 529 E, (2:405-48) ns, 295.6 w Av B, 25x103.3, 4-sty bk tnt & str & 2-sty bk tnt in rear; Bessie Subin et al to Ortus Realty Co, 346 Bway; mtg \$20,000; Dec26; Dec27'11; A\$18,000-24,000. O C & 100

12TH st, 148-54 W, (2:607-17-20) ss, 256.3 e 7 av, 81.3x103.3, 4-3-sty & b bk dwgs; Chas A Smith & ano EXRS & Chas Smith to St Vincents Hospital, 153 W 11; Dec20; Dec27'11; A\$54,000-68,000. 87,500

14TH st, 515 E, (3:972-12) ns, 216 e Av A, 25x103.3, 5 & 6-sty bk tnt & str; Bessie Subin et al to Ortus Realty Co, 346 Bway; mtg \$25,000; Dec26; Dec27'11; A \$15,000-25,000. O C & 100

15TH st, 606 E, (3:982-54) ss, 113 e Av B, 25x103.3, 5-sty bk tnt & str & 4-sty bk rear tnt; Maurice McLarney to Annie J O'Dwyer, 340 E 18; mtg \$4,500; Dec4; Dec 22'11; A\$8,000-11,000. nom

15TH st, 606 E, Annie J O'Dwyer to Maurice McLarney & Cath H his wife, 340 E 18; ½ pt to each; mtg \$4,500; Dec5; Dec 22'11. nom

16TH st, 518-20 E, (3:973-46) ss, 270.6 e Av A, 37.6x103.3, 6-sty bk tnt & str; Concetta De Franco to Waterford W Smith, 609 W114; ½ R T & I; AL; Nov 10'09; Dec23'11; \$14,000-46,000. nom

21ST st, 133 E, (3:877-29) ns, 141.4 e Lex av, runs n73.3xe6.4xn9.3xw6.4xn16.3xe 20.8x98.9 to st xw20.8 to beg, with rights & privileges to Gramercy Park, 4-sty & b stn dwg; Mary Morison to Myra R, wife Henry S Harper, 131 E 21; AL; Dec21; Dec 28'11; A\$36,500-43,000. O C & 100

22D st, 263 W, (3:772-13) ns, 243.9 e 8 av, 18.9x98.9, vacant; Morris Weinstein to Advance Realty & Constn Co, 170 Bway; mtg \$8,000 & AL; Dec14; Dec22'11; A\$11,500-11,500. O C & 100

23D st, 368 W, see 9 av, 208-10.

26TH st, 305 E, (3:932-6) ns, 100 e 2 av, 25x98.9, 5-sty bk tnt & str; Anna Faeth heir, & Margaretha Oberle to Margaretha Faeth, 138 E 3; AT; QC; Dec23; Dec26'11; A\$10,000-18,500. nom

26TH st, 217 E, see 26th, 215 E.

26TH st, 304 E, (3:931-52), ss, 100 e 2 av, 25x98.9 5-sty bk tnt; Anna Faeth, heir, & Margaretha Oberle to Margaretha Faeth, 138 E 3; AT; QC; Dec23; Dec26'11; A\$10,000-23,500. nom

26TH st, 215 E, (3:907-11) ns, 185 e 3 av, 25x97.8, 5-sty bk tnt & str; A \$12,000-23,000; also 26TH st, 217 E, (3:907-12) ns, abt 210 e 3 av, 25x98.8, 5-sty bk tnt & str & 3-sty bk & fr rear bldg; A\$12,000-20,000; Anna Faeth heir, & Margaretha Oberle to Margaretha Faeth, 138 E 3; AT; QC; Dec23; Dec26'11. nom

27TH st, 228 W, (3:776-55) ss, 384.6 e 8 av, 21x98.9, 5-sty bk tnt & str; Jas Spellman to Ellen T Spellman, 129 St Johns pl, Bklyn; Dec18; Dec27'11; A\$15,500-20,000. nom

30TH st, 541 W, (3:702-14) ns, 256.8 e 11 av, 16.1x31.6, 4-sty bk tnt & str; CONTRACT; Jno Malone to Thos O'Brien, 236 W 144; mtg \$2,100; Sept29; Dec23'11; A\$2,000-3,000. 8,000

30TH st, 20 W, (3:831-51) ss, 298 w 5 av, 27x98.9, 5-sty bk bldg & str; Henry H Holly et al to Charter Constn Co, 505 5 av; mtg \$75,000; Dec28'11; A\$103,000-119,000. O C & 100

33D st, 430-S W, (3:730-66-70) ss, 325 w 9 av, 75x98.9, 5-3-sty bk dwgs; Rudolph Wallach Co to Estate of I A Lustgarten, 68 Wm; mtg \$39,200; Dec21; Dec23'11; A \$31,500-39,000. O C & 100

34TH st, 222 W, (3:783-58) ss, 550 e 8 av, 16.5x98.9, 4-sty stn dwg; Wm G Butler to Maria S Simpson, 362 W 30; B&S; Dec27'11; A\$46,000-49,000. O C & 100

39TH st, 3 W, (3:841-35) ns, 205 w 5 av, 20x98.9, 3-sty & b stn dwg; Hezekiah Kohn to Eugene Lucas, 65 Atlantic, Jersey City, NJ; mtg \$25,000 & AL; Dec28'11; A\$80,000-87,000. O C & 100

39TH st, 35-7 W, (3:841-18-19) ns, 560 w 5 av, 44x98.9, 2 4-sty & b stn dwgs; Holland Holding Co to Brunswich Realty, 118 W 28; mtg \$165,000; Dec28'11; A\$176,000-186,000. O C & 100

40TH st, 107, (67) E, (5:1295-7) ns, 150 e Park av, old line, 21x98.9, 3-sty & b bk dwg; Fredk Allien to 40th St Co, 320 5 av; Dec26'11; A\$38,000-45,000. nom

40TH st, 314 E, (3:945-48) ss, 200 e 2 av, 25x98.9, 5-sty bk tnt & str; A\$9,000-17,000; also 40TH ST, 316 E, (3:945-47) ss 225 e 2 av, 25x98.9, 5-sty bk tnt & str; A\$9,000-17,000; Bessie Subin et al to Ortus Realty Co, 346 Bway; mtg \$39,000; Dec 26; Dec27'11. O C & 100

40TH st, 316 E, see 40th, 314 E.

42D st, 220 W, (4:1013-42) ss, 222 w 7 av, 78x98.9, stn church; Central Baptist Church of N Y to Harry H Frazee, 435 Riverside Dr; Dec22'11; A Exempt-Exempt. 425,000

42D st, 220 W; Harry H Frazee to Asa G Candler, at Atlanta, Ga; B&S; mtg \$375,000; Dec22'11. O C & 100

47TH st, 156 W, (4:999-56) ss, 200 e 7 av or Bway, 16.8x100.4, 4-sty bk dwg; Somerset Investing Co to Palace Theatre & Realty Co, 55 Liberty; mtg \$22,000; Nov 29; Dec22'11; A\$38,000-39,000. O C & 100

47TH st, 156 W, (4:999-56) ss, 200 e 7 av, or Bway, 16.8x100.4, 4-sty bk dwg; re mtg; Lincoln Trust Co to Somerset Investing Co, 43 Cedar; Nov27; Dec22'11; A \$38,000-39,000. nom

47TH st, 256 W, (4:1018) ss, 175 e 8 av, 25x100.5, satisfaction of asn of rents Philip Sugerman et al to Hattie Korn at Mt Vernon, NY; Dec28'11. nom

48TH st, 128 W, (4:1000-45) ss, 305 w 6 av, 20x100.5, 4-sty stn dwg; Emma H Kaskel & ano, EXRS Rosalie Honig to Theresa Abelson, 141 W 120; Dec21; Dec22'11; A \$35,000-36,000. O C & 100

50TH st, 225 E, (5:1324-12) ns, 265 e 3 av, runs n90xw5x3.10 to cl former Eastern Post rd, xne27.11xst107 to st, xw20 to beg, 3-sty & b stn dwg; Margt S Todd to Louise Belland, 207 E 50; Dec27'11; A\$8,000-10,500. O C & 100

51ST st, 70 W, (5:1266-72½) ss, 41.8 e 6 av, 16.8x100.5, 4-sty & b stn dwg; trste deed; Jno G Wendel to Mary E A & Ella V von E Wendel all at Irvington, NY as joint tenants in trust for Georgianna G R Wendel for life, etc; Dec22; Dec23'11; A \$30,000-36,000. nom

53D st, 138 W, (4:1005); also 68TH ST, 73 W, (4:1121); also 113TH ST, 501 W, (7:1885); asst of rents for month of Jan'12; Hannah Elias to J Edgar Leaycraft & Co, 17 W 42; Nov3; Dec28'11. 500

61ST st, 242-4 W, (4:1152-56-57) ss, 175 e West End av, 50x100.5, 2 5-sty bk tnts & str; Jos Horowitz to Annie Goldstein, 157 W 111; mtg \$21,500; Aug1; Dec26'11; A \$12,000-32,000. O C & 100

68TH st, 73 W, see 53d, 138 W.

69TH st, 305 W, (4:1181-28) ns, 100 w West End av, 25x100.5, 5-sty bk tnt & str; Sadie Jaffrey to Frieda Benjamin; mtg \$18,000; May29'09; Dec22'11; A\$8,000-16,000. nom

70TH st, 332 W, (4:1181-47) ss, 352.6 w West End av, 20x100.5, 1 & 2-sty bk garage; Wm H Rolston to Jas C Thomson, 218 W 129; mtg \$10,000; Dec28'11; A\$8,000-13,000. O C & 100

72D st, 184½ E, see 3 av, 1240-8.

73D st, 436 E, see Av A, 1365-7.

76TH st W, nec Bway, see Bway, 2160.

78TH st, 325 E, (5:1453-15) ns, 275 w 1 av, 25x102.2, 4-sty bk tnt; Mary Waltz (Bergdoll) to Geo F Anger, 72 E 122; AL; Dec21; Dec22'11; \$9,000-20,000. nom

78TH st, 325 E, (5:1453-15) ns, 275 w 1 av, 25x102.2, 4-sty bk tnt; Geo F Anger to Jos J Waltz, 106 E 7 & Mary his wife tenants by entirety; AL; Dec21; Dec23'11; A\$9,000-20,000. nom

81ST st, 311 E, (5:1544); asn rents for \$200; Lodema A Budlong of Pallisade, NJ, to Alema Realty Co, 1 W 34; Dec23; Dec 26'11. nom

82D st, 116 E, (5:1510-64½) ss, 196.6 e Park av, 14.3x102.2, 3-sty & b stn dwg; Bertha Abeles et al heirs, & David & Albt Klauber to Leopold Zimmermann, 2 E 59; Aug9; Dec28'11; A\$9,000-11,500. nom

82D st, 61 W, (4:1196-5) ns, 100 e Col av, 19x102.2, 4-sty & b stn dwg; Henry H Holly et al to Charter Constn Co, 505 5 av; mtg \$16,000; Dec28'11; A\$14,000-22,000. O C & 100

88TH st, 217 W, see 88th, 213 W.

88TH st, 213 W, see 88th, 213 W.

88TH st, 215 W, (4:1236-26) ns, 150 w Ams av, 25x100.8, 5-sty bk tnt; A\$16,000-28,500; also 88TH ST, 215, (4:1236-25) ns 175 w Ams av, 25x100.8, 5-sty bk tnt; A \$16,000-28,500; also 88TH ST, 217, (4:1236-24) ns, 200 w Ams av, 25x100.8, 5-sty bk tnt; A\$16,000-28,500; Julius Tishman to Minnie A Blanchard, 226 W 122; mtg \$90,000; Dec27'11. O C & 100

95TH st, 328-30 E, (5:1557-35) ss, 210 w 1 av, 40x100.8, 6-sty bk tnt & str; Jno H Bodine to Hamilton Holding Co, 149 Bway; mtg \$27,000; Dec18; Dec26'11; A \$14,000-45,000. nom

95TH st, 337 E, (5:1558-22) ns, 80 w 1 av, 30x100.8, 5-sty bk tnt; Stephen H Jackson to Sarah Cohen, 14 E 116; QC; Dec20; Dec22'11; A\$10,000-27,000. nom

95TH st, 337 E; Sarah Cohen to Robt Smolka, 242 E 79; mtg \$27,160; Dec14; Dec 22'11. O C & 100

95TH st, 317-9 W, (4:1253-60) ns, 287.6 w West End av, 62.6x100.8, 7-sty bk tnt; A & S Constn Co to Mabel G Morris, 306 W 80; AL; Dec20; Dec28'11; A\$45,000-140,000. nom

97TH st, 116 E, (6:1624-62) ss, 250 e Park av, 25x100.11, 5-sty stn tnt; Morris Fischman et al to Wm Fischman, 1 W 92; ½ pt; AT; mtg \$22,500; Dec21; Dec23'11; A\$11,000-25,000. nom

98TH st, 210 E, (6:1647-41) ss, 185.2 e 3 av, 24.9x100.5, with all title to strip adj on e —x—, 4-sty bk tnt & str; Louis Kutner to Harry B Goldberg, 40 E 14; mtg \$13,800; Dec23'11; A\$9,000-16,000. nom

99TH st W, sec Riverside Dr, see Riverside Dr, 264-7.

99TH st, 50-2 E, (6:1604-48) ss, 100 e Mad av, 50x100.11, 6-sty bk tnt & str; Bessie Subin et al to Ortus Realty Co, 346 Bway; mtg \$62,500; Dec26; Dec27'11; A \$20,000-60,000. O C & 100

100TH st, 411 E, (6:1694-10) ns, 211.3 e 1 av, 37.1x100.11, 6-sty bk tnt & str; Jos W Kelly to Arnold S Raunheim, 317 W 139; AL; Dec22; Dec23'11; A\$10,500-40,000. O C & 100

101ST st, 106 E, (6:1628-70) ss, 47.9 e Park av, 16x100.11, 3-sty & b bk dwg; Anna M Timmermann to Marketable Title Co, 100 Wm; AL; Dec27; Dec28'11; A\$6,500-7,500. nom

102D st, 225 E, (6:1652-15) ns, 355 e 3 av, 25x100.11, 5-sty bk tnt & str; Celia Shapiro to Yetta Fischer, 2 E 115; ½ pt; mtg \$20,000; Dec26; Dec28'11; A\$10,000-22,000. O C & 100

102D st, 207 E, (6:1652-6) ns, 130 e 3 av, 25x100.11, 5-sty bk tnt & str; Fredk O Range to Elise Boyd, 36 Riverside Dr; QC; Dec19; Dec27'11; A\$10,000-22,000. nom

104TH st, 213 W, see 104th, 209 W.

104TH st, 209 W, (7:1876-28) ns, 100 w Ams av, 25x100.11, 5-sty stn tnt; mtg \$10,000; A\$19,000-27,000; also 104TH ST, 213 W, (7:1876-26) ns 150 w Ams av, 25x100.11, 5-sty stn tnt; mtg \$16,000; A\$19,000-27,000; Ellen T Machell, wid to Philip Krauss, 159 E 92; Dec22'11. O C & 100

104TH st, 213 W, see 104th, 209 W.

104TH st, 209 W, (7:1876-28) ns, 100 w Amsterdam av, 25 x 100.11, 5-sty stn tnt; A \$19,000-27,000; also 104TH st, 213 W, (7:1876-26) ns, 150 w Amsterdam av, 25 x 100.11, 5-sty stn tnt; Philip Krauss to Leonard & Chas Weill, 76 W 102; mtg \$46,000; Dec22; Dec23'11; A\$19,000-27,000. O C & 100

105TH st E, nve 2 av, see 2 av, 2047.

105TH st E, swc 2 av, see 2 av, 2039.

105TH st E, sec 2 av, see 2 av, 2038.

105TH st E, nec 2 av, see 2 av, 2040-4.

106TH st E, sec 2 av, see 2 av, 2056-62.

106TH st, 337 E, (6:1678-22) ns, 100 w 1 av, 25x100.11, 4-sty bk tnt & str; Jos Pampenta to Vincent J Orlando, 234 E 105; mtg \$12,500; Nov14; Dec27'11; A\$10,000-19,000. O C & 100

108TH st, 320-2, on map 322 E, (6:1679-38), ss, 335.8 e 2 av, runs s125xe14.3 to cl Harlem Creek xne26xn116 to st xw39.3 to beg, with AT to gore, bounded on nw by cl Harlem Creek, s by line 125 s 108th & e by line 375 e 2 av, 6-sty bk tnt & str; Dry Dock Savings Instn to Antonio & Rosina Mordente, 2237 2 av; Dec23; Dec 26'11; A\$13,000-52,000. O C & 100

109TH st, 308 W, (7:1893-23) ss, 163 w Bway, 19x100.11, 5-sty bk tnt; Fleischmann Bros Co to Runkle Realty & Constn Co, 149 Bway; mtg \$22,000; Dec20; Dec26'11; A\$16,000-33,000. O C & 100

110TH st, 127 E, (6:1638-11) ns, 230 e Park av, 25x100.11, 5-sty stn tnt & str; Edwin A Polak to Ottilie Polak his wife, 28 W 116; ½ pt; mtg \$19,750 & AL; Dec 23; Dec27'11; A\$12,000-23,000. nom

110TH st, 127 E; agmt & consent by Pauline Leidesdorf to above conveyance; same to same; Dec23; Dec27'11. ———

113TH st, 501 W, see 53d, 138 W.

114TH st, 349 E, (6:1686-21) ns, 125 w 1 av, 25x100.11, 3-sty bk str, 1-sty ext; Ferdinand I Haber, ref, to Anna S Stemme, 41 W 88; Henry Stemme, 45 W 96, & Fredk Steil, 145 Audubon av, as EXRS of Jno Stemme; FORECLOS, Dec22; Dec26; Dec 28'11; A\$8,000-20,000. 17,000

114TH st, 201 W, see 7 av, 1880.

114TH st, 236 W, (7:1829-55) ss, 225 e 8 av, 25x100.11, 5-sty bk tnt; Emma C Haake to Jas M Scofield at White Plains, NY; mtg \$25,250 & AL; Dec22; Dec23'11; A\$15,000-26,000. O C & 100

115TH st, 427 E, (6:1709-11½) ns, 270 e 1 av, runs n58.1xs36.11x again s30.11 to st, xw25 to beg, gore, 2-sty fr tnt & str; mtg \$4,000 & AL; also MORRIS PARK AV (*) ss, 25 e Garfield, 25x100; Caterina Lubrice to Garmela Rega, 27 Oak; Dec 7; Dec27'11; A\$

115TH st, 118 W; Florence I Rosen to Harry L Rosen, 203 W 112, & Emanuel Glauber, 100 W 121; mtg \$20,500; Dec28'11. O C & 100

116TH st, 104 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; corrects error in last issue, when location was 116th st, 164 E. O C & 100

116TH st, 149 E, (6:1644-pt lt 22) ns, 368 w 3 av, runs ne— to nes of a lxnw— to pt 385 w 3 av xsw— to st xel7 to beg, it being intended to convey so much of said l a as intersects 149 E 117, pt 3-sty stn dwg; Wm O Cleveland to Jos P Fallon, 51 E 122; QC; Oct13; Dec22'11; A \$—\$. 150

116TH st, 149 E; Harry L Cleveland to same; QC; Oct14; Dec22'11. 150

116TH st, 149 E; Kitty C Ives to same; QC; AT; Oct16; Dec22'11. 75

116TH st, 149 E; Geo C Eldridge to same; AT; QC; Oct14; Dec22'11. 75

116TH st, 149 E; Antoinette C Eldridge to same; AT; QC; Oct16; Dec22'11. 225

116TH st, 149 E; Alice L Eldridge to same; AT; QC; Oct16; Dec22'11. 225

117TH st, 244-E, (6:1666-28) ss, 110 w 2 av, 50x100.11, 6-sty bk tnt & str; Fischel Realty Co to Anna Weinstein, 18-20 E 105, & Jennie Lewis, 1439 Mad av; mtg \$69,000 & AL; Dec21; Dec28'11; A\$20,000-60,000. nom

119TH st, 424-30 W, (7:1962-31) ss, 50 e Ams av, runs s126.11xe50xn26xe50xn100.11 to st xw100 to beg, 6-sty bk tnt; Charter Constn Co to Henry H Holly, at Summit, NJ, & Harriet W Holly, 249 W 76; mtg \$175,000; Dec21; Dec28'11; A\$85,000-215,000. O C & 100

120TH st, 117 W, (7:1905-21) ns, 250 w Lenox av, 20x100.11, 3-sty & b stn dwg; Fredericka Schmeer to Knox Constn Co, 64 Wall; mtg \$18,000; Dec23; Dec28'11; A\$12,000-20,500. O C & 100

121ST st, 24 W, (6:1720); re from all claim for deficiency; Jacob M Ehrlich to Rachel Levy, 1954 84th, Bklyn, & Millie Gropper, 398 Bainbridge, Bklyn; Dec22; Dec28'11. nom

121ST st, 24 W, (6:1720-30) ss, 80 e Lenox av, 20x100.11, 4-sty & b bk dwg; Rachel wife Julius Levy et al to Stella M Ehrlich, 540 W 148; mtg \$19,500 & AL; Dec22; Dec26'11; A\$12,500-24,000. O C & 100

122D st, 255 E, (6:1787-19½) ns, 73.6 w 2 av, 14x70, 3-sty & b stn dwg; Olga F Bumpus to Annie Levy, 306 E 124; Dec23; Dec26'11; A\$5,500-7,000. O C & 100

123D st, 159 E, (6:1772-25) ns, 272.7 w 3 av, 25.8x100.11, 5-sty bk tnt; Prudential Real Estate Corpn to Margt Trail, 102 Broad; mtg \$14,000; Dec21; Dec22'11; A \$12,300-19,000. O C & 100

124TH st, 63 W, (6:1722-9) ns, 177.5 e Lenox av, 20.1x100.11, 3-sty & b fr dwg; Wm G Rose to Bessie T Houghton, at So Orange, NJ; mtg \$20,000; Dec27; Dec28'11; A\$16,000-17,500. O C & 100

134TH st, 31 W, (6:1732-25), ns, 285 w 5 av, 25x99.11, 5-sty bk tnt; Revenue Realty Co to Annie Strause, 408 E 50; mtg \$27,000; Dec26'11; A\$10,000-24,000. nom

136TH st, 141 W, (7:1921-15½) ns, 337.6 e 7 av, 15.6x99.11, 4-sty bk dwg; Yale Parce to Richd J McGowan, 2304 7 av; mtg \$8,000 & AL; Dec12; Dec27'11; A\$6,800-10,000. nom

140TH st, 511 W, (7:2072-21-22) ns, 225 w Ams av, runs n99.11xw66.7 to ses Hamilton pl (Nos 79-83) xsw108.6 to 140th, xe 109 to beg, 2-6-sty bk tnts; Croton Securities Co of Croton-on-Hudson, NY to Hamiltonian Corpn of Croton-on-Hudson, NY; AL Dec22; Dec27'11; A\$50,000-141,000. O C & 100

163D st, 440 W, (8:2110-15) ss, 225 e Ams av, 25x112.6, 5-sty bk tnt; Edw A Isaacs to Benj Harris, 923 Fox; mtg \$20,000 & AL; June26; Dec27'11; A\$8,000-24,500. O C & 100

169TH st, 503 W, (8:2126-48) ns, 50 w Ams av, 50x101.7, 6-sty bk tnt; re mtg; New York Mtg & Security Co to Saml Baumann, 51 W 89; Dec26; Dec27'11; A\$16,000-P27,000. 30,000

171ST st, 567 W, (8:2128-28) ns, 100 e St Nicholas av, 25x95, 3-sty fr dwg; Mary F Lee heir Wm Lee to Maria Coyne, 406 W 46; ½ pt R, T & I; Dec22'11; A\$7,500-10,000. 3,975

171ST st, 567 W; Frances L Lee, wid Wm Lee to same; AT; B&S; Dec27'11. 4,548.96

171ST st, 567 W; Wm G Lee by Geo A Steinmuller, GDN, to same; ½ R, T & I; Dec22'11. 6,250

181ST st, (8:2153-62) sec St Nicholas av (Nos 1416-20) 25x100, 2-sty bk str; Wadsworth Bldg Co to Edw Rafter, 43 W 86; mtg \$66,000 & AL; Dec26; Dec27'11; A \$40,000-\$49,000. nom

182D st W, cl at es Bennett av, see Bennett av, es, 167 s 184th.

184TH st, 509 W, (8:2156-23) ns, 100 w Ams av, 50x99.11, 5-sty bk tnt; Lauren Carroll (ref) to Henry H Davis, 611 W 114; mtg \$45,000 & AL; FORECLOSED & drawn, Dec26'11; A\$15,000-P \$37,000, 10,000

Av A, 1365-7, (5:1467-27-28) swc 73d (No 436), 51.2x100, 2 5-sty bk tnts & str; Ellen E & Bernard McQuade, EXRS Arthur J McQuade to City Equity Co, 165 Bway; Dec23'09; Dec22'11; A\$22,500-56,500. 60,000

Av C, 96, (2:376-4) es, 68.1 n 6th, 22.8x 83, 4-sty bk tnt & str; Geo W Weill to Ray Weill, his wife, 365 W 118; B&S; mtg \$18,000; Dec22; Dec23'11; A\$16,500-21,000. O C & 100

Amsterdam av, 206-S, (4:1161-31½-32) ws, 60.5 n 69th, 40x65, 2 2-sty & b bk dwgs & str; Wm G Rose to Bessie T Houghton, at So Orange, NJ; mtg \$45,000; Dec27; Dec28'11; A\$41,000-45,000. O C & 100

Broadway, 2160, (4:1168-21) nec 76th, 26.4x89.6x25.6x83, 4-sty bk office & str bldg; Jos W Jones to Amos R E Pinchot, 1021 Park av; mtg \$115,000 & AL; Dec27 '11; A\$70,000-100,000. O C & 100

Bennett av, (8:2180-pt lt 92) es, 167 s 184th, runs s286.6 to cl 182d, xe18.7 to cl 12 av, xn283.10xw57.7 to beg, vacant; Jas G Bennett to Path H McNulty, 473 W 141; Nov29; Dec27'11; A\$—\$. 31,500

Bennett av, (8:2180); re mtg; Jas G Bennett as TRSTE Jas G Bennett, decd to same; QC; Nov29; Dec27'11. nom

East End av, 92, (5:1580-29) ws, 26 s 84th, 25.4x80, 5-sty bk tnt & str; T Jos Barry to Philip Siff, 1133 Vyse av; mtg \$20,000; Dec12; Dec28'11; A\$8,500-19,000. O C & 100

Lexington av, 1791-3, (6:1639-24½) es, 68 n 111th, 32.11x100, 6-sty bk tnt & str; Florence M Sommerich to Edwin Sommerich at Florian Court on Franklin av, Far Rockaway, LI; mtg \$35,000; Dec26'11; A\$16,000-42,500. nom

Lenox av, 429-31, (7:1916-31) ws, 49.11 n 131st, 49.11x75, 6-sty bk tnt & str; Barbara Nemecek to Anton Oppermann, 425 E 77; mtg \$62,000; Dec26; Dec28'11; A\$37,000-65,000. nom

Lenox av, 429-31, (7:1916-31) ws, 49.11 n 131st, 49.11x75, 6-sty bk tnt & str; Anton Oppermann to Barbara Nemecek, 418 E 73; mtg \$62,000; Dec26; Dec28'11; A\$37,000-65,000. nom

Park av, 1068 (5:1499-36) ws, 83.8 n 87th, 17x80, 3-sty & b stn dwg; Mary A Brooks to Henry Downs; mtg \$8,500; July 23'84; Dec27'11; A\$13,000-16,000. nom

Park av, 1068; Henry Downs to Lucy J Wood, 1068 Park av; July23'84; Dec27 '11. nom

Riverside Dr, 264-7, (7:1888-36) sec 99th, 106.10x80.11x100.11x116.1, 10-sty bk tnt; City Real Estate Co to Philip Livingston at Bar Harbor, Maine; B&S & C a G; mtg \$65,000; Dec26'11; A\$180,000-575,000. nom

Riverside Dr, 145, (4:1248-59) es, 48 s 87th, 32x100, 4-sty & b bk 'dwg; Ellen R Scott, individ & EXTRX Edw W Scott to Bessie C Kuzdo, 560 West End av; mtg \$80,000; Dec27; Dec28'11; A\$45,000-75,000. nom

St Nicholas av, 1416-20, see 181st, sec St Nich av.

18T av, 949, (5:1345-24½) ws, 40 n 52d, 20x64, 5-sty bk tnt & str; Gerson Krell to Krell & Co, 949 1 av; mtg \$14,600; Dec 26'11; A\$7,000-14,500. nom

18T av, 2349, (6:1797-25) ws, 50.5 n 120th, 25.2x100, 5-sty bk tnt & str; Isaac Corson to Geo Schwartz, 1731 Bway; mtg \$21,500; Dec28'11; A\$10,500-25,000. O C & 100

2D av, 2030, (6:1676) es, 75.11 n 104th, 25x75; re claims, &c, for new R R station; Christian Moesinger to Manhattan Rwy Co, 165 Bway; mtg \$11,000; May15; Dec28 '11. nom

2D av, 2030; consent by mortgagee to above; Philip C Weber to same; Nov14; Dec28'11. nom

2D av, 2032, (6:1676) es, 100.11 n 104th, 25x75; re claims, &c, for new R R station; Ella Sachs to Manhattan Rwy Co, 165 Bway; mtg \$16,500; May15; Dec28'11. nom

2D av, 2032; consent by mortgagee to above; Met Savgs Bank to same; Oct27; Dec28'11. nom

2D av, 2032; similar consent; Michl Maier to same; Nov14; Dec28'11. nom

2D av, 2033, (6:1654) ws, 100.11 n 104th, 26x100; re claims, &c, for new R R station; Saml Elkan & Sol Lehmeier to Manhattan Rwy Co, 165 Bway; mtg \$14,000; May16; Dec28'11. nom

2D av, 2452, (6:1802-52) es, 73.3 s 126th, 26.8x100, 5-sty stn tnt & str; Benj J Weil to Fanny Gruen, 401 E 52; B&S; AL; Dec 18; Dec22'11; A\$12,500-25,000. O C & 100

2D av, 2034, (6:1676) es, 50.11 s 105th, 25x75; re claims, &c, for RR station; Rosie Benzer, 341 W 28, to Manhattan Rwy Co, 165 Bway; mtg \$13,500; May15; Dec28'11. nom

2D av, 2034; consent by mortgagee to above; Emma Bopp to same; May31; Dec 28'11. nom

2D av, 2035, (6:1654) ws, 126.11 n 104th, 26x100; re claims, &c, for new R R station; Jacob Gancfried & Nathan Schwartz to Manhattan Rwy Co, 165 Bway; mtg \$19,000; May16; Dec28'11. nom

2D av, 2036, (6:1676) es, 25.11 s 105th, 25x75; re claims, &c, for new RR station; Louis & Minnie Masbach, 266 Lenox av, to Manhattan Rwy Co, 165 Bway; mtg \$15,000; May15; Dec28'11. nom

2D av, 2036; consent by mortgagee to above; Jonathan Masbach to same; Oct18; Dec28'11. nom

2D av, 2452, (6:1802-52) es, 73.3 s 126th, 26.8x100, 5-sty stn tnt & str; Fanny Gruen to Benj J Weil, 21 E 82; B&S; AL; Dec22; Dec26'11; A\$12,500-25,000. O C & 100

2D av, 186, (2:453-7) es, 41.4 s 12th, 20.7 x100, 4-sty bk tnt; trst decd; Farmers Loan & Trust Co, TRSTE will Jno E Kaughran for Mary E Kaughran to Thos F & Annabella McC Kaughran, 62 Hamilton Ter, as TRSTES by said will for Thos F Kaughran, ½ pt, & Margt & Mary S Donnelly, 412 W 149, as TRSTES by said will for Margt Donnelly, ½ pt AL in trust; Dec15; Dec22'11; A\$18,000-27,000. nom

2D av, 2192-4, (6:1684-51) es, 42.6 s 113th, 41.8x100, 6-sty bk tnt & str; Bessie Subin et al to Ortus Realty Co, 346 Bway; mtg \$49,000; Dec26; Dec27'11; A \$20,000-52,000. O C & 100

2D av, 2040-4, (6:1677) nec 105th, 75.11 x75; re claims &c for new R R Station; Hamilton Holding Co, 149 Bway to Interborough Rapid Transit Co, 165 Bway et al; May24; Dec27'11. nom

2D av, 2040-4; consent by mortgagee to above; Virginia Danziger & ano EXRS &c to same; Nov23; Dec27'11. nom

2D av, 2040-4; consent by mortgagee to above; Pincus Lowenfeld & ano to same; Dec20; Dec27'11. nom

2D av, 2044-6, (6:1677) consent to station platform; Peter Dunn et al to same; Dec20; Dec27'11. nom

2D av, 2046, (6:1677) es, 75.11 n 105th, 25x 100; re claims for new station, &c; Peter Dunn to Interborough Rapid Transit Co, 165 Bway et al; May24; Dec27'11. nom

2D av, 2028, (6:1676) es, 50.11 n 104th, 25x75; re claims, etc for new R R station; Emma Bopp to Manhattan Railway Co, 165 Bway; mtg \$13,500; May15; Dec27'11. nom

2D av, 2028, (6:1676) consent by mortgagee to above; Jno J Hardecker to same; Nov14; Nov27'11. nom

2D av, 2038, (6:1676) sec 105th, 25.11x 75; re claims, etc, for new R R station; Louis Masbach to Manhattan Railway Co, 165 Bway; mtg \$20,000; May15; Dec27'11. nom

2D av, 2039, (6:1654) swc 105th, runs w 100xs25.9xe50xn3.9xe50 to av, xn22 to beg; re claims etc for new R R station; Jere H Moore to Manhattan Railway Co, 165 Bway; mtg \$5,500; May17; Dec27'11. nom

2D av, 2047, (6:1655) nwc 105th, 24.5x 94; re claims, etc, for new R R Station; The Cantiaqua Development Co to Manhattan Railway Co, 165 Bway; mtg \$36,000; May17; Dec27'11. nom

2D av, 2055, (6:1655) ws, 75.6 s 106th, 25.3x73; re claims, etc, for new R R station; Heyman Markofsky to Manhattan Railway Co, 165 Bway; mtg \$24,300; May 17; Dec27'11. nom

2D av, 2056-62, (6:1677) sec 106th, 100.11 x—; re all claim as to Elevated R R station platform; Emma F Follmer & Katie Helmes to Manhattan Railway Co & Interborough Rapid Transit Co, 165 Bway; Nov29; Dec27'11. nom

2D av, 2049, (6:1655) ws, 24.5 n 105th, 25x93.6; re claims, &c, for new R R station; Moritz Weil, 110 W 34, to Manhattan Rwy Co, 165 Bway; mtg \$20,000; May17; Dec28'11. nom

2D av, 2049; consent by mortgagee to above; Julia L Butterfield to same; Oct26; Dec28'11. nom

2D av, 2051, (6:1655) ws, 49.5 n 105th, 25x93.6; re claims, &c, for new R R station; Jas Adams, 147 E 46, to Manhattan Rwy Co, 165 Bway; mtg \$15,600; May17; Dec28'11. nom

2D av, 2051; consent by mortgagee to above; Emanuel Arnstein & ano to same; July6; Dec28'11. nom

2D av, 2053, (6:1655) ws, 74.5 n 105th, 26.6x93.6; re claims, &c, for new R R station; Elvira Kirchheimer, 230 W 99, wid, & ano, EXRS, &c, Ludwig Kirchheimer to Manhattan Rwy Co, 165 Bway; mtg \$26,000; Junel; Dec28'11. nom

2D av, 2053; consent by mortgagee to above; Isaac Weil to same; Nov9; Dec28 '11. nom

2D av, 2057, (6:1655) ws, 50.6 s 106th, 25x73; re claims, &c, for new R R station; Morris Lang, 2042 2 av, to Manhattan Rwy Co, 165 Bway; mtg \$12,500; May17; Dec28'11. nom

2D av, 2057; consent by mortgagee to above; Abr Ripinski to same; Nov27; Dec 28'11. nom

3D av, 1240-8, (5:1406-38-41) swc 72d (Nos 184½-8) 102.2x90; 5-4-sty bk tnts & str & 1-sty fr shop in st; Harcourt Realty Co to Saml & Caroline Bookman, 9 E 62 & J E Hoffman, 59 E 80, TRSTES, Jacob Bookman, decd; mtg \$90,000; Dec 27'11; A\$114,000-155,000. nom

3D av, 1280-4, (5:1408-38) ws, 52.2 s 74th, 50x104.10, 6-sty bk tnt & str; Berry B Simons to Terrace Holding Co, 103 E 125; mtg \$78,500; Dec22; Dec27'11; A\$43,000-90,000. O C & 100

4TH av, 169, see Union Sq E, 12.

6TH av, 49, see 4th, 161 W.

7TH av, 1880, (7:1830-28-32) nwc 114th (No 201), ½ blk x100, vacant; Wm G Wood & Ronald K Brown, EXRS, &c, Cath A Olssen, decd, et al to 114th St & 7 Av Constn Co, 1980 7 av; mtg \$75,000 & AL; Dec21; Dec23'11; A\$101,000-101,000. O C & 100

7TH av, 2195, (7:1914-62) es, 24.11 s 130th, 18.9x75, 5-sty bk tnt & str; Edwin N Rowley et al to Edw J Farrell, 159 W 125; mtg \$17,500; Dec16 Dec27'11; A \$13,000-19,000. nom

7TH av, 2265 (7:1918-3) es, 49.11 n 133d, 25x75, 5-sty bk tnt & str; Dina Bartels et al EXRS, &c, Wm Bartels to Edw L Meyer, 73 Booraem av, Jersey City, NJ; Dec23; Dec27'11; A\$15,500-23,000. 30,000

8TH av, 839, (4:1041-32½) ws, 89.4 s 51st, 22x80, 4-sty bk tnt & str; Phoenix Ingraham, ref, to Bancroft Realty Co, 34 Nassau; PARTITION, Oct31; Dec23'11; A \$32,000-34,500. 40,000

9TH av, 208-10, (3:746) sec 23d (No 368); agmt & consent to erection of stairway from Elevated R R by Interborough Rapid Transit Co et al; Henry Tonjes & Anthony Lembeck with Jno Shady, owner; Dec21; Dec23'11. nom

9TH av, 573-5, (4:1051-33-34), ws, 59 s 42d, runs w80x19.9xw20x20x100 to av xn39.9 to beg, 2 4-sty bk tnts & str with 1 & 2-sty exts; Rachel Lederer to Randegg Realty Co, 309 Bway; AL; Dec15; Dec26'11; A\$35,000-44,000. O C & 100

11TH av, 622-4, (4:1078-64) es, 90 n 49th 35x100x37x100, 3-sty bk tnt & str & vacant; Auerbach Realty Co to Sophia Zimmermann, 1 W 70; mtg \$13,500; Dec27'11; \$14,000-14,500. O C & 100

12TH av, ci at el 182d, see Bennett av, es, 167 s 184.

MISCELLANEOUS CONVEYANCES.

Borough of Manhattan.

All real & personal estate, &c, owned by party 1st pt; trust deed; Edith M Welsh to S Chas Welsh, 256 Bway, in trust; Jan 16'02; Dec28'11. nom

All real & personal estate, &c, owned by party 1st pt; trust deed; Florence M Welsh to S Chas Welsh & W Douglas Welsh, in trust; Nov2'06; Dec28'11. nom

Appointment of TRSTES; Geo P Wetmore as TRSTE of & Sybil K W Sellar, both at Newport, RI (formerly Sherman & afterwards Hoffman) to J Frederic Kernochan, 11 E 26, & Wm O Platt, 50 Willow, Bklyn, as TRSTES under deed of trust dated Oct10'96 & recorded Jan24'98; Dec18; Dec26'11.

Conveyance of real & personal trust estate as above & re of TRSTES; Geo P Wetmore et al, TRSTES above to Sybil K W Sellar, at Newport, RI; Dec18; Dec26'11. nom

Exemplified copy last will & testament of Maria Rodman of Flushing, Queens Co, NY; Sept16; Dec27'11.

General re; Elsie P von Schuetzenan, 432 E 69 to Carl Wittmann, 451 W 50; Oct 8'08; Dec27'11. 430.49

General release; J Chas F P von Schuetzenan to same; Aug8'11; Dec27'11. 430.47

General release; Wilhelmina P von Schuetzenan to same; Jan20'10; Dec27'11. 430.37

Power of attorney; Theresa Abelson, 141 W 120, to Isidor H Kempner, 343 W 87; Dec22'11.

Power of attorney; A M Henrietta Gompper to Chas L Gompper, 241 Centre; Dec4; Dec28'11.

Power of attorney; Angie M Booth to Hubert E Rogers & Geo H Dowsey; Dec 20; Dec28'11.

CONVEYANCES.

Borough of the Bronx.

Byron st, (*) sec Kossuth av, 168.3x56.1 x155.3x99; Carmelo Lo Curto to Rachel Milone, 750 E 239; QC; Dec21; Dec26'11. O C & 100

Byron st, (*) sec Kossuth av, 168.3x 56.1x155.3x99; Rachel Milone to Philip La Magna, 207 E 107; mtg \$5,630 & AL; Dec 22; Dec26'11. O C & 100

Coster st, 724, (10:2764) es, 231.3 n Spofford av, 18.9x76.4x21x85.10, 2-sty bk dwg; Hannah D M Lyng to Edwin F Lyng, 724 Coster; mtg \$5,200; Dec21; Dec22'11. nom

Fox st, see Tiffany, see Tiffany, see Fox.

Fulton st, (*) nws, 300 n 239th, 50x100, Washingtonville; East German Conference of the Meth Episcopal Church to Wakefield Civic Club, 4634 White Plains rd; mtg \$2,000; Nov30; Dec26'11. 3,500

Fulton st, swc 241st, see 241st E, swc Fulton.

Gouverneur pl, 467, see Washington av, 1133.

Heaton pl, ss, abt 100 w Fieldston rd, see Heaton pl, ns, 123.3 w Fieldston rd.

Heaton pl, (13:3421) ns, 123.3 w Fieldston rd, 47.3x72.5x52.9x91.10, vacant; also HEATON PL, (13:3421) ss, abt 100 w Fieldston rd, 57.10x112x68.9x100, vacant; Jas T Brady to Thos C Lane, 107 W 101; AL; Dec22'11. O C & 100

Lorillard pl, 2436, (11:3058) nec 188th, (No 815) 30x97.5, vacant; Vincenzo Picciotti to Buonodono Constn Co, 2323 Crotona av; mtg \$4,300 & AL; Dec9; Dec28'11. O C & 100

Main st, (*) begins at sec of stone wall of City Realty Co separating land of Wm Scofield, runs w by & with lot Abt Abbott to Main xn— to land Jno F Condon xn— to land Scofield xn— to beg, City Island, except pt for City Island av; Isaac C Van Allen to Edgar Van Allen, both at 382 City Island av; mtg \$1,600; July17; Dec28'11. O C & 100

Saw Mill la, nwc Eastchester rd, see Saw Mill la, plot bounded n by lands, &c.

Saw Mill la, (*), plot bounded n by lands Wm Carr, w by Jos Bathgate, s by said land, e by land Robt Givan, contains 51 638-1000 acres, being part Saw Mill farm; also ROAD, from Westchester to Eastchester, (*) ws, at sec premises hereby described & land of Israel H Watson, runs to ss Saw Mill la & to land Geo H Pear-sall, being on map of Jas Watson at Westchester, excepting lands excepted, contains about 53 acres; also SAW MILL LA, (*), nwc Eastchester rd, runs to lands of Honeywell, Bushnell, Haring & Kidd, being lots 24 to 27 & part 28 & 29, map Robt Givan; also ROAD from Eastchester to Westchester, (*) ws, 1748 sw Boston rd, runs to lands of Kidd, Haring, Nelson & Duden, contains 4 22-100 acres, except strip or parts conveyed to N Y, W & B R R Co, as follows: EASTCHESTER RD,

(*) ws, at line bet lands of Westchester & Bronx Realty Co & John Stickney Est, contains 3 474-1000 acres; also excepts from parcels 1, 3 & 4 parts also conveyed to said R R; Walter H Barry of Bklyn to Eastchester Syndicate Co, 6 E 46; mtg \$500,000; Dec14; Dec23'11. nom

Tiffany st, 881, (10:2722) sws, 50 se Fox, 60x85; asn rents as collateral security for payment of \$2,139.97; Knox Constn Co to Max Zerner, 120 W 112; Dec27; Dec28'11. nom

Tiffany st, (10:2722) sec Fox, 50x85, 4-sty bk tnt; Knox Constn Co to Anna Heyman, 156 W 141; mtg \$35,000; Dec26; Dec 28'11. O C & 100

Tiffany st, (10:2722) sec Fox, 50x85, 4-sty bk tnt; Anna Heyman to Fredericka Schmeer, at North av, Forest Heights, at New Rochelle, NY; mtg \$40,000; Dec26; Dec28'11. O C & 100

Tiffany st, (10:2722) sec Fox, 50x85, 4-sty bk tnt; re mtg; Jas F Meehan Co to Knox Constn Co, 64 Wall; Dec26; Dec28'11. 1,500

Tiffany st, (10:2722); same prop; re mtg; same to same; Dec26; Dec28'11. 1,000

Van Buren st, sec Morris Park av, see Morris Park av, sec Van Buren.

West st, nwc Honeywell av, see Honeywell av, nwc West.

Washington st (*) es, abt 212 s Washington pl, 25x105.2; Vincenzo Fruscianti, 250 E 148 to Laura Iannuccilli, 1612 Purdy mtg \$3,500; Dec26; Dec28'11. nom

Washington st (*) es, abt 212 s Washington pl, 25x105.2; Giovanni Morano to Vincenzo Fruscianti, 250 E 148; mtg \$3,500; Dec13; Dec28'11. nom

Washington pl (*) es, abt 103.8 n Washington, 29.6x32.9x25x48.6; Hudson P Rose to North Side Cornice & Roofing Co; Mar25'07; Dec28'11. nom

132D st, 671-5 E, see Cypress av, 82-6.

132D st, E, ss, 425 w Cypress av, see Cypress av, 82-6.

133D st, 693 E, (10:2562) ns, 250 e Cypress av, 18x103.8; 2-sty & b fr dwg; Caroline Gareiss et al heirs, &c, Augustus Gareiss to Harry D Gareiss, 2970 Decatur av; B&S; Dec18; Dec23'11. 5,250

134TH st, 465 E, (9:2279) ns, 600 e Willis av, 25x100, 3-sty & b stn dwg; Caroline Gareiss et al heirs, &c, Augustus Gareiss to Chas W Gareiss, 2999 Marion av; B&S; Dec18; Dec23'11. 9,500

135TH st, 6E, (10:2564) ns, 95 e Cypress av, runs n130.6x96.6 to ws So Blvd (Nos 163-71) xsw160.1 to 135th xw3.11 to beg, 2 5-sty bk tnts & str; Henry J Flohr to Kate J Flohr, his wife, 775 Prospect av; mtg \$50,000; July17; Dec22'11. O C & 100

137TH st, 358 (610) E, (9:2299) ss, 306.6 w Willis av, 25x100, 4-sty bk tnt; Moses Seelig to Bertha Stern, 303 Nostrand av, Bklyn; mtg \$14,000 & AL; Dec19; Dec22'11. O C & 100

139TH st, 251-5 E, (9:2333) ns, 18.11 w Morris av, runs w45xne61.4xse36.10 to ws Morris av xsl0.9xsw42.1 to beg, vacant; Horace A Demarest to Frank A Carr, 1018 E 163; QC; Dec26; Dec28'11. nom

144TH st, 420 E, (9:2288) ss, 225 e Willis av, old line, 16.8x100, 2-sty & b bk dwg; Horace A Demarest to Andrew J Rice & Louise, his wife, tenants by entirety, 303 E 142; QC; Dec26; Dec28'11. nom

145TH st, 444-6 E, (9:2289) ss, 436.1 e Willis av, 37.6x100, 5-sty bk tnt & str. Christian Jacobs, 440 E 145 to Emma Jacobs, 440 E 145; mtg \$32,575; Dec23'11. O C & 100

145TH st, 440-2 E, (9:2289) ss, 398.8 e Willis av, 37.6x100, 5-sty bk tnt & str; Christian Jacobs, 440 E 145 to Emma Jacobs, 440 E 145; mtg \$35,000; Dec23'11. O C & 100

149TH st, 544-52 E, (9:2275) ss, 39.4 w St Anns av, 110x84.11, 3 5-sty bk tnts & str; Wm G Rose to Herbert R Houghton, 245 W 107; mtg \$100,500; Dec27; Dec28'11. O C & 100

149TH st, 456 E, see Brook av, 531-3.

151ST st, 795 E, see Tinton av, 621-3.

154TH st, 388 E, (9:2400) ss, 100 w Melrose av, 25x100, 2-sty & b fr dwg; Adam Renz Sr to Jno Straile, 747 Melrose av; mtg \$3,000; Dec26; Dec27'11. O C & 100

156TH st, 328 E, (9:2415) ss, abt 200 w Courtlandt av, —x—, 3-sty fr dwg; also LELAND AV, (*) ws, abt 208 n Clason's Point rd, 55.7x102.7x50x76; Geo Dumrauf to Geo Einwich, 729 W North st, Chicago, Ill; AT; Jan26'11; Dec22'11. O C & 100

162D st E, (9:2422) ns, 160 se Morris av, 87x115, vacant; John Yule to Melrose Bldg Co, 933 Teller av; mtg \$16,750; Mar1; Dec23'11. O C & 100

164TH st, 872 E, see Stebbins av, swc 164th.

167TH st E, swc West Farms rd, see 167th E, gore block.

167TH st E, sec Hoe av, see 167th E, gore block, etc.

167TH st E, (10:2744), gore blk bounded by Hoe av, 228.1 ft, on 167th 148 ft, & on West Farms rd, 271.11 ft, vacant; Alfred C Bachman to Alvid Realty Co, 45 Bway; B&S; Dec21; Dec22'11. O C & 100

167TH st E, (10:2744); same prop; Benj M Tucker to Alfred C Bachman, 265 W 121; B&S & C a G; AL; Dec13; Dec22'11. O C & 100

171ST st E, ws, 106.8 s Gleason av, see Gleason av, ss, 50 w 171.

172D st E (*) ws, 150 n Gleason av, 25 x100; also GLEASON AV, ss, 50 e 171st, 25x106.8; Peoples Trust Co of Bklyn as TRSTE Jos J Gleason to Louisa B Die-ner, 1768 Gleason av; Dec11; Dec28'11. 1,725

174TH st, E, (*) ws, — n Watson av & being lots 520 & 521 map Gleason property, & gore x on nwc 174th or Taylor av & Watson or Larkin av & bounded on nw s by the Church lot; Peoples Trust Co TRSTE Jos J Gleason to Chas I Minkoff, 483 Broome; Dec12; Dec26'11. 925

174TH st E, (*) es, 356.8 s Gleason av, 50x100; Peoples Trust Co TRSTE Jos J Gleason to Herman Schappert, 827 Melrose av; Dec12; Dec22'11. 700

175TH st, E, (*) ws, 100 s Story av, 112 x—x—92.3; Peoples Trust Co TRSTE Jos J Gleason to Seitz Realty Co, 200 E 33; Dec12; Dec26'11. 240

175TH st, E, (*) ws, 230.4 s Westchester av, 50x100; Katie Ribeth to Harold G Stegman, 1232 Theriot av; mtg \$6,650; Dec 22; Dec23'11. nom

175TH st, 480 E, see Washington av, 1804.

175TH st E, nec Belmont av, see Belmont av, nec 175th.

176TH st E, sec Story av, see Story av, sec 176th.

176TH st E, (*) ws, 125 s Ludlow av, 250x100; Peoples Trust Co TRSTE Jos J Gleason to Walter W Taylor, 1191 Boston rd; Dec12; Dec26'11. 650

176TH st E, (*) ws, 275 n Story av, 50x 100; Peoples Trust Co TRSTE Jos J Gleason to Geo E Hanson Jr, 427 E 121; Dec 11; Dec22'11. 130

177TH st E, (*) es, 281.8 s Watson av, 25x165.2x25.4x161.2; Peoples Trust Co TRSTE Jos J Gleason to Julia Mulhall, 63 E 129; Dec12; Dec23'11. 500

177TH st E, (*) ws, 150 s Ludlow av, 50 x100; Peoples Trust Co TRSTE Jos J Gleason to Chas Wodle, 1898 Belmont av; Dec 12; Dec26'11. 170

177TH st E, sec Watson av, see Watson av, sec 177th.

177TH st E, swc Story av, see Story av, sec 176th.

177TH st E, swc Ludlow av, see 177th E, es, 331.9 n Ludlow av.

177TH st E, (*) es, 331.9 n Ludlow av, 50x173.1x51x181; also LUDLOW AV, swc 177th, 25x100; Peoples Trust Co TRSTE Jos J Gleason to Anna Defeo, 652 E 187; Dec11; Dec23'11. 1,160

177TH st E, (*) es, 150 n Story av, 25x 200 to Bolton av; Peoples Trust Co of Bklyn TRSTE Jos J Gleason to Herman Heitner, 213 E 98; Dec11; Dec22'11. 140

177TH st E, (*) es, 175 n Story av, 25x 200 to Bolton av x25x201; Peoples Trust Co of Bklyn TRSTE Jos J Gleason to Saml Berger, 329 E 94; Dec11; Dec22'11. 140

178TH st, late Mechanic st, (11:3135) ss, 100 e Bryant av, 20x135x20x137.5, vacant; J Hamilton Love to Chas or Carl C Fritzel 2020 Boston rd; QC; Oct25; Dec22'11. nom

178TH st, late Mechanic st, (11:3135) ss, 100 e Bryant av, 20x135x20x137.5, vacant; Wm D Love et al to Chas Fritzel, 2020 Boston rd; QC; Dec6; Dec22'11. nom

180TH st, 593 (873) E, (11:3062) ns, 20.2 w Arthur av, 25.3x102.11x25x106.8, 3-sty fr tnt; Mary E Shea to Richd P Shea, 593 E 180; mtg \$5,500; Dec27; Dec28'11. O C & 100

182D st, 650, on map 648 E, (11:3082) ss 42.7 w Belmont av, 41.2x108.9x40x98.11, 5-sty bk tnt; re mtg; N Y Trust Co to Stafford Constn Co, 991 E 167; Dec20; Dec23'11. O C & 1000

184TH st, E, nwc So Boulevard, see So Boulevard, nwc 184.

186TH st E, swc So Boulevard, see So Boulevard, swc 186.

186TH st E, (11:3114) ss, 108.6 w So Boulevard, 37.6x130, vacant; Caroline Gareiss et al heirs, &c, Augustus Gareiss to Adam H Gareiss, 2653 Bainbridge av; B&S; Dec18; Dec23'11. 4,500

186TH st E, (11:3114) ss, 146 w So Boulevard, 37.6x130, vacant; Same to Charlotte M Gilligan, 3003 Marion av; B&S; Dec18; Dec23'11. 4,500

188TH st E, swc Cambreling av, see Belmont av, sec 188.

188TH st E, sec Belmont av, see Belmont av, sec 188.

188TH st, 815 E, see Lorillard pl, 2436.

188TH st E, sec Washington av, see Washington av, sec 188.

191ST st E, (11:3175) ss, 135.8 w Creston av, 50x100, vacant; re mtg; Lawyers Mtg Co to Henry F Keil, 2525 Creston av; Dec 20; Dec28'11. 5,000

191ST st, (11:3175); same prop; Henry F Keil to B Chas Hvass, 2646 Morris av; AL; Dec27; Dec28'11. O C & 100

203D st, 265 E, (12:3309) ns, 251 w Mosholu Pkway S, 25x126, 2-sty fr dwg; Roland A Peebles & ano by GDN John A Fager, 265 E 203; AT; mtg \$2,500; Dec22; Dec23'11. 3,305.55

203D st E, (12:3309); Same property; Ethel L Peebles to Same; AT; mtg \$2,500; Dec22; Dec23'11. nom

216TH st, (*) ns, 55 w Bronxwood av, 25x89; re mtg; J Chas Grasmuk to Salvatore Fusco, 998 Ogden av; Dec28; Dec27 '11. 500

216TH st, (*) ns, 80 w Bronxwood av, 25x89; re mtg; J Chas Grasmuk to Gabriel J Biondi, at Cliffwood, NJ; Dec28'11. nom

216TH st, (*) ns, 200 w Tilden av, 75x 100, Laconia Park; Jos S Brown to Irving Realty Co; AL; Mar10'08 (re-recorded from July23'09); Dec27'11. O C & 100

216TH st E, (*) ns, 30 w Bronxwood av, 25x89; re mtg; J Chas Grasmuk to Vito Ricci, 361 E 150; Dec26'11. 500

233D st E, (*) ns, 130 e 2 av, 75x89.6, Wakefield; Annie Prochaska to Celia Jutten, 104 Mamaroneck av, White Plains, N Y; mtg \$3,600 & AL; Dec23; Dec26'11. nom

238TH st E, swc Katonah av, see Katonah av, 4319-25.

238TH st E, (12:3391) ss, 250 e Martha av, 25x100, vacant; Richd B Bevier to Wesley Constn Co, 167 E 56; Dec27'11. nom

241ST st E (*) swc Fulton, 100x100, Washingtonville; Sadie Journey to Jno Rotando, 4709 White Plains rd; AL; Nov 15; Dec28'11. O C & 100

Alexander av, 135, (9:2309) ws, 75 s 134th, 25x100, 5-sty bk tnt & str; Annie C Wernig to Pierpont Engineering Co, 185 Montague, Bklyn; mtg \$12,000; Dec22; Dec23'11. nom

Arthur av, 1926, see Tremont av, 630-8.

Brook av, 1415, (11:2896) ws, 125 n 170th, 25x90, 1-sty fr dwg; Tuben Realty Co to Merchants Lloyds Realty Co, 44 Court, Bklyn; mtg \$2,000; Dec26'11. O C & 100

Belmont av, (11:3075) sec 188th, 95x200 to ws Cambrelling av, except part for 188th, vacant; Wm McCracken to Frank C Buckout, nwc Ryer & Burnside av; mtg \$15,500; Dec23; Dec26'11. O C & 100

Boston av, (12:3254) sec 344.6 ne Perot, 49x93.9x49.6x100.11, vacant; Eliz M Fitzpatrick et al to Louis S Bickwort, 29 Fletcher av, Mt Vernon, NY; AT; mtg \$1,128 & AL; Dec12; Dec26'11. 1,600

Brook av, 1251-3, (9:2396) ws, 238.11 n 168th, runs w56.11xn0.2xw33xn41.11x90 to avx84.9 to beg, 5-sty bk tnt; Baruch H Hirschfeld to Abr Miodownik, 1 E 111, & Rosa R Hirschfeld, 1251 Brook av; mtg \$34,000; Dec20; Dec27'11. nom

Bolton av, ws, 175 n Story av, see 177th, E, es, 175 n Story av.

Boone av, 1495, (11:3008) ws, 225 s 172d, 25x100, 3-sty fr tnt; Estates Settlement Co to Jos G Switzer, 2 Union sq; AL; Dec 21; Dec27'11. 125

Bolton av, ws, 150 n Story av, see 177th, E, es, 150 n Story av.

Belmont av, (11:2945) nec 175th, 100x100, vacant; Ralph Bellino to Farulolo Realty Co, 45 E Houston; Dec23; Dec27'11. O C & 100

Belmont av, (11:2945), same prop; re mtg; American Mtg Co to same; Dec26; Dec27'11. 15,000

Brook av, 531-3, (9:2293) swc 149th, (No 456), 35x90x43.11x90.5, 5-sty bk tnt & str; Wm G Rose to Mary S White, at Mamaronck, NY; mtg \$55,000; Dec27; Dec28'11. O C & 100

Bryant av, es, at sec West Farms rd, see West Farms rd, 1160.

Caldwell av, 916, (10:2631); asn rents to secure \$140; Lizzie McCarthy to Rose Lukather, 931 Hunts Point av; Dec5; Dec 22'11. nom

Cypress av, 82-6, (10:2561) nec 132d Nos 671-5), 70x75, 1-sty fr office and 2 1-sty fr bldgs; also 133D ST, (10:2546) ss, 425 w Cypress av, 100x110, vacant; Augustus Gareiss et al, heirs, &c, Augustus Gareiss decd to Caroline Gareiss widow, 2999 Marion av; B&S; Dec18; Dec23'11. 24,750

Cambreling av, swc 188th, see Belmont av, sec 188th.

Decatur av, (12:3349) ns, 120 w 205th, 50x100, vacant; Abr Cahn to Leonard J Langbein, 696 Decatur, Bklyn, EXR Louise Langbein; mtg 3,500 & AL; Dec22; Dec 23'11. O C & 100

Eagle av, 895, (10:2620) ws, 43.9 n 161st, 18.9x100, 4-sty bk tnt; Sinnott Co to Curt E H Mantler, 176 Ocean av, Jersey City, NJ; mtg \$7,500; Dec21; Dec22'11. O C & 100

Eastchester rd, ws, at line bet lands Westchester & Bronx Realty Co, see Saw Mill la, plot bounded n by lands, &c.

Eastchester rd, nwc Saw Mill la, see Saw Mill la, plot bounded n by lands, &c.

Forest av, 890, (10:2658) es, 209.6 n 161st, 24x100, 3-sty fr tnt; also TINTON AV, 891, (10:2658) ws, 210.6 n 161st, 24x100, 3-sty fr tnt; Margt J Tyrrell et al to Albt A Richards, Englewood Cliffs, NJ; A L; Dec23; Dec27'11. nom

Forest av, (10:2658) es, 233.6 n 161st, runs e100xs24xe69.11xn24xe—to es(?) Tinton avxn6xw269.11 to es Forest av xs6 to beg, 1-sty fr bldg & 2-sty fr dwg; Margt J Tyrrell et al to Mary J Herger, 761 E 163; Dec23; Dec27'11. nom

Forest av, (10:2655) es, 225 n 156th, 55.4x135x54.2x135, vacant; Chas Mayer to Sophia Mayer, 41 E 72; Dec22; Dec23'11. nom

Forest av, (10:2655) es, 225 n 156th, 55.4 x135x54.2x135, vacant; Mary A & Julia Coleman to Chas Mayer, 41 E 72; Dec15; Dec22'11. nom

Grand av, 2412, (11:3199) es, 201.4 s Fordham rd, 15x88.11x15x87.7, with AT to land in bed of av, 2-sty bk dwg; Francis J Ryan to Rosina M Ryan, 2408 Grand av; Dec26; Dec27'11. O C & 100

Gleason av, (*) ss, 50 w 171st, —x—, being lots 678-679 map Gleason property; also 171ST ST, (*) ws, 106.8 s Gleason av, 50x139.6x—x116.10; Peoples Trust Co of Bklyn TRSTE Jos J Gleason to Frank Lacativa, 205 E 109; Dec12; Dec22'11. 1,350

Gleason av, ss, 50 e 171ST, see 172d E, ws 150 n Gleason av.

Harrington av (*) ns, 175 e Mapes av, 25x100; re mtg; Percy S Dudley to Anna Vogel, 1531 Vyse av; QC; Dec6; Dec28'11. 468

Hill av, (*) es, 200 s Jefferson av, 50x100, Edenwald; Ella J Wachter to Louise A Wachter, 71 E 87; Nov17; Dec28'11. nom

Honeywell av, (11:3124) nwc West, 63.4 x78.10x62.8x87.11, vacant; Philip Kaufman to Philip Kaufman & Son, a corp, 1355 Odell; mtg \$6,500; Dec26; Dec27'11. O C & 100

Hoe av, sec 167TH, see 167th E, gore block, etc.

Jerome av, 2347, (11:3198) ws, 18 n North, 18x79.11, 3-sty bk tnt & str; Jas M Scofield to Emma C Haake, 201 W 105; mtg \$9,800; Dec22; Dec23'11. O C & 100

Jerome av, 2347; Margt J Ellis to Jas M Scofield at White Plains, NY; mtg \$9,800; Dec22; Dec23'11. O C & 100

Jackson av, 1176-8, see Jackson av, 1172-4.

Jackson av, 1172-4, (10:2652) es, 155.6 n Home, 50x87.6, 5-sty bk tnt; also JACKSON AV, 1176-8, (10:2652) es, abt 210 n Home, 50x87.6, 5-sty bk tnt; David Schneider, 57 Sheriff, to Saml Reiner, 76 So 2d, Bklyn; AL; Dec18; Dec23'11. nom

Jefferson av, (*) ss, 75 e Oakes av, 25x100; Annie Tuchman to Margt Tuchman, 1426 Glover; Nov8; Dec27'11. nom

Jackson av, (10:2639) ws, 214.10 n 163d, 106x75, owned by party 1st pt; party wall agmt to 1/2 int in s wall; Otilie M Hochreiter, 688 E 133, with Columbia Constn Co, 3210 3 av; Dec28'11. nom

Katonah av, 4319-25, (12:3378) swc 238th, 100x85, 4-2-sty fr dwgs; Picone Realty Co to Alfonso Di Benedetto, 59 Greenpoint av, Bklyn; AL; Dec23'11. O C & 100

Kossuth av, sec Byron, see Byron, sec Kossuth av.

Leland av, ws, abt 208 n Clason Point rd, see 156th, 328 E.

Leland av, (*) es, 350 n Gleason av, —x—, & being lots 275 to 279 & 290, map Gleason property; Oliver E Davis to Jennie Tackney, 355 E 135; Dec22; Dec23'11. O C & 100

Longfellow av, (11:3007) es, 75 s Jennings, 25x100, vacant; Curt E H Mantler to Peter Sinnott, 967 E 165; Dec19; Dec 22'11. O C & 100

Ludlow av, swc 177th, see 177th, E, es, 331.9 n Ludlow av.

Morris Park av, (*) ss, 25 e Garfield, see 115th, 427 E.

Morris Park av, (*) ns, 490 e White Plains rd, 100x95; Hugh F McLaughlin to Church of Our Lady of Solace, 1676 White Plains rd; mtg \$18,000 & AL; Dec26; Dec 27'11. nom

Morris Park av, (*) ns, 340 e White Plains rd, 100x95; also PLOT (*), begins 340 e White Plains rd at point 95 n along same from Morris Park av, runs e100xn50 xw100xs50 to beg, with right of way over strip to Morris Park av; mtg \$13,000; also MORRIS PARK AV, (*) ns, 290 e White Plains rd, 50x95, with AT to temporary right of way 30 ft wide in front; mtg \$1,000; John P McCabe to Church of Our Lady of Solace, 1676 White Plains rd; Apr12'10; Dec27'11. nom

Morris Park av, (*) ns, 490 e White Plains rd, 100x95; Regent Realty Co to Hugh F McLaughlin, 1720 Holland av; AL; Dec21; Dec26'11. O C & 100

Morris Park av, (*) sec Van Buren, 52x—x50x97.6, except parts for Morris Park av & Van Buren; Martin Geiszler et al to Nicholas Serracino, 1751 Taylor av; mtg \$2,500; Dec22; Dec26'11. O C & 100

Morris av, ws, abt 42.1 n 139TH, see 139th, 251-5 E, Manhattan.

Nelson av, (11:2876) ws, 187.6 s Brandt pl, 37.6x100, 4-sty bk tnt Harry N French ref to Frank E Linck, 106 W 102; FORECLOS; Dec21; Dec28'11; \$1,000 over & above 1st mtg of \$21,000 & costs. 1,000

Olmstead av, (*) sec Starling av, 155x100, Unionport; Cecilbert Realty Co to Starling Realty Co, 1 W 34; mtg \$7,200 & AL; Dec20; Dec22'11. O C & 100

Perry av, 2983, (12:3292) nws, 387.4 ne Bedford Park Blvd, 19.5x115.8x19.5x114.8, 3-sty bk dwg; Nicholas Oliver to Margt Oliver, 2983 Perry av; AT; mtg \$6,000 & A L; Sept6; Sept27'11. nom

Robbins av, 600-2 (Jackson av), (10:2642) ses, 100 sw 151st, 50x105, 6-sty bk tnt & str; re mtg; Lena Adler to Brocaval Realty & Holding Co, 63 Park Row; QC; Dec15; Dec22'11. O C & 100

Robbins av, 449, (10:2557) ws, 376 s 147th, 25x146.11x25.3x150.7, 4-sty bk tnt; Picone Realty Co to Alfonso Di Benedetto, 59 Greenpoint av, Bklyn; AL; Dec 23'11. O C & 100

Road from Eastchester to Westchester, ws, 1748 sw Boston rd, see Saw Mill la, plot bounded n by lands, &c.

Road from Westchester to Eastchester, ws, at sec premises, &c, see Saw Mill la, plot bounded n by lands, &c.

Starling av, see Olmstead av, see Olmstead av, sec Starling av.

So Boulevard, 163-71, see 135th, ns, 95 e Cypress av.

So Boulevard, (11:3113) nwc 184th, 37.11 x115x37.6x120.11, vacant; Caroline Gareiss et al, heirs, &c, Augustus Gareiss, decd, to Augustus Gareiss, 302 Mosholu Pkway; B&S; Dec18; Dec23'11. 8,500

So Boulevard, (11:3113) ws, 37.11 n 184th, 37.11x109.3x37.6x115; Same to Bertha C Golden, 3146 Perry av; B&S; Dec18; Dec23'11. O C & 100

So Boulevard, (11:3114) swc 186th, 30.4 x113.2x30x108.6; Caroline Gareiss et al, heirs, &c, Augustus Gareiss, decd, to Caroline W Rauh, 3003 Marion av; B&S; Dec18; Dec23'11. 6,500

Stebbins av, (10:2690) swc 164th (No 872), 77x40.10x73.10x19, 3-sty bk dwg; Jno N Luning to Sinnott Co, 967 E 165; Dec22; Dec26'11. O C & 100

Story av (*) sec 176th, 200 to 177th x 46x—x62; also LUDLOW AV, (*) sec 175th, 200 to 176th x100; Peoples Trust Co as TRSTE Jos J Gleason to Richd R Maslen, 217 W 125; Dec12; Dec22'11. 1,158

Story av, swc 177th, see Story av, sec 176th.

Stebbins av, 1382, (11:2965) es, 44.3 n Jennings, 25x105x25x103.10, 2-sty fr dwg, 1-sty ext; Alois L Ernst to Ellen Quinn, 521 W 151; AL; Dec23; Dec27'11. O C & 100

Tinton av, 621-3, (10:2653) nwc 151st (No 795), 41.8x100x42x100, 5-sty bk tnt & str; re mtg; Theo J Chabot to Wales Constn Co, 230 Grand; Dec20; Dec22'11. nom

Tinton av, 621-3; Wales Constn Co to Fanny Gruen, 401 E 52; Dec21; Dec22'11. O C & 100

Teller av, 1053, (9:2433 & 2428) ws, 119.5 n 165th, 20x100.1, 3-sty bk dwg; Phelan Bros Constn Co to Thos F Burke, 736 St Ann's av; mtg \$8,000 & AL; Dec23; Dec26 '11. O C & 100

Teller av, 1055, (9:2433) ws, 139.5 n 165th, 20x100.1, 3-sty bk dwg; also TELLER AV, 1065, (9:2428) ws, 239.5 n 165th, 20x100.1, 3-sty bk dwg; Johana Schlosser to Martin B Hofman, 161 W 36; mtg \$18,500; Nov1; Dec27'11. O C & 100

Teller av, 1065, see Teller av, 1055.

Tinton av, ws, abt 233.6 n 161st, see Forest av, es, 233.6 n 161st.

Tremont av, 630-8, (11:2947) sec Arthur av (No 1926), 89.6x145x70.10x144.3, 2-sty fr dwg & vacant; Wm C Bergen to Mount Hope Bldg Co, 130 W 180; mtg \$39,500 & AL; Dec26; Dec27'11. O C & 100

Tinton av, 891, see Forest av, 890.

Vyse av, 1482, (11:2995) es, 275 n Jennings, 25x100, 2-sty fr dwg; Wm F Deltz to Geo Bornscheuer, 1512 Hoe av; Dec21; Dec22'11. O C & 100

Valentine av, (12:3305) ws, 150 n Travers, 75x170, vacant; John H Judge (Ref) to Edw M Clarke at Roselle Park, NJ; FORECLOS; Nov23; Dec22'11. 5,000

Vyse av, 1438, (11:2994) es, 137.6 s Jennings, 37.6x100, 5-sty bk tnt; Peter Sinnott to Jno N Luning, 2 W 34; mtg \$26,000; Dec22; Dec26'11. O C & 100

Washington av, 1932-4, (11:3043) sec, old line, 173 ne Tremont av, old line, 50x100, except pt for av, 2-sty bk garage; Axel H Seadale to Mabel M Seadale, his wife, 1929 Washington av; mtg \$21,700; Dec12; Dec22 '11. O C & 100

Washington av, 1133, (9:2388) nwc Gouverneur pl (No 467), 20x92.7x20.4x92.8, 5-sty bk tnt & str; Aug Jacob to Carrie Buchmiller, 15 Gouverneur pl, Bronx; QC; AL; July10; Dec22'11. nom

West Farms rd, swc 167TH E, see 167th E, gore block.

Washington av, 1804, (11:2916) sec 175th (No 480), 104x46.10x103.11x46.9, 1 & 2-sty fr dwg; Chas Mayer to Sophia Mayer, 41 E 72; Dec22; Dec23'11. nom

Whitlock av, 968, (10:2734) ses, 274.4 sw Hunts Point av, 25x130.1 to lands of H R & P R R x25x131.7, 3-sty bk dwg; Geo F Johnson Jr to Morris Wolfinger & Max Lasberg, both at 843 41st, Bklyn; mtg \$7,500; Dec20; Dec26'11. O C & 100

Watson av, (*) sec 177th, 114x108x133.4 x106.8; Eliz M Grace to Michl Sholtz, 59 Rutland rd, Bklyn, & Jas K Atkinson, 1 Varuna pl, Bklyn; mtg \$1,150; Dec19; Dec 22'11. nom

Washington av, (11:3057) sec 188th, runs e96.10xs100xe95xs73xw191.10 to av xn 173 to beg, with AT to W. Lman pl adj the e 73 ft, vacant; Jas Kearney, ref, to Fifty-four Barclay St Co, 54 Barclay; FORECLOS, Oct26; Nov14; Dec28'11. 25,400

West Farms rd, 1160, (10:2754) ses, 294.7 sw Longfellow av, runs sw36.6 to es Bryant av xs13.7xe78.4xw70.8, 2-sty fr dwg; Theresa Bastone to Anton Klubnik, 320 Pleasant av; mtg \$6,500; Dec27; Dec28'11. O C & 100

Washington av, 2082, (11:3046) es, 184.8 s 180th, 25x95x23.2x95, 2-sty fr dwg; Mary E Shea to Richd P Shea, both at 593 E 180; mtg \$6,500; Dec27; Dec28'11. O C & 100

Washington av, 1766-70, (11:2916) es, 322.8 s 175th, 52.8x120, except pt for av; asn rents; Third Av Bldg Co to Philip & M H Sugerman, 136 W 118, & F C Straat, 247 W 104, doing business as the Royal Co of NY, 93 Nassau; Dec28'11. 11,000

3D av, 3044, (9:2364) es, 25 n 156th, 25x96, 5-sty bk tnt & str; Adam Renz, Sr, to Hermine Espauburger, 651 E 230; mtg \$10,000; Dec21; Dec22'11. O C & 100

Plot A, (*) map Gleason prop; Peoples Trust Co TRSTE Jos J Gleason to Seitz Realty Co, 200 E 33; Dec12; Dec22'11. 1,180

Plot (*) begins 340 e White Plans rd at point 145 n along same from Morris Park av, runs e100xn25xw100xs25 to beg, with right of way over strip to Morris Park av; Richd G Barter to Church of Our Lady of Solace, 1676 White Plains rd; AL; Apr 12'10; Dec27'11. nom

N Y C & H R R R Co, (13:3418, 3419 & 3420) es, at n lands Lewis L Delafield et al, at Riverdale, now indicated by marble monument, runs se2.2 & through another monument marked IX 629.11 from pt of beg x irreg to cl of an old la xse375.4 to swc lands of Maturin L Delafield as shown on map (1563) showing n boundary of Est Jos Delafield w of Riverdale av, &c; boundary line agmt, &c; Moses T Pyne, at Princeton, NJ, with Cleveland H Dodge & Grace, his wife, & Grace H Dodge, all near W 247, w of Independence av; Ncv23; Dec 28'11. nom

MISCELLANEOUS CONVEYANCES.

Borough of the Bronx.

General release; Emma A Niebelschutz, 1606 2 av to Smith Williamson at White Plains, NY, EXR Phebe Crawford; Dec20; Dec26'11. 10,950.50

General release; Robt W Brins, 512 E 119 to same; Dec20; Dec26'11. 11,925.39
General release; Geo F Stock GDN Louis W Stock to same; Dec20; Dec26'11. 12,013.19
General release; Cora M & Clara B Butler to same; Dec20; Dec26'11. 12,063.20
General release; Wm J Becker firm of Henry Bischoff & Co, the assignee of Emma A Niebelschutz to same; Dec20; Dec26'11. 1,055.54

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. 22, 23, 26, 27 & 28.

Broome st, 288, (2:414) str & b; Harris & Abr Cohen to Saml Levin, 288 Broome; 8yf May1'13; Dec22'11. 1,740
Broome st, 39, (2:326) sec Lewis; str & ground fl, rear loft "A"; The Minsker Realty Co to Hyman Cherrnay, 271 Broome; 5yf Feb1'12; Dec26'11. 1,200 & 1,320
Cherry st, nwc Clinton, see Clinton, 251.
Clinton st, 251, (1:257) nwc Cherry, str & b; Jno A Anger to Patk Conlan & Michl Touhey, both at 251 Clinton; 5yf May1'12; Dec28'11. 1,000
Clinton st, 222-4 (1:269) all Julius Israel to Abr Lipshitz, 34 Monroe & Jos Feinstein, 33 Market from Jan1'12 to Dec31'14; Dec26'11. 6,264
Greenwich st, 719-21, (2:632), 37.10x76.7 x40.7x92, ss, all; Geo A Macdonald to Jos Katscher, 586 11th, Bklyn, & Sylvain Leh, 205 E 61, firm Continental Warehouse Co, on premises; 9 7-12yf Oct1; Dec28'11. taxes, &c, & 4,201.68
Houston st, 273 E, (2:350), all; Lillian Weber to S Hirsh & Ph Hurwitz, both at 278 E Houston; 4 8-12yf Sept1; Dec28'11. 1,850
Houston st, 278 E, (2:397), parlor fl & 2, 3 & 4 fs; Tillie Tauszig to Philip Hurwitz, 278 E Houston; 5yf Sept1; Dec27'11. 1,680 & 1,740
Levis st, sec Broome, see Broome, 39.
Mott st, 125 (1:237) str & b; Frank Teti to Vito Papa, 121 Mott; 3yf May1'12; Dec26'11. 1,200
McDougal st, 40-2, (2:518), all; Remigio Sciarillo & ano to Jno Marino, 201 Spring; 3yf July1; Dec27'11. 4,300
Monroe st, 157, (1:269) all; Max Kalowetzky & ano to Aaron Ehrman, 132 Eldridge; 3yf Jan1'12; Dec28'11. 3,106
Willett st, 68-70, (2:338) bldg in rear of the Synagogue; Rzezower Verbrunderunges Verein to Chas Samuel, 68 Willett; 5yf Oct1; Dec26'11. 1,600
West st, 222, (1:185), n str; Fredk Weinstein to Jas McGrath, 264 W 22; 3 5-12yf Dec1; Dec28'11. 900
William st, 165-7, (1:92); asn Ls; Christopher H Davidsmeyer to Chas Meyer, 167 Wm; Dec26; Dec28'11. nom
3D st, 136 E (2:430) asn Ls; Anna Faeth heir & Margaretha Oberle to Margaretha Faeth, 138 E 3; Dec23; Dec26'11. nom
122D st, W, swc 8TH av, see 8 av, swc 22.
123D st, 351-3 E, & 1ST av, 393, (3:929), str back r & b; Mary L Day et al to Jas Everards Breweries, 12 E 133; 1yf Dec1 (option 9y ren); Dec22'11. 2,200
32D st, 318-24 E, (3:937) 3d loft; Frambro Realty Co to Edw H Rogers, 653 1 av; 5yf Feb1'12; Dec26'11. 4,000
39TH st, 610-2 W, (3:684), 50x100, all; Jacob Mayers to J M Kohler Sons Co, at Sheboygan, Wis; 5 3-12yf Feb1'12 (with option to purchase for \$60,000); Dec22'11. 3,400
39TH st, 8 W, (3:840), parlor fl & 4th & top fs; Barnet House to Eliz, Lena & Martha L Host, doing business as Host, 8 W 39; 6yf Sept15; Dec27'11. 5,250
42D st, 128 W, (4:994) ss, 275 w 6 av, 25 x98.9, all; Jennie E Thorley to Pease Piano Co, 128 W 42; 21yf May1'15; Dec27'11. taxes, &c, & 11,250 & 12,500
42D st W, nec Bway, see Bway, nec 42d.
42D st, 147-9 W, see Bway, 1472-80.
42D st W, nec Bway, see Bway, nec 42.
47TH st, 23-5 E, (5:1283) nwc Mad av, 44.9x100.5, all; Florence Amsinck to Carlton Chambers & Co, 542 5 av; 21yf Jan1'12 (with ren); Dec28'11. taxes, &c, & 20,000
53D st E, nwc 3D av, see 3 av, 876.
59TH st, 101-3 E, (5:1394) nec Park av, 45x100.5, all; The Wilmurt Realty Co to Wm M Thomas, 35 W 30; 21yf May1'08; Dec28'11. taxes, &c, & 6,000 to 9,000
78TH st E, swc 3D av, see 3 av, 1372.
86TH st, 346 E, (5:1548), b; Cath Schutt to Saml Schwartz, 340 E 86; 5 4-12yf Jan1'12; Dec28'11. 360
86TH st, 344 E, (5:1548) b, str & ft pt c with garden in rear; Cath Schutt to Saml Schwartz, 340 E 86; 5yf May1'12; Dec28'11. 600
90TH st, 2 W, (4:1203) ss, 25x100, 6-sty garage; Mary A Heydecker, 4 W 90, to Hudson River Garage Co, 84-86 West End av; 1 1/2yf Jan1'12; Dec27'11. 3,600
107TH st, 87 E, (6:1613), all; Golde & Cohen, a corp, to Bessie Kuschner, 1608 Mad av; 5yf Dec1; Dec27'11. 5,150

107TH st, 79 E, (6:1613), all; Golde & Cohen, a corp, to Bessie Kuschner, 1608 Mad av; 5yf Dec1; Dec27'11. 4,724
112TH st, 151 E, (6:1640), all; Golde & Cohen, a corp, to Bessie Kuschner, 1608 Mad av; 5yf Dec1; Dec27'11. 3,544
140TH st, 60 W, (6:1737), all; Ada Brower to Jew Wing, 31 1/2 Pell; 5yf Jan1'12; Dec27'11. 3,700
Av C, 212, (2:382), asn Ls; Katie Cytryn to Harry Cytryn, 700 E 13; Dec15; Dec22'11. O C & 100
Broadway, 2160, (4:1168) 2d fl & b; Jos W Jones to The Jones Speedometer, 2160 Bway; 3yf Oct1; Dec22'11. 3,000
Broadway, 1472-80, (4:995 & 994) nec 42d (Nos 147-9), runs e112.10xn100.5xw 140.9 to Bway xs104.3 to beg, with AT to easements, &c; asn Ls recorded Dec2'09, with rens; lessee to erect new bldg; Broadway Corner Co, 44 W 18, to Longacre Land Co, 62 Cedar; Dec18; Dec23'11. nom
Broadway, 1472, (4:995 & 994) nec 42d, str, 15x—14.6x35; Longacre Land Co to Broadway Corner Co, 44 W 18; f Oct1'12 to Apr30'30; Dec23'11. O C & 10
Broadway, (4:995 & 994) nec 42d, str, with easements, &c; agmt & consent to sub-lease & asn Ls dated Dec18'11; Jas R Roosevelt et al TRSTES Wm Astor, decd, for Jno J Astor, 23 W 26, with Broadway Corner Co, 44 W 18 & Longacre Land Co, 62 Cedar; Dec22; Dec27'11. nom
Broadway, (4:995) nec 42d; agmt as to defaults under Ls of Longacre Land Co; Jas R Roosevelt et al, TRSTES Wm Astor for Jno J Astor, 23 W 26, with Broadway Corner Co, 44 W 18; Dec21; Dec28'11. nom
Madison av, nwc 47th, see 47th, 235 E.
Park av, nec 59TH, see 59th, 101-3 E.
St Nicholas av, 1367, (8:2162), re-asn Ls; Davies J Marshall to Thos Mortimer of B of Q, NY, & Wm Coyle, 660 W 180; Dec27'11. nom
1ST av, 643 (3:942), str & front pt c; Anna C Jones to Cecilia M Cleary, 2435 1 av; 5yf Dec1'11; Dec27'11. 900 & 1,200
1ST av, 393, see 23d, 351-3 E.
2D av, 531, (3:910), str fl & rear 1/2 of b; Mary Finley to Max Wexler, 531 2 av; 3yf Oct1 (3 yrs ren at \$720); Dec27'11. 600
3D av, 1126, (5:1400) str & rear b; F W A Hussels to Luigi Avventi, 318 E 106, & ano; 2 10-12yf Jan1'12; Dec23'11. 960
3D av, 1372, (5:1412) swc 78th, n str; Therese E McGlynn to Terrence Heslin, on premises; 5yf May1'13; Dec22'11. 1,320
3D av, 33, (2:465) str & b; also 9TH ST, 203 E, b; Anna M Brown to Fritz Hartmann, 206 E 9; 3yf Dec1; Dec22'11. 1,800
3D av, 876, (5:1308) nwc 53d; agmt accepting improvements under Ls; Henrietta Miller, of Bklyn, with Jas J Connelly, 876 3 av; Dec28'11. 850
3D av, 876, (5:1308) nwc 53d, asn Ls; Jas J Connelly to Wm & Thos Lynch, 203 E 61; Dec28'11. nom
6TH av, 170, (2:576) asn Ls; Peter O'Rourke to Thos F Smith, 170 6 av; mtg \$7,000; Dec19; Dec22'11. nom
6TH av, 467-9, (3:804) all; Fredk J Seelig to Elias Trinz, 134 E 13; 1yf Dec1; Dec26'11. taxes & 17,500
8TH av, 2748, (7:2031) str & b; Josephine Goldsmith to Peter J McAuley, 2748 8 av; 5yf Oct1'11; Dec22'11. 1,800
8TH av, (3:745) swc 22d, 57x100, the land; Kath T Moore to Jas S Cushman, 26 E 95, & Wm H Silk, 101 W 86; 21yf Marl'12 (option of rens); Dec22'11. taxes, &c, & 4,500
8TH av, (3:745); same prop; asn Ls; Jas S Cushman & Wm H Silk (with consent of Kath T Moore) to Allerton Realty Co, 240 W 23; Dec15; Dec22'11. nom
8TH av, (3:745); same prop; consent to asn Ls; Kath T Moore to Allerton Realty Co & Jas S Cushman & Wm H Silk; Dec15; Dec22'11. nom

LEASES

Borough of the Bronx.

Kelly st, 886, (10:2710) cor Intervale av, most easterly str & b or c on Intervale av; Winnie Realty & Constn Co to Saml Frieszel, 886 Kelly; 5yf Nov1'10; Dec27'11. 600 & 900
163D st E, sec Melrose av, see Melrose av, 924.
163D st E, sec 3D av, see 3 av, sec 163.
Classon Point rd, swc Westchester av, see Westchester av, swc Classon Point rd.
Intervale av, c Kelly, see Kelly, 886.
Intervale av, 1110, (10:2706) str & 2d fl & pt b or c; Herman Knabe to Agnes Gaudert, 2060 Newbold av; 5yf Jan1'12; Dec27'11. 480 & 600
Melrose av, 924, (9:2384) sec 163d; asn Ls; Jos Windvisch to Richd McConnell, 924 Melrose av; Dec4; Dec23'11. nom
Park av, 3830, see Park av, 3776.
Park av, 3776, (11:2902) all; also PARK AV, 3830, (11:2903) all; Wm J Diamond to Louis & Sophie Bendes, 1543 Webster av; 5yf Jan1'12; Dec26'11; No 3776 at \$4,000 & No 3830 at \$4,700
Riverdale av, (13:3424) ws, 100 s 254th, 1st fl & space in rear, 50x50; E Bames to Jacob Kaiser, 1315 Hoe av; 5yf Nov1; Dec26'11. 84
Wales av, 643, (10:2643) c str & pt b; Gustavus & Edw Robitzek to Perry Northrup, 30 Bradhurst av; 5yf Nov1; Dec23'11. 720 & 900

Washington av, 940, (9:2385) ws, 109.6 n 163d, 36.7x149.6x36.7x149.8, all; Nathan Jacobs to Chas Doll, 68 E 129; 3yf Dec1'11; Dec27'11. 3,700
Westchester av, (*) swc Clason's Point rd; re-asn Ls; Wm Zoll to Jno Anderson, 629 E 134; Dec27'11. nom
3D av, (10:2620) sec 163d; agmt as to cancellation & re of Ls; Adelia M Lanckenau with Northern Bank of NY, 215 W 125; Nov17; Dec23'11. 1,170
3D av, 2942, (9:2362), all; Sebastian Mauer to Wm Fackiener & Cath & Terese Eckhardt, doing business at C Eckhardt, 2943 3 av; 4y&8 1/2 mosf Aug15'09; Dec28'11. 2,700

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. 22, 23, 26, 27 & 28.

Broome st, 344-6, (2:478) nwc Bowery (Nos 150-4) 101.1x38.3x99.3x60; Dec20; Dec22'11, due Oct18'12 interest as per bond; Christina S Wylie to Farmers Loan & Trust Co, 22 Wm. 5,000
Bleecker st, 115-7, (2:534) ns, 50 e Wooster, 50x100; Dec27; Dec28'11, 5y4 1/2%; Morris Weinstein to Lawyers Title Ins & Trust Co, 160 Bway. 33,000
Broad st, 121, (1:5) es, 107 se Front, 22.4x75.8x21.9x75.10; ext of \$15,000 mtg to Dec28'16 at 4 1/2%; Dec28'11; Havens Relief Fund Society with Fredk Fajen, 8 South & Hermann H Fajen, 480 13th, Bklyn. nom
Division st, 107, (1:282) swc Pike (Nos 2 & 4), 21.5x— to E Broadway (No 116); leasehold; also DELANCEY ST, 34, (2:420) nwc Forsyth (Nos 135-9), 25x80, fee; pr mtg \$43,000; Dec27'11; 5y6%; Lewis or Louis Kresner to Hugh Hill, Irvington, NY. gold 30,000
Delancey st, 34, see Division, 107.
East Broadway, 116, see Division, 107.
Eldridge st, 193, (2:421); sal Ls; July12, Dec22'11; demand, 6%; Max Weiss to Eastern Bwg Co, 205 Bushwick av, Bklyn. 200
Eldridge st, 197, (2:421) ext of \$26,000 mtg to Oct31'16 at 5%; Oct30; Dec22'11; Margt E Putnam & ano trste, &c, Albt E Putnam with Sarah Weinstein. nom
Essex st, 9, (1:297) ws, 220.6 s Hester, 20x87; Dec22'11; 5y5%; Morris Wishengrad to Caroline G Coddington, Englewood, NJ. 18,000
Front st, 65, (1:34) ses, 94.9 sw Old sl, 20.6x86.10; equal lien with mtg recorded Dec28'08; Dec28'11, 5y4 1/2%; Preferred City Real Est Co to Greenwich Savgs Bank, 246-8 6 av. 2,500
Forsyth, 135-9, see Division, 107.
Front st, 47, (1:34) ses, 71.5 ne Coenties sl, 20.7x81.9x20.4x81.4; ext of \$15,000 mtg to Dec22'16 at 4 1/2%; Dec22'11; Woman's Hospital in State NY with Stanley Jordan & Co. nom
Grand st, 525, (1:288) sws, abt 30 w Henry, runs sw44.6 to ns Henry (No 325) xw16.9xne52.11 to Grand, xse16.10 to beg; Dec22'11; 5y5%; Geo D Bartholomew to American Mtg Co. 6,500
Grand st, 546, (2:326) ext of \$28,450 mtg to Marl'16 at 5%; Oct20; Dec26'11; Alfred R Conkling with Pincus Margulius & Israel Tamases. nom
Goerck st, 102, (2:324) es, 221.7 n Rivington, 25x98.9; PM; pr mtg \$22,000; Dec26; Dec27'11; due Dec26'19, 6%; Rosa Seidman of Bklyn to Saul Oliner, 97 Clinton. 5,000
Henry st, 325, see Grand, 525.
Monroe st, 280, see Monroe, 262.
Monroe st, 262, (1:261) ss, 150.6 w Jackson, 25.1x97.10; Dec22'11; 2y6%; Malka Lasky to Isaac Katz, 1454 Wilkins av. 3,000
Monroe st, 262, (1:261) ss, 150.6 w Jackson, 25.1x97.10; also MONROE ST, 280, (1:263) ss, 100 e Jackson, 25x95; pr mtg \$— Dec22'11; 1y6%; Malka Lasky to Ignatz Katz, 1454 Wilkins av. 1,000
Monroe st, 262, (1:261) ss, 150.6 w Jackson, 25x97.10; Dec22'11; 5y4 1/2%; Malka wife David Lasky to Annie R Gilbert, 563 Park av & ano trste Riley M Gilbert. 20,000
Monroe st, 262; sobrn agmt; Dec22'11; same & Jonas Weil & Bernhard Mayer with same. nom
Monroe st, 262; sobrn agmt; Dec22'11; Malka Lasky, 280 Monroe & Jonas Weil, 21 E 82; Bernhard Mayer, 41 E 72 with Isaac & Mary Katz, 1454 Wilkins av. nom

THE GEORGE A. JUST CO.

239 VERNON AVENUE
LONG ISLAND CITY NEW YORK

IRON WORK FOR BUILDINGS

Mott st. 61. (1:200) ws, 100 n Bayard, 25x100; Dec26'11; 5y5%; Louis & Max Levy & Bessie Marks exrs Lena Bimberg to Lawyers Mtg Co, 59 Liberty. 25,000

Madison st. 82. (1:276) ss, abt 117.6 e Catherine, 25x100; pr mtg \$25,750; Dec22; Dec28'11, 3y6%; Harris Celnik, 55 Eldridge & Morris Cohen, 165 Lenox av, to Jno Morrissey, 70 Lenox av. 1,000

Mott st. 61. (1:200) ws, 100 n Bayard, 25x100; Dec26; Dec28'11, 1y—; Louis Levy, 1854 7 av, to Max Levy, 16 E 87, exr Lena Bimberg & ano. 5,000

Pike st. 2 & 4, see Division, 107.

Suffolk st. 136. (2:349); ext of \$24,960 mtg to June8'17 at 4½%; Dec13; Dec27'11; Jas C Drayton exr Sylvia L Kirkpatrick, 829 Park av, with Siegmund I Herschmann, 235 W 116. nom

St Marks pl. 55, or STH st. (2:450) nes, 275 se 2 av, 25x93.11; Dec27; Dec28'11, 5y 5%; Abr Cohen to Regina Zadek, 1186 Mad av, & ano, admrs Herrmann Zadek. 32,000

William st. 167. (1:92) store ls; Dec26; Dec27'11; demand, 6%; Chas Meyer to C Henry Davidsmeyer, 325 E 31. 3,000

Water st. 605. (1:244) ss, abt 85 e Montgomery, 23x70; Dec27'11; due, &c, as per bond; Albert Busch & Henry Schwartz, Jr to Title Guar & Trust Co. 6,000

White st. 4-6. (1:191) ns, 20 e West Bway, runs n50xw20 to es West Bway (No 239) xn25xe60xs75 to st, xw40 to beg; Dec22'11; 3y5%; Edw J Kelly at Greenwich, Conn to Emigrant Ind Savgs Bk. 40,000

West st. 222. (1:185) sal ls; Dec19; Dec 28'11, demand, 6%; Jas McGrath to Lion Bwy, 104 W 108. 2,563.28

6TH st. 753 E. (2:376) nwc Av D (No 77), 52x22; Dec21; Dec22'11, 3y6%; Mary Rand, 337 Ellery, Bklyn, to Jos Stern, 49 Clinton. 1,000

7TH st. 80 E. (2:448); ext of \$42,000 mtg to Jan3'17 at 5%; Dec18; Dec27'11; Geo A Quimby committee Julia T Sneden with Harris Schatzberg & Hyman Frisch exrs Hattie Frisch. nom

8TH st. 394 E. (2:377) ss, 155 w Av D, 27.9x97.6; pr mtg \$—; Dec22; Dec23'11, 2y6%; Lazar & Harris Herskowitz to Louis W Grossmann, 1668 Lex av. 2,500

8TH st. 358-62 E. (2:377) ss, 107.5 e Av C, 50.7x97.6; Dec26'11; 5y5%; Adolph Newman to N Y Trust Co, 26 Broad. 48,500

8TH st. 358-62 E; sobrn agmt; Dec22; Dec26'11; same & Jacob & Pauline Larchan, Siegfried Baum & Henry W Schlesinger exrs Jos Larchan with same. nom

10th st. 113 W. see 6 av, 141-9.

12TH st. 148-54 W. (2:607) ss, 256.3 e 7 av, 81.3x103.3; PM; Dec20; Dec27'11; 3y5%; St Vincents Hospital of City NY, a corp, to Chas A Smith at Forked River Township, NJ, & ano, exrs Chas Smith. 58,000

15TH st. 542-4 E. (3:972) ss, 60 w Av B, 40x80; ext of \$18,000 mtg to Dec26'12 at 6%; Sept20'09; Dec27'11; Robt P Lee, Sr, with Isaac Berlin. nom

16TH st. 114-6 E. (3:871) ss, 268 e 4 av, 56.6x103.3; ext of \$262,500 mtg to Dec28'14 at 5%; Dec28'11; Lawyers Title Ins & Trust & Seth S Terry with 16th St Realty Co. nom

16TH st. 114-6 E. agmt as to share ownership in mtg; Dec28'11; Seth S Terry with Lawyers Title Ins & Trust Co. nom

18TH st. 405-7 W. (3:716) ext of \$35,000 mtg to Nov12'16 at 5½%; Nov21; Dec22'11; N Y Life Ins Co with Herman Klein. nom

20TH st. 301-3 E. see 2 av, 344-52.

22D st. 300-4 W. see 8 av, 231-5.

22D st. 263 W. (3:772) ns, 243.9 e 8 av, 18.9x98.9; Dec21; Dec22'11; 1y6%; Advance Realty & Constn Co to Margt J Hall, 503 W 111. 10,000

22D st. 263 W. certf as to above mtg; Dec21; Dec22'11; same to same.

26TH st. 213-9 W. (3:776) ns, 187.6 w 7 av, 98.9x189.3 to 27th (Nos 212-8) x98.9x 199.6; also LAND at Newark & Elizabeth, NJ, & Norwood, Ohio; pr mtg \$180,000; Oct31; Dec23'11, due Nov1'31, 6%; U S Lithograph Co to Guaranty Trust Co, trste, 28 Nassau. gold bonds, 1,500,000

27TH st. 212-8 W. see 26th, 213-9 W.

27TH st. 114-6 W. (3:802) ss, 200 w 6 av, 43.9x98.9; ext of 2 mtgs aggregating \$190,000 to Apr2'12 at 6%; Apr2'09; Dec22'11; Manhattan Life Ins Co with Wm N Heard. nom

27TH st. 114-6 W. (3:802) ss, 200 w 6 av, 43.9x98.9; also 139TH ST, 205 W, (7:2025) ns, 99.1 w 7 av, 19.2x99.11; pr mtg \$210,000; Dec21; Dec22'11, due Mar21'12, 6%; Louis & Annie Levy, 205 W 139, to Viola Hahn, 1242 Mad av. 12,000

29TH st. 139-41 W. (3:805) ns, 346.1 e 7 av, 60.6x98.9; ext of \$50,000 mtg to Dec20'14 at 6%; Dec26; Dec27'11; State Realty & Mtg Co with Twenty-fifth Constn Co, 31 E 27. nom

29TH st. 139-41 W. (3:805) ns, 346.1 e 7 av, 60.6x98.9; ext of \$20,000 mtg to Dec26'14 at 6%; Dec26; Dec27'11; State Realty & Mtg Co with Twenty-fifth Constn Co, 31 E 27. nom

34TH st. 163 W. (3:810) ns, 100 e 7 av, 25x98.9; pr mtg \$110,000; Dec21; Dec22'11; 1y5½%; Wm L Suthpin of Oyster Bay, LI to Saml Willets of Old Westbury, LI. 10,000

34TH st. 222 W. (3:783) ss, 550 e 8 av, 16.5x98.9; PM; Dec27'11; 3y5%; Maria S Simpson to American Mtg Co. 35,000

39TH st. 47 W. (3:841) ns, 712.10 w 5 av, 21.5x98.9; Dec26'11, due &c as per bond; Annie V Haas to N Y Savings Bank 81 8 av. 2,500

39TH st. 3 W. (3:841) ns, 205 w 5 av, 20 x98.9; PM; pr mtg \$25,000; Dec28'11, 1y5%; Eugene Lucas, 66 Atlantic, Jersey City, NJ, to Hezekiah Kohn, 3 W 39. 61,250

39TH st. 35-7 W. (3:841) ns, 560 w 5 av, 44x98.9; Dec28'11, 1y6%; Brunswick Realty Co to State Realty & Mtg Co, 11 Pine. 120,000

39TH st. 35-7 W; certf as to above mtg; Dec28'11; same to same.

39TH st. 35-7 W; PM; pr mtg \$120,000; Dec28'11, 1y6%; same to same. 55,000

39TH st. 522 W. (3:710) ss, 325 w 10 av, 25x98.9; ext of \$11,500 mtg to Jan1'15 at 4¾%; Dec27; Dec28'11; Michl J Savage to Albt C Hall, Stamford, Conn trste Alvah Hall. nom

40TH st. 107 E. (5:1295) ns, 150 e Park av, 21x98.9; PM; Dec26'11; 1y5%; Fortieth Street Co, 320 5 av to Fredk Allien, — Palisade av, Riverdale, NYC. 50,000

42D st. 147-9 W. see Bway, 1472-80.

42D st. 229 E. (5:1316) ns, 205 w 2 av, 20x100.5; Dec22'11; 2y6%; Henry Weiss, 1568 53d, Bklyn to Julia Apolant, 1568 53d, Bklyn. 5,000

42D st. 220 W. (4:1013) ss, 222 w 7 av, 78x98.9; PM; Dec22'11; 5y5%; Harry H Frazee to Central Baptist Church of New York, a corpn at Ams av, sec 92d. 375,000

42D st W, nec Bway, see Bway, nec 42.

44TH st. 2-4 E. (5:1278) ss, 105 e 5 av, 45x96.10; pr mtg \$190,000; Dec22; Dec26'11; 1y5%; Wetzel Bldg a corpn to Jno W Sterling, 912 5 av. 20,000

44TH st. 2-4 E; certf as to above mtg; Dec21; Dec26'11; same to same.

45TH st. 556 W. see 11 av, 608.

45TH st. 231 E. (5:1319) ns, 275 w 2 av, 25x100.5; pr mtg \$15,000; Oct5; Dec28'11, 1y without interest; Sarah Goldman to Alex Arbib, trste, 106 Central Park W. 12,389.92

45TH st. 601 W. see 11 av, 609.

47TH st. 204 E. (5:1320) ss, 95 e 3 av, 30x100.5; Nov22; Dec23'11, 1y5%; Matilda Mahr, 326 W 78, to Francis Merges, 326 W 78, trste Emma Merges for benefit Florence A Merges. 25,000

47TH st. 156 W. (4:999) ss, 200 e 7 av or Bway, 16.8x100.4; PM; pr mtg \$22,000; Nov 6; Dec22'11, 3y6%; Palace Theatre & Realty Co to Somersset Investing Co, 43 Cedar. 18,000

48TH st. 128 W. (4:1000) ss, 305 w 6 av, 20x100.5; PM; Dec21; Dec22'11, due Jan3'15; 5%; Theresa Abelson to Emma H Kas- kel, 48 E 72 & ano exrs Rosalie Honig. 30,000

50TH st. 520 W. (4:1078) ss, 300 w 10 av, 25x100.5; Dec22'11, due as per bond; Matilda Fitzsimons to Title Guar & Trust Co. 10,000

50TH st. 225 E. (5:1324) ns, 265 e 3 av, runs n90xw5xn3.10 to e l Eastern Post rd xne27.11xs107 to st xw20 to beg; PM; Dec 27'11; 5y5%; Louise Belland to Margt S Todd, 233 W 83. 7,000

50TH st. 51 W. (5:1266) ns, 621 w 5 av, 15x100.5; leasehold; Dec26; Dec27'11; 5y 6%; Frank N Patterson, 51 W 50 to Chas E Perkins, 165 Hancock, Bklyn. 13,700

51ST st. 518 W. (4:1079) ext of \$9,000 mtg to Jan28'15 at 4½%; Dec19; Dec26'11; Greenwich Savgs Bank- with Margt F Creegan, 257 W 129. nom

51ST st. 64 W. (5:1266) ss, 93.3 e 6 av, 19.4x100.5x17.1x100.5; Dec28'11, 1y5%; Wm H King to Franklin Savgs Bank, 656 8 av. 5,000

52D st. 29 W. (5:1268) ns, 453.6 e 6 av, 17x100.5; Dec27'11; 5y4½%; Geo B Mark- ham to Chas E Rhineland, 6 W 32 & ano, exrs Ellen H Cothel. 35,000

53D st. 139 W. (4:1006) ns, 337.6 e 7 av, 18.9x100; Dec27'11; 3y5%; Cath H Finney, 139 E 53, to DeWitt C Romaine, 473 Hud- son. 6,000

54TH st. 8 E. (5:1289) ss, 161 e 5 av, 20 x100.5; PM; Nov30'06; Dec22'11, due Nov 30'07; 6%; J P Whiton-Stuart to Robt W Stuart. 65,000

55TH st. 414-6 E. (5:1366) ss, 294 e 1 av, runs s 100.5xw50xs100.5 to ns 54th (Nos 415-23) xe125xn100.5xw25xn100.5 to 55th xw50 to beg; Dec27'11; 5y5%; Lippman Schnurmacher to Union Trust Co, 80 Bway. 60,000

56TH st. 114 W. (4:1008) ss, 225 w 6 av, 25x100.5; ¼ pt; AT; Dec12; Dec22'11, due Jan1'15; 5%; Herbert M Harriman to U S Trust Co, 45 Wall. 3,000

56TH st. 153 W. see 57th, 150 W.

57TH st. 150 W. (4:1009) ss, 200 e 7 av, 25x200.10 to 56th, 153; pr mtg \$30,000; Dec 18; Dec26'11, due Feb17'15; 4½%; Eber- hard L Helene C, Emilie or Emelie S, & Arnold W Pupke, children &c Jno F Pupke to Albt Ehrmann at 8th & Pros- pect avs, Atlantic Highlands, NJ. 5,000

57TH st. 150 W; sobrn agmt; Dec18; Dec26'11; Chelsea Realty Co with same. nom

58TH st. 326-8 E. (5:1350) ss, 278 w 1 av, 44x100.5; ext of \$48,000 mtg to Apr25'15 at 5%; Dec22'11; Edw & Giraud Els- worth, trstes Edw Elsworth, with Harry C Williams, 33 W 128. nom

60TH st. 128-30 E. (5:1394) ss, 84 w Lex av, 41x100.5; bldg loan; Dec22; Dec23'11, 5y6% until completion of bldg & 5% thereafter; 128 E 60th St Co to Title Guar & Trust Co. 150,000

60TH st. 128-30 E. (5:1394) certf as to mtg for \$150,000; Dec22; Dec27'11 128 East 60th St Co to Title Guar & Trust Co, 176 Bway.

61ST st. 330 E. (5:1435) ss, 215 w 1 av, 26x100.5; ext of mtg for \$13,000 to Dec19'16, 4½%; Dec19; Dec27'11; Dominick Boz- zuffi & Giovanni Deluchi with Bowery Savgs Bank. nom

65TH st. 64 E. (5:1379); participation agmt; Dec15; Dec22'11; Abraham H Feuchtwanger, exr Meyer Feuchtwanger with Bankers Trust Co, 7 Wall. nom

70TH st. 332 W. (4:1181) ss, 352.6 w West End av, 20x100.5; PM; pr mtg \$10,000; Dec28'11, 3y, interest as per bond; Jas C Thomson, 218 W 129, to Wm H Rol- ston, 47 W 48, & ano, trstes Rosewell G Rolston. 8,000

73D st. 128 E. (5:1407) ss, 140 w Lex av, 15x102.2; Dec26; Dec27'11; due May1'13, 5%; Burton J Lee to Broadway Savgs Instn, 5-7 Park pl. 16,000

76TH st. 334 E. (5:1450) ext of \$800 mtg to Dec23'13 at 6%; Dec20; Dec22'11; Sig- mund Lewy with Frantisek Straka, 439 E 74. nom

76TH st. 220 E. (5:1430) ss, 305.3 w 2 av, 24.9x102.2; ext of \$13,500 mtg to Mar 18'17 at 5%; Nov27; Dec27'11; Albina Gold- stein, 673 Lenox av, with Mary W Pell. nom

78TH st. 265-9 E. (5:1433) ext of \$28,500 mtg to Dec24'16; 4½%; Nov23; Dec26'11; N Y Life Ins & Trust Co, 52 Wall trste Louis C Hamersley with Ida Ashner. nom

79TH st. 409-13 E. see 80th, 404-16 E.

80TH st. 404-16 E. (5:1559) ss, 100 e 1 av, runs s204.4 to 79th (Nos 409-13) xe125 xn102.2xe60xn102.2 to st xw185 to beg; pr mtg \$175,000; Dec27; Dec28'11, 1y5% Church of St Monica to Emigrant Indust Savgs Bank, 51 Chambers. 15,000

81ST st. 180 W. see Ams av, 429-37.

81ST st. 180 W. see Ams av, 429-35.

82D st. 142 W. (4:1212) ext of \$17,000 mtg to Nov17'16, at 5%; Nov29; Dec27'11; Lawyers Mtg Co with Mary Williamson. nom

83D st. 46-8 W. (4:1196) ss, 225 e Col av, 100x102.2; certf as to mtg for \$15,000; Dec 14; Dec22'11; Hennessy Realty Co to Max Ellis.

85TH st. 237 E. (5:1531) ns, 100 w 2 av, 27x102.2; Dec28'11, 5y5%; Jos Seiferd to Wilson M Powell, 324 W 58. 14,000

86TH st W, see West End av, see West End av, 528-36.

87TH st. 275 W. see West End av, nec 87.

89TH st. 323 E. (5:1552) ns, 275 w 1 av, 25x100.8; Dec26'11; 3y5%; Mary E Peters to Emigrant Ind Savgs Bank. 1,000

98TH st. 203-5 W. (7:1890) ns, 84.2 w Ams av, runs w52.7 to cl Bloomingdale rd xn105xe— to pt 84.4 w Ams av & 100.5 n 98th xs100.5 to beg; Dec21; Dec22'11, 3y 5½%; Martha Kommer to Excelsior Savgs Bank, 50 W 24. 36,000

100TH st. 15 W. (7:1836) ns, 175 w Cen- tral Park W, 24.6x89; Dec22'11; 3y5%; Chas F Hofferberth to Francis G Lloyd, 157 E 71 & ano trste for Florence S Le Bontillier. 15,300

100TH st. 321 W. (7:1889) ns, 265 w West End av, 20x100.11; ext of \$25,000 mtg to Dec21'16 at interest as per bond; Dec20; Dec22'11; Leah Sonneborn with Josiah H De Witt, gdn Helen A De Witt. nom

100TH st. 321 W. (7:1889) ns, 265 w West End av, 20x100.11; ext of \$5,000 mtg to Dec21'16, interest as per bond; Dec20; Dec22'11; Leah Sonneborn with Josiah H De Witt, gdn Helen A De Witt. nom

101ST st. 186 E. (6:1628) ext of \$16,000 mtg to Feb1'14 at 5%; Dec14; Dec22'11; Margaretha Boehm with Seymour Schus- sel, 37 W 74 exr Alex Schussel. nom

104TH st. 213 W. see 104th, 209 W.

104TH st. 209 W. (7:1876) ns, 100 w Ams av, 25x100.11; also 104TH ST, 213 W, (7:1876) ns, 150 w Ams av, 25x100.11; PM; pr mtg \$40,000; Dec22'11; 1y6%; Philip Krauss to American Mtg Co. 6,000

104TH st. 343-5 E. (6:1676) ns, 125 w 1 av, 50x100.9; also ALL title to strip 0.2 wide on ns; Dec26'11, due, &c, as per bond; Adeline S Jordan to Title Guar & Trust Co. 35,000

104TH st. 209 W. (7:1876) ns, 100 w Ams av, 25x100.11; PM; Dec22'11, 5y5%; Philip Krauss to Cath W Loney, at Guilsborough House, Northampton, Eng. 20,000

104TH st. 213 W. (7:1876) ns, 150 w Ams av, 25x100.11; PM; Dec22'11, 5y5%; Philip Krauss to Cath W Loney, at Guilsborough House, Northampton, Eng. 20,000

108TH st. 320-2 on map 322 E. (6:1679) ss, 335.8 e 2 av, runs s125xe14.3 to cl former Harlem Creek xne26xn116 to st xw39.3 to beg; PM; Dec23; Dec26'11, due, &c, as per bond; Antonio Mordente, 2237 2 av to Dry Dock Savgs Instn, 341 Bowery. 36,000

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109TH st, 308 W, (7:1893) ss, 163 w Bway, 19x100.11; Dec20; Dec26'11 due as per bond; Rinkle Realty & Constn Co, 149 Bway to Manhattan Savgs Instn, 644 Bway. 24,000

109TH st, 308 W; certf as to above mtg Dec20; Dec26'11; same to same.

109TH st, 308 W; Dec22; Dec26'11, due &c, as per bond; same to Fleischmann Bros Co, 507 5 av. 5,000

110TH st, 64 E, (6:1615) ss, 120 e Mad av, 25x100.11; pr mtg \$22,500; Dec26'11; 3y 6%; Israel Fortgang to Bernard Fortgang, 867 1 av. 4,500

112TH st, 56 W, see Lenox av, sec 112.

113TH st, 111 W, (7:1823) ss, 175 w Lenox av, 25x100.11; ext of \$3,000 mtg to June7'14, interest as per bond; Nov28; Dec26'11; Sigmund Aschermann, 302 W 87, with Solomon Hamburger & Pauline Hirsch, 66 E 108. nom

114TH st, 201 W, see 7 av, 1880.

115TH st, 118 W, (7:1824) ss, 325 w Lenox av, 25x100.11; PM; pr mtg \$18,000; Dec28'11, 3y6%; Florence I Rosen to Augusta J Pink, 2205 Av C, Bklyn. 2,500

115TH st, 605-7 W, (7:1896) ns, 125 w Bway, 50x100.11; pr mtg \$70,000; Dec20; Dec28'11, due as per bond; Gertrude R Smith, 47 Claremont av, to Chas W G Baiter, 349 W 85. 10,000

115TH st, 118 W, (7:1824) ss, 325 w Lenox av, 25x100.11; ext of \$18,000 mtg to Oct27'13 at 5%; Aug27'08; Dec28'11; Carrie Boley with Edmund J Hassett. nom

116TH st, 312 E, (6:1687) ss, 190 e 2 av, 21.6x100.11; also 116TH ST, 314 E, (6:1687) ss, 211.6 e 2 av, 21x100.11; also 122D ST, 55 E, (6:1748) ns, 253 w Park av, 27x100.11; 1/2 pt; AT; Dec28'11, demand, 5%; Jas G Andriaccio, 314 E 116, to Frank Bwy, a corpn, at sec Cypress av & Willow, Bklyn. 10,000

116TH st, 314 E, see 116th, 312 E.

119TH st, 424-30 W, (7:1962) ss, 50 e Ams av, runs s126.11xe50xn26xe50xn100.11 to st xw100 to beg; pr mtg \$175,000; Dec28'11, 5y6%; Henry Hobart Holly, at Summit, NJ, & Harriet W Holly, NY, to Charter Constn Co, 505 5 av. 25,000

120TH st, 117 W, (7:1905) ns, 250 w Lenox av, 20x100.11; pr mtg \$18,000; Dec26; Dec28'11, due Feb26'12, 6%; Knox Constn Co to Hayman Eckman, 1054 Grant av. 700

120TH st, 117 W; given to secure note for \$1,000; pr mtg \$18,700; Dec27; Dec28'11, 3mos—%; same to Jacob Bloch, 121 St Nicholas av. 1,000

122D st, 255 E, (6:1787) ns, 73.6 w 2 av, 14x70; PM; Dec23; Dec26'11, due Jan1'17; 5%; Annie Levy to Olga F Bumpus, 3264 Hull av. 6,100

122D st, 55 E, see 116th, 312 E.

126TH st, 43-5 W, (6:1724) ns, 380.10 e Lenox av, 2 lots, ea 20.10x99.11; 2 mtgs, each \$7,500; Dec27'11; due Jan1'17, 4 1/2%; Margt J Mace to U S Trust Co, 45 Wall. 15,000

134TH st E, swc Park av, see Park av, swc 134.

134TH st, 25-7 W, (6:1732) ns, 231.5 w 5 av, 35.8x99.11; Dec26; Dec28'11, 1y—%; Albt DuBois to Ella Wolford, 547 W 158. 1,500

139TH st, 205 W, see 27th, 114-6 W.

143D st W, swc Lenox av, see Lenox av, swc 143.

145TH st, 524-6 W, (7:2076) ss, 325 e Bway, 50x99.11; ext of \$8,000 mtg to Nov 1'14 at 6%; Dec22; Dec23'11; Isidor Federman with Martha B Mosher, 1925 7 av. nom

145TH st, 524 W, (7:2076); ext of \$60,000 mtg to Dec22'14 at 4 1/2%; Dec22; Dec23'11; Trstes Columbia College in City N Y with Martha B Mosher, 1925 7 av. nom

157TH st W, (8:2116) ns, 450 w Ams av, 125x99.11; PM; Dec4; Dec23'11, due as per bond; Irving Judis Bldg & Constn Co, 922 Ams av, to Paul Moran, 328a President, Bklyn. 57,500

169TH st, 503 W, (8:2126) ns, 50 w Ams av, 50x101.7; Dec26; Dec27'11; 5y5%; Saml Baumann to Title Ins Co of NY. 45,000

169TH st, 501-3 W, see Ams av, 2200.

171ST st, 567 W, (8:2128) ns, 100 e St Nicholas av, 25x95; Dec22'11; 3y5%; Maria Coyne to Mary F Lee, 567 W 171. 3,500

181ST st, 556 W, (8:2153) ss, 141.8 w Audubon av, 41.8x119.6; sobrn agmt; Dec20; Dec26'11; Atlantic Realty Co with Lina A Weber, 1 W 72. nom

181ST st, 554 W, (8:2153) ss, 100 w Audubon av, 41.8x119.6; sobrn agmt; Dec18; Dec26'11; Wm I Young with Lina A Weber 1 W 72. nom

181ST st, 554-6 W, (8:2153) ss, 100 w Audubon av, two lots, ea 41.8x119.6; two mtgs ea \$55,000; Dec22, Dec26'11 due as per bond; Atlantic Realty Co to Lina A Weber, 1 W 72d. 110,000

181ST st, 554-6 W, two certfs as to above mtgs; Dec20; Dec26'11; same to same.

182D st W, cl at es Bennett av, see Bennett av, es, 167 s 184.

Av D, 77, see 6th, 753 E.

Amsterdam av, 483 (4:1214) ext of \$24,000 mtg to Dec1'16 at 4 1/2%; Dec16; Dec26'11; Greenwich Savgs Bank with Theresa Proops, 8632 Bay Pkway, Bklyn. nom

Amsterdam av, 2012, (8:2118) ws, 49.11 s 160th, 50x100; ext of \$24,000 mtg to Jan 13'14 at 5%; Dec27'10; Dec26'11; Homer R Gillies with NY Magdalen Benevolent Society. nom

Amsterdam av, 643, (4:1222) es, 27.11 n 91st, 27x100; ext of \$18,000 mtg to Jan 1'15 at 5%; Dec15; Dec28'11; Mary S Riggs with Cath Demarest, 245 W 104. nom

Amsterdam av, 429-37, (4:1211) sec 81st (No 180) 102.2x42; Dec27'11; 3y4 1/2%; Henry Steers, 174 W 79 to Union Sq Savings Bank, 20 Union Sq. 10,000

Amsterdam av, 429-35, (4:1211); also 81ST ST, 180 W; ext of \$60,000 mtg to Dec27'14 at 4 1/2%; Dec27; Dec28'11; Union Sq Savgs Bank with Henry Steers, 174 W 79. nom

Amsterdam av, 2200, (8:2126) nwc 169th (Nos 501-3), 101.7x100; ext of \$60,000 mtg to Dec26'16 at 5%; Dec26; Dec27'11; Title Ins Co of NY with Saml Baumann 51 W 89. nom

Broadway, 3411-5, (7:2087) ws, 39.11 s 139th, 40x100; Dec28'11, 5y4 1/2%; Ellis Lord, of Bklyn, to Susie K Anderson, at Garden City, LI. 58,000

Broadway, 3411-5; sobrn agmt; Dec28'11; Ellis Lord & Harry Rosenthal with same. nom

Bennett av, (8:2180) es, 167 s 184th, runs s286.6 to c l 182d, as on Randall's map ex 18.7 to c l 12 av on Randall's map xn283.10 xw57.7 to beg; PM; Dec27'11; 3y5%; Patk H McNulty, 473 W 141 to Jas G Bennett, 47 W 37. 25,000

Bowery, 150-4, see Broome, 344-6.

Broadway, 1472-80, (4:995) nec 42d (Nos 147-9), 104.3x140.9x100.5x112.10, leasehold; also AT to easements, rights & privileges granted by City NY by agmt dated Dec17'03, either as appurtenant & adjacent to land above described or as reserved to the owners of said plot of land in certain of the rights, &c, granted to owners of plot of land on ss 42d opposite the plot above described; Dec18; Dec23'11, due Dec1'28, 6%; Longacre Land Co to Title Guar & Trust Co, trustee. gold bonds, 1,000,000

Broadway, (4:995) nec 42d, —; leasehold; consent to mtg above for \$1,000,000; Dec18; Dec27'11; Jas R Roosevelt et al trstes Wm Astor to Whom it May Concern. —

Broadway, 1472-80; certf as to above mtg; Dec21; Dec23'11; same to same.

East End av, 92, (5:1580) ws, 26 s 84th, 25.4x80; PM; pr mtg \$20,000; Dec12; Dec28'11, due as per bond; Phillip Siff to T Jos Barry, 137 E 49. 4,500

Lexington av, 1378 (5:1519) ext of \$20,000 mtg to May1'17 at 5%; Dec28'11; Kath Cossaart, individ & as extrx Arthur B Cossaart & Mollie M Cossaart with Thos A Delaney, 1378 Lex av. nom

Lexington av, 1666-70 (6:1632) ext of mtg for \$12,000 to Dec21'16 at 4 1/2%; Dec14; Dec22'11; Title Guar & Trust Co with Louis Tekulsky, 20 E 120 et al. nom

Lenox av, (6:1595) sec 112th (No 56), 60x100; pr mtg \$117,000; Nov21; Dec22'11, due May1'12, 6%; Triangle Waist Co to Chas Fecheimer, 340 W 86. 15,000

Lenox av, (6:1595); same prop; certf as to above mtg; Nov21; Dec22'11; same to same.

Lenox av, (7:2011) swc 143d; sal Ls; Dec12; Dec23'11, demand, 6%; Jno O'Shea to Lion Bwy, 104 W 108. 300

Madison av, 1659, (6:1616) es, 75.10 s 111th, 25x95; ext of \$3,500 mtg to Dec14'14 at 6%; Dec12; Dec22'11; Nathan Lemein with Frances Bernstein, 174 E 93. nom

Park av, (6:1758) swc 134th, 99.11x140, leasehold; Dec14; Dec23'11, due Mar1'22, 6%; Gibeon L Young to Henry H Jackson, 63 E 92. 35,000

West End av, 528-36, (4:1233) sec 86th, 102.2x80; sobrn agmt; Dec20; Dec22'11; 86th St & West End Av Co, 2 Wall, & Leicestershire Realty Co, 2 Wall, with Met Life Ins Co, 1 Mad av. nom

West Bway, 239, see White, 4-6.

West End av, (4:1235) nec 87th (No 275), 22.8x100; Dec27'11; 5y5%; Victor Kuzdo to Edwin K Scheffel, 20 E 57, et al, exrs Adolph Scheffel. 37,000

West Broadway, 499, (2:524); ext of \$8,000 mtg to Nov10'14 at 5%; Nov10; Dec28'11; Ellen McLean with Ronald Thomas. nom

1ST av, 1267 (5:1443) ext of \$15,000 mtg to Dec9'14 at 5%; Dec2; Dec22'11; Theo M Taft trste with Mary Etrich. nom

2D av, 2130, (6:1681) es, 75.8 s 110th, 25.2x75; ext of \$12,000 mtg to Dec27'14 at 5%; Dec27; Dec28'11; Title Ins Co of N Y with Rose wife Louis Sherman, 221 E 113th & Jennie wife Harry Sherman, 406 E 121. nom

2D av, 344-52, (3:926) nec 20th, Nos 301-13) runs n98.3xe90xs6.3xe20xn13.6xe71.4xn 1.10xe8.8xs15.4xe20xs92 to st xw210 to beg; Dec7; Dec23'11; N Y Post Graduate Medical School & Hospital, 2 av & 20th, to N Y Life Ins Co, 346 Bway. 20,000

2D av, 900-2 (5:1309) ws, 75.5 s 55th, 50 x95; pr mtg \$—; Dec27'11, 3y6%; Saml Pollack, 212 E 57 to Caroline Levy, 439 E 58. 6,000

3D av, 876, (5:1308), sal Ls; Dec28'11, demand, 6%; Thos & Wm Lynch to Lion Bwy, 140 W 108. 2,000

4TH av, 450-4, (3:860) ws, 74 n 30th, 60.3x80, leasehold; Dec22; Dec23'11, due Aug1'30, 6%; Jeano Leasehold Co to Robt Goelet, Newport, RI. 140,000

4TH av, 450-4; certf as to above mtg; Dec22; Dec23'11; same to same.

5TH av, 1027, (5:1495) es, 25.8 s 84th, 40x100; pr mtg \$—; Dec28'11, due as per bond; Harriet S A wife of & Geo C Clark to Mutual Life Ins Co NY. 125,000

6TH av, 141-9, (2:606) ws, 9.6 sw 11th, runs sw 114.10xw101.9xn122.6xne8.4xse50.5 xne66.2xnw0.4xne100.7 to beg; also 10TH ST, 113 W, (2:606) ns, 114.2 w 6 av, runs w40.1xn60.1xw56.10xn8.3xsw 11 xn47.5 xne 161.7 xs 122.6xsw60.3xso.11xw4.6xsi4.8 to beg; Dec7; Dec27'11; 5y4 1/2%; Grace I P Stuart of Wash, DC, to Union Trust Co, 80 Bway. 110,000

6TH av, 170, (2:576) sal Ls; Dec19; Dec22'11; demand; 6%; Thos F Smith to Clausen Flanagan Bwy, 441 W 25. 7,000

6TH av, 170 (2:576) sal Ls; pr mtg \$7,000 Dec19; Dec22'11; demand; 4%; same to Peter O'Rourke, 170 6 av. 13,000

7TH av, 1880, (7:1830) nwc 114th (No 201), 100.11x100; PM; Dec21; Dec23'11, 2y 5%; 114th St & 7th Av Constn Co to Wm G Wood, 2004 5 av, & ano, exrs, &c, Cath A Olssen et al. 75,000

7TH av, 1880; PM; Dec22; Dec23'11, 1y 6%; same to Philip Krauss, 159 E 92. 34,500

7TH av, 1880; certf as to above mtg; Dec22; Dec23'11; same to same.

7TH av, 167, (3:795) es, 23 s 20th, 19.7x 80; pr mtg \$6,000; Dec22; Dec28'11, 5y5%; Jas Barry to Emigrant Indust Savgs Bk, 5,000

8TH av, 2748 (7:2031) str Ls; Dec 21; Dec22'11; demand; 6%; Peter J McAuley to Saranac Realty Co, 50 Pine. 3,000

8TH av, 839, (4:1041) ws, 89.4 s 51st, 22x80; PM; Dec23'11, 3y4%; Bancroft Realty Co to Julien T Davies, Great River, NY, trustee. 17,919.20

8TH av, 231-5, (3:745) swc 22d (Nos 300-4), 57x100, leasehold; Dec15; Dec22'11, due Mar1'22, 6%; Allerton Realty Co to Kath T Moore, Scarsborough, NY. 70,000

8TH av, 231-5; certf as to above mtg; Dec15; Dec22'11; same to same.

8TH av, 2180, (7:1923) es, 50.5 s 118th, 25x75; ext of mtg for \$26,000 to Dec1'16, at 6%; Dec26'11; Cath E Neher, extrx Francis Neher, 341 W 51, with Patk T McGlynn, 2178 8 av. nom

11TH av, 608, (4:1073) sec 45th (No 556) 23.1x70; Dec21; Dec22'11, due Jan1'15, 5%; Wm H Finck & Emilie L Regier, heirs Wm H Finck to Elvira K Walton, 251 W 92. 9,000

11TH av, 609, (4:1093) nwc 45th (No 601), 25.1x75; pr mtg \$9,000; Dec22; Dec28'11, 5y5%; Peter McGirr to Emigrant Indust Savgs Bank, 51 Chambers. 9,500

12TH av, cl at cl 182d, see Bennett av, es, 167 s 184.

MISCELLANEOUS MORTGAGES.

Borough of Manhattan.

Consent & certf as to mtg for \$47,126.39; Dec7; Dec23'11; National Film Distributing Co to Oscar L Richard.

Certf as to mtg dated & recorded Dec 22'11; Novelty Paper Co to Chas F Hubbs & Co.

Chattel mtg or note, certf as to chattel mtg or note for \$13,750; Dec22; Dec27'11 M H Powers Co to Mary E Powers.

Consent & certf as to mtg for \$4,300; Dec21; Dec28'11; Pearl Maiden Co, 32 Liberty, to Eliz M Inslie.

Kensington, Great Neck, LI; certf as to two mtgs for \$9,000 & \$9,500; Dec22; Dec27'11; Kensington-Great Neck Corp to Mary E Prior.

MORTGAGES

Borough of the Bronx.

Belmont st, (11:2792) nec Weeks av, 95x100; Dec14'11, due, &c, as per bond; Wm G McCrea to Title Guarantee & Trust Co; corrects error in issue of Dec16 when location was Belmont st, sec Weeks av. 8,000

Beck st, (10:2710) ws, 210 n Longwood av, 60x100; PM; pr mtg \$56,250; Dec12; Dec14'11 install 6%; Israel Jurow to Bronx Associates, 773 Westchester av. Corrects error in issue of Dec16, when location was Bect st, ws, 210 n Longfellow av. 4,000

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Fulton st. (*) nws, 300 n 239th, 50x100, Washingtonville; PM; Dec22; Dec26'11, due May1'14, 5%; Wakefield Civic Club, a corp, to East German Conference of The Methodist Episcopal Church, 48 St Marks pl. 1,300

Fox st, sec Tiffany, see Tiffany, sec Fox.

Harrison st. (*) es, 155.4 n Davis, being lots 38 & 39 map 170 lots Siems Est, given as collateral security for chattel mtg for \$950 covering personal prop at 338 E 109; Nov10; Dec28'11, due June1'16 without interest Giuseppe & Maria G Pepe to Antonio Celentano, 349 E 104. 950

Lorillard pl. (11:3058) nec 188th, 30x 97.6; bldg loan; Dec27; Dec28'11, 1y6%; Buonodono Constn Co to Greenwich Mtg Co, 391 E 149. 24,000

Lorillard pl. (11:3058); same prop; certf as to above mtg; Dec27; Dec28'11; same to same.

Odell st, es, 305 s Starling av, see Purdy, ws, 305 s Starling av.

Purdy st. (*) ws, 305 s Starling av, 100 x216 to Odell, Unionport, except pt for sts; Dec28'11, due as per bond; Chas B Lawson to Title Guar & Trust Co, 176 Bway. 6,500

Public pl. (*) ss, 95.8 w Tremont av, 142 x133.9x109.3x75; Dec22'11, 2y6%; Jno C Fisher, 752 St Nicholas av to Anna C Edwards, 330 W 85. 9,000

Tiffany st. (10:2722) sws, 50 se Fox, 60x 85; sub to asn of rents; Dec27; Dec28'11, 1½y, interest as per bond; Knox Constn Co, 64 Wall, to Philip H Kramer, 936 Kelly. 3,000

Tiffany st. (10:2722); same prop; pr mtg \$37,000; Dec27; Dec28'11, due as per bond without interest; same to Max A Schlesinger, 209 W 110. 225

Tiffany st. (10:2722) sec Fox, 50x85; PM; pr mtg \$35,000; Dec26; Dec28'11, 4y6%; Anna Heyman to Knox Constn Co, 64 Wall. 5,000

Tiffany st. 920, (10:2712); ext of \$16,000 mtg to Nov20'16 at 5½%; Nov1; Dec28'11; Cortland Savgs Bank with Henry Hill & Israel Lewis. nom

Tiffany st. 924, (10:2712); ext of \$16,000 mtg to Nov20'16 at 5½%; Nov1; Dec28'11; Cortland Savgs Bank with Henry Hill & Israel Lewis. nom

Van Buren st, sec Morris Park av, see Morris Park av, sec Van Buren.

West st, nwe Honeywell av, see Honeywell av, nwe West.

136TH st, 287 E, (9:2312) ns, 150 e Lincoln av, 25x100; Dec27; Dec28'11, 5y5%; Simon Frankenthaler to Eliz Bache, 667 Mad av, et al, trstes Semon Bache. 13,000

145TH st, 444-6 E, (9:2289) ss, 436.1 e Willis av, 37.6x100; Dec23'11, due Aug1'12, 6%; Christian Jacobs, 440 E 145, to Corrugated Bar Co, 17 Battery pl. 375

148TH st E, (9:2329) ss, 251.7 e Melrose av, 25x100; Dec27; Dec28'11, due as per bond; Anna M Buhler to Therese P Taupier, 542 W 112. 5,000

151ST st, 795 E, see Tinton av, 621-3.

162D st, E, nwe Courtlandt av, see Courtlandt av, nwe 162d.

162D st E, nwe Sheridan av, see Grand Blvd & Concourse, sec 163.

162D st E, nec Grand Blvd & Concourse, see Grand Blvd & Concourse, sec 163.

163D st E, sec Grand Blvd & Concourse, see Grand Blvd & Concourse, sec 163.

163D st E, swe Sheridan av, see Grand Blvd & Concourse, sec 163.

164TH st E, swe Stebbins av, see Stebbins av, swe 164.

165TH st E, (9:2309) ss, 105.11 e Brook av, 50x88.6; ext of \$12,000 mtg to June1 '13 at 5%; July21; Dec23'11; Annie C Wernig with Augusta J M Horn, individ & as extrx Fredk W C Horn. nom

167TH st E, swe West Farms rd, see 167th, ss, gore blk, etc.

167TH st E, sec Hoe av, see 167th st E, ss, gore blg, &c.

167TH st, (10:2744) gore blk bounded by Hoe av, 228.1 on 167 st, 148 & West Farms rd, 271.11PM; Dec21; Dec22 '11, 3y6%; Alfred C Bachman, 265 W 121, to American Mtg Co, 31 Nassau. 28,000

167TH st, (10:2744), same prop; pr mtg \$28,000; Dec21; Dec22'11, 1y6%; same to Pincus Lowenfeld, 106 E 64. 9,000

169TH st E, (9:2436) ss, 40 w Teller av, 20x90; ext of \$1,500 mtg to Dec24'14, % as per bond; Dec23; Dec26'11; Caroline A Weber with Wm Huke, 1727 Taylor av. nom

170TH st E, sec Stebbins av, see Stebbins av, sec 170.

171ST st E, ws, 106.8 s Gleason av, see Gleason av, ss, 50 w 171.

172D st E, (*) ws, 150 n Gleason av, 25 x100; Dec28'11, due June1'15; 5½%; Louisa B Diener to Mary S Stone at Ossining, NY. 3,500

174TH st E, (*) es, 356.9 n Watson av, 50x100; Dec12; Dec22'11; due as per bond; Herman Schappert, 827 Melrose av to Peoples Trust Co, 181 Montague, Bklyn trste Jos J Gleason. 400

174TH st E, nwe Watson or Larkin av, see Watson or Larkin av, nwe 174th.

174TH st E, sec Eden av, see Eden av, sec 174.

175TH st E, nec Belmont av, see Belmont av, nec 175.

175TH st E, (11:2945) ns, 50 e Belmont av, 50x100; bldg loan; Dec26; Dec27'11; 1y 6%; Faruolo Realty Co to City Real Estate Co, 176 Bway. 32,900

177TH st, (*) es, 281.8 s Watson av, 25x 165.2x25.4x161.2; PM; Dec12; Dec23'11, due as per bond; Julia Mulhall, 63 E 129, to Peoples Trust Co, trste Jos J Gleason, 181 Montague, Bklyn. 300

178TH st, 218 E, (11:2810) ss, 354.6 w Anthony av, 25x100; Dec22; Dec26'11, due as per bond; Thos F & Emma McConnell, Margt A Whitney & Mary E Fay to Title Guarantee & Trust Co. 3,000

179TH st E, (11:3142) ns, 146.9 w Webster av, 16.8x125; Dec27'11; 3y5%; Amalie M H Kaufmann, 442 E 176 to Helene Kudlich, 506 Hudson, Hoboken, NJ. 4,000

180TH st E, nec Daly av, see Daly av, nec 180.

180TH st E, nwe Mapes av, see Mapes av, nwe 180.

181ST st E, sec Hughes av, see Hughes av, sec 181st.

182D st, 650, on map 648 E, (11:3082) ss, 42.7 w Belmont av, 41.2x108.9x40x98.11; Dec22; Dec23'11, 5y5%; Stafford Constn Co to Arnold Thayer, Roslyn, LI, et al, trstes Geo A Thayer. 30,000

182D st, 650, on map 648 E; certf as to above mtg; Dec22; Dec23'11; same to same.

183D st, (11:3051) ss, 58 w 3d, runs w 125.6x94xw55 to es Bathgate av xs36xe 238.4 to 3 av xn36xw58xn94 to beg; Dec 20; Dec22'11, demand, 5%; Alexander Development Co & Edmund Powers to Enoch C Bell, at Nyack, NY. 3,000

183D st, (11:3051); same prop; certf as to above mtg; Dec20; Dec22'11; Alexander Development Co to same.

183D st, (11:3051); same prop; sobrn agmt; Dec21; Dec22'11; same & Saul Oliner & Isidore Oliner with same. nom

183D st, (11:3051); same prop; sobrn agmt; Dec21; Dec22'11; same with same. nom

187TH st E, (11:3040) ss, 150 e Park av, 50x100; Dec28'11, 3y5%; Fredk Steeg & Ferdinand F Fedderson to American Mtg Co, 31 Nassau. 11,000

188TH st E, nec Lorillard pl, see Lorillard pl, nec 188.

191ST st E, (11:3175) ss, 135.8 w Creston av, 50x100; PM; Dec27; Dec28'11, due as per bond; B Chas Hvass to Henry F Keil, 2525 Creston av. 10,000

216TH st E, (*) ns, 80 w 5th or Bronxwood av, 25x89; Dec20; Dec28'11, 3y6%; Gabriel J Biondi, at Cliffwood, NJ, to J Chas Grasmuk, 2 W 129. 500

224TH st, (*) ss, 99 e 1 av, 33x100, Wakefield; AT; Dec16; Dec22'11, 3y6%; David, Ethel, John & Wm Sharp by Walter Sharp their gdn to Ellen G Thompson at Halcyon Hall, New Rochelle, NY. 1,000

238TH st E, (12:3391) ss, 250 e Marthia av, 25x100; Nov1; Dec27'11; 3y5½%; Wesley Constn Co to Central Mtg Co, 60 Wall. 4,000

238TH st E, (12:3391) ss, 250 e Marthia av, 25x100; PM; pr mtg \$4,000; Dec27; Dec28'11, installs, 6%; Wesley Constn Co to Richd H Bevier, 211 Van Siclen av. 1,150

Adee av, ss, 260 e Barnes av, see Wallace av, es, extends from 203d to road to Westchester.

Arthur av, 1926, see Tremont av, 630-8.

Burke av, ss, 260 e Barnes av, see Wallace av, es, extends from 203d to road to Westchester.

Burke av, ns, 200 e Barnes av, see Wallace av, es, extends from 203d to road to Westchester.

Bathgate av, 1757, (11:2916) ws, 220 n 174th, 20x114.6x20.3x114.6; Oct7; Dec22'11, demand without interest; AT; Charlotte H wife Max R Knitel, Emily A Stearns of Livonia, NJ, & Marthia E wife Richd Flynn of Allendale, NJ, heirs J Thos Stearns to B Walter Barnett, 103 E 123. 82.50

Bailey av, (12:3262) ws, abt 422.10 n Albany rd, runs w80xn24.5xe80xs25 to beg; Nov23; Dec23'11, due as per bond; Edw A Omealy to Jno Lowe, 1090 Ams av, et al, exrs Mary A Lowe. 3,000

Bathgate av, sec Pelham av, see Pelham av, sec Bathgate av.

Bathgate av, es, abt 94 s 183, see 183d, ss, 58 w 3 av.

Bainbridge av, 2779, (12:3295) ws, 445.1 n 196th, 25x100; pr mtg \$4,000; Dec4; Dec 26'11, 3y5%; Anna Meyer to Otto Gilcher, 707 Prospect av. 500

Brook av, 1415, (11:2896) ws, 125 n 170th, 25x90; PM; pr mtg \$2,000; Dec26'11, 1y5½%; Merchants Lloyds Realty Co to Tuben Realty Co, 19 E 14. 1,100

Belmont av, (11:2945) nec 175th, 100x 100; certf as to two mtgs aggregating \$70,000; Dec26; Dec27'11; Faruolo Realty Co to City Real Estate Co.

Belmont av, (11:2945) nec 175th, 100x50; bldg loan; Dec26; Dec27'11, 1y6%; Faruolo Realty Co to City Real Estate Co, 176 Bway. 38,000

Clay av, (11:2782) ws, 151 n 169th, 18.5x 86.10x18.10x87.2; pr mtg \$5,000; Dec21; Dec 22'11, 2y6%; Karolina S Lutsch, 1307 Clay av, to Adolph Stahl, 1296 College av, 1,500

Courtlandt av, (9:2409) nwe 162d, 50x 142; Dec26'11, 1y, % as per bond; Alice V Earl to Wm H Rolston, 47 W 48 & ano trste Rosewell G Rolston. 2,000

Daly av, (11:2992) es, 250.7 n 176th, 25x 150.11; Dec21; Dec22'11, 5y5%; Jno R Peterson to David Daly, 377 E 144. 2,000

Daly av, (11:3128) nec 180th, 64.5x72x 65.3x66.6; certf as to mtg for \$11,000; Dec18; Dec27'11; Arc Realty Co to Jos L Young.

Decatur av, (12:3277) es, 20 n Cole or 194th, 25x80; ext of \$4,500 mtg to Nov15'14 at 5%; Dec1; Dec27'11; Edw Ulrich et al, exrs, &c, Fredericka M Ulrich with Julia A Nilon. nom

Eagle av, 895, (10:2620); certf as to reduction of rate of interest from 5½ to 5%; Dec19; Dec22'11; Robt H Oakley trste Thos F Cook to Sinnott Co.

Eden av, (11:2824) sec 174th, runs e25xs 81.8xe70xsl50xw95 to av xn231.8 to beg; Dec22; Dec23'11, 3y6%; Reliable Constn Co, Inc, to Payne Estate, a corpn, 98 Park av. 7,000

Eden av, (11:2824); same prop; certf as to above mtg; Dec22; Dec23'11; same to same.

Eastern Blvd, (*) ws, 278.8 n Coddington av, 100x100; also HOLLYWOOD AV, e s, 201.4 n Coddington av, 200x100; Dec23; Dec26'11, 3y6%; Broschart & Braun Inc, 603 W 130 to Edw W Murphy, 46 W 83. 4,000

Eastern Blvd & Hollywood av, same prop; certf as to above mtg; Dec23; Dec 26'11; same to same.

Franklin av, 1211, (10:2611) nws, abt 90 s 168th, 17.2x90.7x16.8x94, nes; Dec21; Dec27'11; 1y5%; Jos V Ritchie to Emigrant Industrial Savings Bank, 51 Chambers. 1,000

Franklin av, 1211; ext of \$2,000 mtg to Dec21'12 at 5%; Dec21; Dec27'11; Same with Same. nom

Fulton av, (11:2927) ws, 225.4 s 171st, 50x100; Dec26; Dec27'11; 3y5%; Bethel Constn Co to Lawyers Mtg Co, 59 Liberty. 36,000

Fulton av, (11:2927); same property; certf as to above mtg; Dec26; Dec27'11; Same to same.

Fulton av, (11:2927) ws, 175.4 s 171st, 50x100; Dec26; Dec27'11; 3y5%; Bethel Constn Co to Arnold Thayer at Roslyn, LI, et al trstes Geo A Thayer. 37,000

Fulton av, (11:2927); same property; certf as to above mtg; Dec26; Dec27'11; Same to Same.

Fulton av, (11:2927) ws, 175.4 s 171st, 50x100; pr mtg \$37,000; Dec25, Dec27'11; due June26'12, 6%; Bethel Constn Co to Geo Colon Co, 81 E 125. 4,211

Fulton av, (11:2927); same property; certf as to above mtg; Dec23; Dec27'11; Same to Same.

Grand Blvd & Concourse, nec 162, see Grand Blvd & Concourse, sec 163.

Grand Boulevard & Concourse, (9:2461-2454), sec 163d, 285 to 162d x344.6 to Sheridan av x293 to 163d x343.9; Dec22 '11, 3y5%; Wm E Diller to Bowery Savgs Bank, 128-30 Bowery. 75,000

Gleason av, (*) ss, 50 w 171st, —, being lots 678 & 679, map Gleason property; also 171ST ST E, (*) ws, 106.8 s Gleason av, 50x139.6x—x116.10; Dec12; Dec22'11; due as per bond; Frank Lacativa 205 E 109 to Peoples Trust Co trste Jos J Gleason, 181 Montague, Bklyn. 800

Gleason av (*) ss, 50 e 171st, 25x106.8; PM; Dec11; Dec28'11, due as per bond; Louisa B Diener, 1768 Gleason av to Peoples Trust Co, 181 Montague, Bklyn. trste Jos J Gleason. 405

Hoe av, sec 167th, see 167th st E, sec Hoe av.

Hollywood av, es, 201.4 n Coddington av, see Eastern Blvd, ws, 278.8 n Coddington av.

Hughes av, (11:3081) sec 181st, 127.9x50 x115x51.7; PM; pr mtg \$51,000; Oct20; Dec 26'11, 3y6%; Henry Gundlach to Checchina Carucci, 641 E 181. 11,500

Haviland av, (*) ss, 105 e Olmstead av, 100x216.2 to Watson av, being lot 230, map property at Unionport, dated Aug—'92; Dec26; Dec27'11; sobrn agmt; Matthew Sullivan with Eliz K Dooling, 179 E 80. nom

Honeywell av, (11:3124) nwe West, 63.4 x78.10x62.8x87.11; bldg loan; Dec26; Dec27 '11; due Jan1'17, 6% until final payment under bldg & 5% thereafter; Philip Kaufman & Son, a corpn, 1355 Odell to Van Dyck Estate, a corpn, 331 Mad av. 45,000

Honeywell av, (11:3124); Same property; certf as to above mtg; Dec26; Dec 27'11; Same to Same.

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Harrington av. (*) ns, 175 e Mapes av, 25x100, Westchester; Dec27; Dec28'11, due as per bond; Anna Vogel to Chas A Lau-meister, 1047 Jackson av, & ano. 4,000

Hill av. (*) es, 200 s Jefferson av, 50x100, Edenwald; Nov17; Dec28'11, 3y6%; Louise A Wachter, 71 E 87, to Emil Mar-quardt, 3728 Jamaica av, Richmond Hill. 500

Intervale av. (10:2699) ws, 343.10 n Westchester av, 75x100; Dec27'11; due as per bond; May K Connell to Title Guar & Trust Co. 8,000

Jackson av. 758, (10:2646) es, 154 n 156th, 26x87.6; pr mtg \$6,000; Dec27'11; 1y6%; Dora Perlman to Abr L Kass, 226 So 9, Bklyn. 1,000

Leland av. (*) ws, 100 s Wood av, 50x100; pr mtg \$6,100; Dec20; Dec26'11, due June20'12, 6%; Mary L H Morton to Wm Peters, 2607 Sedgwick av. 200

Leland av. (*) es, 350 n Gleason av, —x—, & being lots 275 to 279 & 230 map 313 Gleason prop; PM; Dec22; Dec23'11, due as per bond; Jennie Tackney, 355 E 135, to Henry Pollock, at Washington, D C. 2,000

Morris Park av. (*) sec Van Buren, 52x—x50x97.6, except part for Morris Park av & Van Buren; PM; pr mtg \$2,500; Dec22; Dec26'11, due, &c, as per bond; Nicholas Serracino to Martin Geiszler, 2922 Grand Blvd & Concourse. 5,500

Morris Park av. (*) ns, 490 e White Plains rd, 100x95; PM; Dec21; Dec26'11, 5 y5%; Hugh F McLaughlin, 1720 Hon nd av to Regent Realty Co, 17 W 42. 18,000

Melrose av. 924, (9:2384), sal Ls; Dec4; Dec23'11, demand, 6%; Richd McConnell to A Hupfels Sons, a corpn, 842 St Anns av. 2,555

Mapes av. (11:3110) nwc 180th, 50x97.2; Dec28'11, due as per bond; Tommaso Gior-dano to Title Guar & Trust Co, 176 Bway. 40,000

Nelson av. 1076, (9:2513), ext of \$3,300 mtg to Dec21'14 at 5½%; Dec21; Dec26'11; Thos Millen with Henry Gerber. nom

Nelson av. (11:2876) ss, at es open space or Plaza, being lots 124 & 125 & part lot 171, map of Century Investing Co; sobrn agmt; Dec22; Dec26'11; Alfred C Gants & Thos H Reynolds with City Mtg Co, 15 Wall. nom

Newton av. (13:3421) ws, 321.7 s 256th, 25x100; ext of \$3,000 mtg to Dec19'14 at 6%; Dec19; Dec28'11; Jane Flynn with Mary F Tierney on Newton av near Mos-holu av. nom

Old rd (*) ss, 150.1 e Storrow, 25x82.6; pr mtg \$—; Dec21; Dec22'11, due July 1'12; 6%; Gidale Lion to Bertha Halpron, 53 Lenox av. 575

Prospect av. (11:3109) es, 128.6 n 179th, 44x150.3; PM; Nov14'03; Dec22'11, 3y6%; Michl Fell to Rudolph Leuchtenburg. 1,500

Park av. (11:2904) nec Wendover av, 98.7x34.6x98.10x34.6; Dec23; Dec27'11; due as per bond; John C Heintz to Title Guar & Trust Co. 35,000

Pelham av. (11:3059) sec Bathgate av, 82.5x100.7x82.5x100.5; Dec22; Dec28'11, 1y 6%; Nannie S McLaughlin, 528 Pelham av, to Augusta Keller, 174 W 95. 1,000

Ryer av. (11:3156-3149) ws, 245.1 n Burnside av, runs w267.8xn57.10xse84.6xn 25.4xel63.11 to Ryer av xs50 to beg; Dec 26; Dec27'11; due as per bond; Kate Whit-bread to Chas Kerner at Ghent, NY, & ano. 2,800

Southern Blvd. (10:2735) es, 212.6 n Bar-retto, 112.6x100; Dec21; Dec22'11, 5y5½%; Rotterdam Holding Co to Lawyers Mtg Co, 59 Liberty. 115,000

Southern Blvd. (10:2735) es, 212.6 n Bar-retto, 112.6x100; certf as to mtg for \$115,000; Dec21; Dec26'11; Rotterdam Holding Co to Lawyers Mtg Co. —

Stebbins av. (11:2690) swc 164th, 77x 40.10x73.10x19; Dec22; Dec23'11, 5y5%; Sinnott Co to Lawyers Mtg Co, 59 Lib-erty. 7,500

Stebbins av. (11:2690); same prop; certf as to above mtg; Dec22; Dec23'11; same to same. —

Sheridan av. swc 163D, see Grand Blvd & Concourse, sec 163. —

Sheridan av. nwc 162D, see Grand Blvd & Concourse, sec 163. —

Stebbins av. (11:2965) sec 170th, 33.8x90.1; pr mtg \$—; Dec26; Dec27'11; due as per bond; Bellewood Constn Co to Manhattan Mtg Co, 200 Bway. 28,000

Stebbins av. (11:2965); same property; certf as to above mtg; Dec26; Dec27'11; Same to same. —

Tinton av. 621-3, (10:2653) nwc 151st (No 795), 41.7x100x42x100; PM; Dec21; Dec 22'11, due, &c, as per bond; Fanny wife Julius Gruen, 401 E 52 to Lottie W Booth, 204 Livingston, Bklyn, trste Anna C Bu-chanan. 35,000

Tremont av. 630-S, (11:2947) sec Arthur av (No 1926) 89.6x145x70.10x144.3; bldg loan; Dec27'11; demand, 6%; Mt Hope Bldg Co to City Mtg Co, 15 Wall. 150,000

Tremont av. 630-S; certf as to above mtg; Dec27'11; Same to Same. —

Tremont av. (11:2960) ss, 100.6 w So Boulevard, 50x100; Dec27; Dec28'11, due as per bond, Jno McNulty to Title Guar & Trust Co. 37,000

Vyse av. 1482, (11:2995) es, 275 n Jen-nings, 25x190; PM; Dec22'11, due, &c, as per bond; Geo Boruscheuer to Wm F Deltz, 1482 Vyse av. 6,400

Wallace av. (*) es, extends from 203d to road to Westchester, being lots 377 to 395, map Adeo Park; also BURKE AV, (*) ns, 200 e Barnes av, runs n—xse102.8x s47.3 to Burke av xw100 to beg; also BURKE AV, (*) ss, 260 e Barnes av, 40x 542.6; also ADEE AV, (*) ss, 260 e Barnes av, 40x100; Dec22'11, 1y6%; Grace C wife of & Michl J Mack to Cath C Hill, 63 Beechwood rd, Summit, NJ. 1,000

West Farms rd. swc 167th, see 167th, s s, gore blk &c. —

Wales av. 643, (10:2643), sal Ls; Dec19; Dec23'11, demand, 6%; Perry D Northrup to A Hupfels Sons, a corpn, 842 St Anns av. 5,807.48

Watson or Larkin av. (*) nwc 174th, being lots 520, 521 & gore X, map Gleason prop; PM; Dec22; Dec26'11, due as per bond; Chas I Minkoff, 483 Broome, to Peoples Trust Co, 181 Montague, Bklyn, trste Jos J Gleason. 555

Whitlock av. 968, (10:2734) ses, 274.4 sw Hunts Point av, 25x138.1x25x131.7; PM; pr mtg \$7,500; Dec20; Dec26'11, due, &c, as per bond; Morris Wolfinger & Max Las-berg of Bklyn to Geo F Johnson Jr, 340 W 72. 1,250

Watson av. ns, 105 e Olmstead av, see Haviland av, ss, 105 e Olmstead av. —

Wendover av. nec Park av, see Park av, nec Wendover av. —

Westchester av. (10:2715) nws, 100 ne Kelly, 140.1x150.1; ext of \$35,000 mtg to Jani'17, at 5%; Dec27'11; Enoch C Bell with Putnam Realty Co, 391 E 149. nom

Westchester av. (10:2715); same prop-erty; sobrn agmt; Dec27'11; Enoch C Bell with Marie La Montagne, 621 5 av trste Ernest C La Montagne. nom

2D av. (*) ws, lot 47, map Olinville, 75x 100; Dec23; Dec27'11; 3y6%; Ellen Damon to Oliver Davison at East Rockaway, NY. 1,500

3D av. ws, abt 94 s 183D, see 183d, ss, 58 w 3 av. —

3D av. (11:3051) ws, 94 s 183d, 36x119; sobrn agmt; Dec22; Dec23'11; Cross, Aus-tin & Ireland Lumber Co with Nassau Mtg Co. nom

Plot begins 690 e White Plains rd at point 800 n along same from Morris Park av, runs e100xn25xw100xs25 to beg, with right of way over strip to Morris Park av; Dec21; Dec22'11, 2y6%; Geo Steinmetz, 92 Horton av, New Rochelle, NY, to Eliz Steinmetz, 912 E 182. 1,000

JUDGMENTS IN FORECLOSURE SUITS.

Clinton av. ws, 200 s Woodruff av, 33x 149.10; Luella B Andrews et al agt Jno R Peterson et al; W Stebbins Smith (A); Augustine R McMahon (R); due \$6,333. DEC. 21.

Lewis st. es, 149.3 n Broome, 25x100; Frank L Froment agt Henry Ehlin et al; Robt J Mahon (A); Henry M Stevenson (R); due, \$6,271.30. DEC. 22.

Webster av. es, 134.4 n 173d, 75x155.1x 75x157; Sarah H Wentworth agt Barney Goldman; Andw N Clute (A); Chas L Kingsley (R); due, \$2,707.27. DEC. 23.

No Judgments in Foreclosure Suits filed this day.

114th st. 349 E; Anna S Stemme et al agt Magdaline Fumo et al; Francis B Chedsey (A); Ferdinand I Haber (R); due, \$16,604.54. DEC. 27.

Lexington av. ws, 49.5 s 37th, 24.6x84; Wm W Sharpe agt Rose Bannon; Ronald K Brown (A); Jno F Couch (R); due, \$36,818.04. DEC. 27.

97th st. 108 E; Jno J Mahoney agt Ju-lius Braun; Peter L Mullaly (A); Wm R Delano; (R) due, \$26,166.25. DEC. 27.

LIS PENDENS.

Longwood av. 1121; Houghtaling & Wittpenner agt; Gaetano Muovo et al; counterclaim; J V Mitchell, atty. DEC. 23.

46TH st. 216 W; Helen B Lugar et al agt Jno R Livermore; action to impress trust; H C Hunter, atty. DEC. 23.

Lafontaine av. ws, 112.6 n 178th, 37.6x 100; Saverio Scalzo agt Weller Meeker Realty Co et al; action to foreclose me-chanics lien; G Eichhorn, atty. DEC. 26.

Netherland av. es, bet 239th & Riverdale av, lot 14; Weller Co agt Hames Harden; foreclosure of tax lien; Saxe & Powell, attys. DEC. 26.

Lots 14 & 15, map of portion of Hunt Estate, Van Nest Station; Wm N O'Don-nell agt Dominic Negri et al; action to declare deeds void; N J O'Connell, atty. DEC. 26.

Longfellow av. 1255; Darius V Moses agt Hannah Younker, extrx, et al; action to establish lien, &c; A M Simon, atty. DEC. 26.

Inwood av. es, 429.11 n Clark pl, 25x225 to McComb's Dam rd; Universal Road Machinery Co agt Antonio Cebrelli et al; action to set aside deed; Stimson & Wil-liams, attys. DEC. 27.

Cambreling av. nc 183d, 125x100; Eliz Meixel agt Chas A Meixel et al; ac-tion to impress lien; I Dobrow, atty. DEC. 27.

Kingsbridge rd. nec Kirkside av, 57.11x 112.4; Riley & Brick Realty Co agt Mary J C Nichols; specific performance; R Murphy, atty. DEC. 27.

30TH st. 139-41 E; Chas M Gray Mar-ble & Slate Co agt Louise A Phillips et al; action to foreclose mechanics lien; W B Marx, atty. DEC. 27.

Monroe st. 280; Tenement House Dept of the City of N Y agt David Lasky; notice of levy; A R Watson, atty. DEC. 28.

Same prop; s Jie agt same; notice of levy; A R Watson, atty. DEC. 28.

82D st. 331 E; David M Oltarsh Iron Works of N Y agt Jos Rosenzweig; notice of attachment; J Sapinsky, atty. DEC. 28.

134TH st. 539 E; Wm Rubin et al agt Herman Knepper et al; action to fore-close mechanics lien; N Levin, atty. DEC. 28.

Bleecker st. 148; People of The State of N Y agt Camillo Olivetto; notice of levy; C S Whitman, atty. DEC. 28.

Bleecker st. 148; Same agt same; notice of levy; C S Whitman, atty. DEC. 28.

36TH st. 139-41 E; Kramer Contracting Co agt Chas M Gray Marble & Slate Co et al; counterclaim; Foster & Cunning-ham, attys. DEC. 28.

6TH st. 302 E; Albt E Reed agt Jane E Erdman et al; partition; M H Elliott, atty. DEC. 28.

Heratio st. 15; Isidore Jackson agt Ar-line J Burnham et al; foreclosure of trans-fer of tax lien; A Stern, atty. DEC. 28.

Riverside Drive. nec 99th, 105x112.1x irreg; Edw Osserman et al agt Highwood Realty & Construction Co et al; action to foreclose mechanics lien; H I Lurie, atty. DEC. 28.

13TH st. 444 East; City of N Y agt Gio-vanni Parisi; notice of levy; atty not given. DEC. 28.

Madison st. 139½; Same agt Louis Krul-ewitch; notice of levy; atty not given. DEC. 28.

Lafayette st. 6; Same agt Saml Green; notice of levy; atty not given. DEC. 28.

Woodruff av. nes, 94.2 nw Old Boston rd, 75x94.2; Nellie G Richards agt Sarah A Bennett et al; partition; W H Hamil-ton, atty. DEC. 29.

94TH st. 33 W; Jno A Munzer et al agt Theresa Steinman; action to foreclose me-chanics lien; M H Ellison, atty. DEC. 29.

Thompson st. 90; City of N Y agt Frank Zerillo; notice of levy; atty not given. DEC. 29.

Helen st. 165; City of N Y agt Isaac Cor-son; notice of levy; A R Watson, atty. DEC. 29.

22D st. 38 W; Henry Wilchinsky agt Jeremiah J Campion et al; action to fore-close mechanics lien; H Lubetkin, atty. DEC. 29.

Northern av. nwc 181st, 78x138.11; also 3D AV, sec 175th, 138.2x113.10; McManus & Taylor agt Codae Realty Co; notice of levy; atty not given. DEC. 29.

18TH st. 18 E; City of N Y agt Louis Bosky; notice of levy; atty not given. DEC. 29.

Grand st. 345-7; Same agt Nathan Abra-ham; notice of levy; atty not given. DEC. 29.

8TH st. 21 E; Same agt Stephen Cavi-nato; notice of levy; atty not given. DEC. 29.

Pitt st. 53; Same agt Nathan Garfield; notice of levy; atty not given. DEC. 29.

120TH st. 225-7 E; Same agt Wm Web-ber; notice of levy; atty not given. DEC. 29.

48TH st. 527 W; Tenement House Dept of the City of N Y agt Metropolis Securi-ties Co; notice of levy; A R Watson, atty. DEC. 29.

University pl. 88; also 12TH ST, 24-6 E; City of N Y agt Middleboro Realty Co; notice of levy; A R Watson, atty. DEC. 29.

Av A. 262; also AV B, 219; also 15TH ST, 604 E; Margt B Klynger agt Chas Kling-er et al; partition; B L Brandner, atty. DEC. 29.

77TH ST. ss, 98 e Av A, 200x102.2; Cross, Austin & Ireland Lumber Co agt Open Stair Tenement Co et al; action to fore-close mechanics lien; Coombs & Wilson, attys. DEC. 29.

56TH st. 118-20 W; City of N Y agt Danl Coleman; notice of levy; A R Wat-son, atty. DEC. 29.

FORECLOSURE SUITS.

Av B. nec 17th, 36x100; Peter C Eck-hardt, extr, agt Jno E Olson Constn Co; W F Clare, atty. DEC. 23.

Powers av. es, 100 s 142d, 150x99.3; Wm H McCord et al agt Fairview Constn Co et al; F B Chedsey, atty. DEC. 23.

150TH st. ns, 175 w 7 av, 75x99.11; Ju-lius Bachrach agt Bisch-Hoef Realty & Constn Co et al; M S & I S Isaacs, attys. DEC. 23.

142D st. ns, 350 e 7 av, 50x99.11; Mollie Ottenberg agt R & M Realty Co et al; M Sundheimer, atty. DEC. 23.

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Spring st, 48; also MULBERRY ST, 209 & 211; Vincent Orlando agt Michl Bonn et al; Palmieri & Wechsler, attys.

DEC. 26.

1ST av, ss, 400 e Maple, 46x125; also 1ST st or av, ss, adj lots 115, map of New Village of Jerome, Bronx; also 4TH st or av, swc 1 av or st, if extended, 187.6x19.8; Albert Mamlock agt Geo Zuelch et al; S Bitterman, atty.

118TH st, 83 W; Henry Atlas agt Maxwell Realty Co et al; J B Rosenback, atty.

103D st, ns, 222.6 e 3 av, 37.6x100.11; Chas B Squire agt Julius Weinstein et al; Shepard & Houghton, attys.

Decatur av, es, 300 s Woodlawn rd, 25x120; Jno Tauer agt Annie D'Ambra et al; Bergman & Davis, attys.,

121ST st, ns, 350 w Ams av, 25x100.11; Henry Kern agt Emma G Townshend et al; amended; A Stern, atty.

10TH st, ns, 166.2 e 6 av, 21.11x94.10; Geo F Crane agt Washington Park Improvement Co et al; Strong & Cadwalader, attys.

Tinton av, es, 148.10 s 156th, 25.6x160.6x irreg; Jas W McElhinney agt Danl Harris et al; J W McElhinney, atty.

Marion av, es, 150 n Dorothea pl, 25x98.4; Alfred Loweth agt Rebecka Marcus et al; amended; C P Hallock, atty.

111TH st, sec 7 av, 110x100.11; Lawyers Title Ins & Trust Co agt Apartment Constn Co et al; P S Dean, atty.

McComb's Dam rd, ws, 28.3 sw 153d, 56.9 x86.6x50x113.6; Sarah H Corwith agt Thos L Reynolds et al; Davison & Underhill, attys.

Morris av, ws, 58.10 s 152d, 58.10x100x58.11x100; Jas Cunningham agt Anodio Di Toro et al; Weschler & Rothschild, attys.

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

FEB. 27.

Lot 151, map of Village of Morrisania Bronx; Chas C Bigelow agt Eliza Eastburn et al; E L Ford, atty.

White Plains rd, es, 115.7 s 216th, 55.3x irreg; Eliza H Roberts agt Adelaide Burlando et al; S H Mollesen, atty.

5TH av, ws, 77.5 s 15th, 25.9x100; Mary L Dayton agt Geo H Pigueron et al; S A H Dayton, atty.

Clay av, 1325; Frank Scolaro agt Bessie Berkowitz et al; Brown & Lanzit, attys.

Findlay av, sec 165th, 94.7x35; Louise Ebling agt Hadden Realty Co et al; E Cohn & J Levy, attys.

DEC. 28.

Amsterdam av, nec 207th, 99.11x50; Ezra P Prentice agt University Heights Hotel Co et al; S S Myers, atty.

Eldridge st, 18; Isidore Kronacher et al agt Solomon L Baron et al; W C Orr, atty.

75TH st, 227 East; Rachel Shenfeld agt Philip Scheiber et al; S G Geller, atty.

140TH st, 66 W; Aug Ruff et al agt Florence L Keller et al; Abramson & Potter, attys.

DEC. 29.

5TH st, 220 E; Emilie Wollman agt Martha Wolfman et al; M Kaufman, atty.

111TH St, 311-13 E; Wm T Gray et al agt McConihe Realty Co et al; M S Borland, atty.

25TH st, 127-31 W; Estelle Quinlan agt Jno E Olson Constn Co; B M Kaye, atty.

118TH st, 216-18 E; Alexander Sampson agt Jos Focarile et al; amended; W J Lippmann, atty.

Thompson st, 58; Antonio Montana agt Nicola Galgano et al; Engel Bros, attys.

105TH st, 155 E; Union Trust Co of N Y agt Abram Bachrach et al; Miller, King, Lane & Trafford, attys.

3D av, ws, 201.9 n 173d, 50.1x131.3; David F Butcher agt Worcester Constn Co et al; Woodford, Bovee & Butcher, attys.

136TH st, 119 W; Francis C Huntington, trste, agt Saml Lehman et al; O S Seymour, atty.

129TH st, ns, 391.8 e Lenox av, 50x99.11; N Y Life Ins Co & Lawyers Mortgage Co agt Fannie Glick et al; Cary & Carroll, attys.

13TH st, 622 E; Saml H Abraham agt Max Gassman et al; B Abraham, atty.

138TH st, ns, 375 e 12 av, 32.6x100.3; Chas Klingenstein et al agt Andrew P Morrison et al; Eisman, Levy, Corn & Levine, attys.

103D st, ns, 185 e 3 av, 37.6x100.11; Citizens Savings Bank agt Julius Weinstein et al; Pirsson & Beall, attys.

JUDGMENTS.

- Dec. 23 Arbeit, Max—N Y Tel Co32.26 23 Abrahams, Saml, David Cohen & Sadye Cohen—L Stiefel.....288.09 23 Albert, Isaac—C L Borck.....112.15 26 Adler, Aaron,* Wm Adler* & Abr Kaplan—B Finkelstein270.47 26 Adams, Jacob A—M Damsky et al34.13 24 Ackerman, Max—S Klepner458.49

- 26 Albertz, Geo—City of N Y costs, 108.41 26 Arnold, Sigfried & Geo A Einstein—C M Lynch359.33 26 Austin, Jos, Fredk Robertson & Jno G Dougherty—S Spraut et al.....67.47 27 Alpern, Isaac—J Cohen589.79 27 Agresti, Jas—J Kaiser169.50 27 Argyropoulos, Jno—P Taavline.....58.38 27 Alexander, Henri P—J A Schutz.....53.36 26 Apter, Jos J—R H Irvine.....171.73 28 the same—the same126.18 28 Alexander, Henri P—P Keber.....74.06 28 Altschul, Saml & Nettie—J M Rothner400.95 28 Alguire, Hiram S—H Spear et al.....208.35 28 Adams, Alfred B—Sixty Wall Street.....472.00 28 Abrahams, Paul M—S M Rosenberg.....86.30 29 Ames, Geo T—First Nat Bank of Binghamton443.56 23 Burger, Louis—T Fuchs65.93 23 Brush, Thos H—Robbins Mfg Co.....67.36 23 Blood, Arthur G—N Y Tel Co.....60.50 23 Baum, Chas—the same19.47 23 Blackburne, Wm—the same.....47.61 23 Briggs, Walter J—the same.....53.64 23 Bayer, Lawrence—the same.....34.27 23 Bogard, Martin T—T P Spencer.....84.31 23 Blank, Chas & Harry—N Y Tel Co.....29.57 23 Bonomolo, Agostino & Dominico—the same18.03 23 Bradley, Gordon B, Frank M & Winfield H—the same21.42 23 Bonet, Susan—the same.....59.97 23 Behr, Eugene A—H B Loewenstein.....211.58 23 Brenner, Max & Jacob—L E Ohrbach116.91 23 Berman, Louis & Sol Star—N Y Tel Co67.13 26 Braverman, Morris—B Streiff.....41.60 26 Brown, Wilston R—C F Nagel.....82.17 26 Bosselman, Andreas C—O R H Ludwig40,341.01 26 Bosselman, Andreas C—Henry Meyer Co.....35.37 26 Betts, Fred A—Durham Storage Co.....165.35 26 Blecher, Saml—S Frieder.....91.65 26 Barnett, Becky,* Abr Switzer & Max Barnett—J Gold123.61 26 Blatt, Albt—City of N Y.....111.91 26 Benjamin, Herman—L Blumenthal.....136.91 26 Blumenkrohn, Siegfried & S Blumenkrohn Co—Matinee Waist Co.....239.05 26 Blank, Harry—W H Eaton.....460.65 27 Bergerson, Peter—R Federman.....42.97 27 Ballance, Wm A—W Rubin.....2,638.96 27 Busch, Geo—N Y Edison Co.....10.46 27 Bonyng, Wm H—Mosler Safe Co.....100.00 27 Blun, Ferdinand S M—the same.....1,000.00 27 Brady, Frank F—the same.....500.00 27 Bliss, Hiram A—the same.....486.76 27 Black, Frank S—the same.....800.00 27 Brach, Alex, G Yerkes, R Le Monnier—A Baldwin & Co, Inc.....160.21 27 Brown, Chas F—E B Latham & Co.....64.32 27 Bepler, Louisa D—J H Birss.....285.23 27 Braverman, Isidor—Equitable Trust Co of N Y.....44.11 27 Berkman, David, S Berkman & Sons, Louis Hodes & Rachel Hodes—Corn Exchange Bank.....173.87 28 Barton, Chas E—City of N Y.....12.00 28 Brown, Wm H—S M Orgler.....70.06 28 Braden, Maretta J—S R O'Rourke.....383.63 28 Brown, Annie—L Alpern & Co.....130.01 28 Brookfield, Jas H—W Forman.....203.40 28 Berger, Onida—M L Heidenheimer.....273.06 28 Brinckmann, Henry—M Scheiblich et al29.79 29 Bonnick, Albt—Fisk Rubber Co.....740.23 29 Bardine, Edw F—W G Motley.....111.91 29 Becker, Max—Geo Ringler & Co.....1,411.51 29 Boersch, Fred A—the same.....207.11 29 Boersch, Louisa & Fred A—the same.....427.00 29 Baldwin, Geo E—N Y Evening Post Co25.97 29 Butcher, Edw, Jr—Amer Bonding Co of Baltimore136.41 29 Behr, Enda—E Lesser196.91 29 Berman, Chas L—Interborough Rapid Transit Co.....(no amount) 29 Bloch, Jos* Fredk J Schwartz & Frank J Bloch*—City of N Y.....108.71 23 Cohen, Isaac—W Rleser31.01 23 Clark, Jno—J Appell335.17 23 Chichizola, Antony—C Doria.....81.70 23 Cook, Mary C—N Y Tel Co.....18.96 23 Cox, Harold—the same45.94 23 Cohen, Abr C—the same23.65 23 Cushnie, Alex—the same28.63 23 Colgate, Celestine D B—the same21.44 23 Cohen, Dudley H—N Y Tel Co.....36.48 23 Carritte, Douglas P—Geo Doctor Co.....171.42 26 Cusimano, Frank—A Cusimano et al.....760.40 26 Cohen, Hyman—Lawyers Title Ins & Trust Co.....397.81 26 Costigan, Jno J—W P Langvies.....29.41 26 Child, Harry—E T Child163.35 26 Campagna, Gabriel—J F Cooper et al2,101.62 26 Clendennin, Claude F—T E Eustis.....714.14 26 Colodny, Harry—S Eckstein27.80 26 Carter, Bennett C—G F Bryan.....645.30 26 Cappiello, Mike—N Y Edison Co.....11.27 26 Corbett, Oliver D—the same16.09 27 Carlton, Wm F—Mosler Safe Co.....184.90 27 Cole, Jos—the same.....5,000.00 27 Coler, Bird S—the same.....200.00 27 Cutler, Otis H—the same.....500.00 27 Cooper, Drury W—the same.....4,600.00

- 27 Carlisle, Jno G Jr—Lord & Taylor.....3,896.87 28 Cole, DeWitt B—H Spear et al.....110.11 28 Cosby, Emily D—T O'Callaghan.....316.81 28 Coombs, Jno B—J A Isner.....656.01 28 Cliff, Benj C—E F Bushnell et al.....85.60 28 Cardo, Vito* & Dominic—L Hausch.....76.67 28 Connelly, J H—City of N Y.....38.28 28 Caswell, Susan E—H Jungermann.....437.41 28 Cornwell, Chas—H McLean et al.....148.02 28 Campo, Bernard J—City of N Y.....507.00 28 Cahill, Jno A—W Godett.....76.40 28 Conrad, Wm—E R Breck.....144.11 28 Campbell, Neil—H L Manges.....142.42 29 Carroll, Irving—Amer Taximeter Co.....143.24 29 Cooke, Geo J—J H Forman280.51 29 Cohen, Louis P—W C Oille et al.....534.14 29 Cullen, Wm—N Schelenberg et al.....207.74 29 Coughlan, Danl J—F J Parker et al.....457.06 29 Curran, Edw—C Jacobus41.41 29 Carozza, Jno—City of N Y.....58.92 29 Cohen, Philip—I Lewis et al.....76.16 23 Dempsey, Wm J—N Y Tel Co.....23.49 23 Di Miceli, Anthony & Francesco Pagano—B Wright61.15 23 Davis, Benj—C N Meltsner et al.....266.70 23 Dreyer, Geo—G Fisher36.56 26 Davidson, Jos—United Electric Light & Power Co.....39.49 26 Dowling, Richd—Cuba Cigar Co.....82.41 26 Diamond, Pinkus & Meyer Sobel—H Frank Jr.....267.46 26 Dinan, Louis A—A H Joline et al.....costs, 32.65 26 Dunn, Mary F—B Altman & Co.....836.77 26 Durning, Emma L—J J Finn.....31.47 26 Dady, Michl J—City of N Y.....costs, 113.37 27 Dlugasch, Morris—N Y Edison Co.....45.41 27 Demond, Martin—the same.....17.80 27 Dillon, Wm H & Nathaniel B Beam—F O Pierce Co.....233.09 27 Dempsey, Patk J—H Meeks.....1,830.91 27 Durant, Janet L—Oscar Carlson Co.....238.85 27 Deagon, Arthur—Equitable Trust Co of N Y.....74.54 28 Dixon, Louise S—F H Brown.....277.11 28 Demar, J Edw & Henry B Decker—C Warner2,422.90 28 Di Salvo, Biagio—L Pollaci.....59.65 28 Dodge, Al—Bulloch & Jones Co.....117.90 28 Donohue, Lawrence—Ossing National Bank4,118.57 28 Ditmars, Jas G—W H B Peck.....210.10 28 Di Lorenzo, Vincent & Celia Isman—People, &c1,000.00 29 Dumrauf, Geo & Eliz—Germania Bank426.71 29 Damm, Geo—Geo Ringler & Co.....171.41 29 Dunseath, Robt—Oliver Typewriter Co134.41 29 De Siano, Almerico—C Mancini.....251.41 23 Engel, Jno—Rudolph Wurlitzer Co.....66.01 26 Engelhardt, Fredk—M H C Foster.....45.51 26 Ellis, Fredk G—Seelig & Delson.....183.01 26 Eno, Jno C—W N Cromwell.....58,765.96 27 Edelstein, I Bernard—Jno S Sampson & Son.....108.85 27 Eager, Emily J—Colonial Bank.....3,896.87 27 Eisenberg, Morris—M Berkowicz et al131.10 28 Elliott, Jas M Jr—M S Paine.....costs, 150.75 28 Eldredge, Frank M & F M Printing Co—Philip Ruxton, Inc.....539.65 28 Erbe, Chas—J J McMahon.....113.13 29 Edwards, Albt S* & Thos J Lindberg—Benedict & Burnham Mfg Co.....44.41 29 Eldred, Byron E—M W Minor et al.....538.47 29 Edwards, Jas W—W S Verplanck.....180.20 29 Edwards, Alfred J—H M Pope.....630.83 23 Felcin, Jno—Society of N Y Hospitalcosts, 141.60 23 Freedman, Clara & Herman L—R H Conty157.41 26 Finkelstein, Rose—Cohen & Levenson20.42 26 Fuller, Edw B—W B Campbell.....123.58 26 Fraley, Wm—W P Healy.....660.80 26 Fellman, Emanuel—E Outwater.....costs, 89.40 26 Fischer, Chas—Greenhut & Co.....39.20 26 Friedlander, Fredk K—Greenhut Siegel Cooper Co.....184.56 26 Finkle, Frances M & Frank J Hughes—S Milch160.81 27 Friedman, Lawrence—L Cohen.....585.77 27 Fanton, Henry B—M Grachen.....788.59 27 Fromm, Stephen S—Minnesota Mining & Mfg Co.....260.00 27 Feinberg, Abr—N Y Edison Co.....27.06 27 Freeman, Perley L, Chas H Rollins* & Harry F Curtis*—T I Jones.....294.99 27 Fisher, Geo A—E W Eakin.....37.33 27 Finnigan, Arthur A—L Halpert.....59.71 27 Fairchild, Geo W—Mosler Safe Co.....4,600.00 27 Fallows, Edw H—the same.....500.00 27 Fahys, Geo E—the same.....1,000.00 28 Faivre, Gaston—Co-operative Flint Glass Co.....141.33 28 Freund, Ernst H—C M Welte et al.....208.79 28 Fitzgerald, Jas—Stock Quotation Telegraph Co.....12.15 28 Friedman, Frank—C V Mosby Medical Book & Publishing Co.....67.54 29 Fisher, Harris—H B Clafin Co.....115.96 29 Friedman, Louis—N J Packard et al.....139.61 29 Feldman, Albt E & Philip Feldman*—Rauch & Brettler54.34 29 Freedman, H Louis—J Kostukwich.....44.67

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23 Gordon, Nathan, Max Ollaum, Geo F Lynch & Jno J Egan—I Schulman146.01	28 Joseph, Nettie—S Cohen21.83	26 Morhard, Robt—Rudolph C Blancke & Co158.21
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23 Gehlen, Chas W—C M Robinson. 147.13	29 Johnson, Jno I & Chas W—Butler Bros74.22	26 Meeker, Geo. R—R Gargiulo & Bro120.82
23 Garver, Harris & Mendel—J Held. 77.15	29 Jodry, Mary V—E Smith3,323.26	26 McGovern, Dudley, Michl, Jas* & Patk*—Electricity Savings Co61.61
26 Gehrke, Anna—L Pachman29.51	29 Jones, Robt*, Benj Braxton* & Jas Towel—City of N Y124.22	27 Miller, Jno W—Lord & Taylor98.68
26 Grossman, Louis—Chicago Varnish Co140.93	23 Kreusler, Richd L—C B Cosse52.37	27 Maggiolo, Frank—N Y Edison Co59.66
26 Guespereau, Paul—J Baileycosts, 63.15	23 Kopf, Fredk—C E Alterburg et al54.36	27 Martin, Edw—the same19.63
26 Goldstein, Wm L—M Feigel & Bro47.36	23 Kern, Jos—Equitable Trust Co of N Y63.68	27 Mestanz, Emma M S—Security Bank of N Y327.03
26 Gluck, Betty—Greenhut Siegel Cooper Co276.43	26 King, Saml—H H Feldman29.65	27 Mulford, Vincent S—Mosler Safe Co1,000.00
26 Graham, Geo G—Automobile Owners Supply Depot93.59	26 Kline, Minne—Butler Bros79.45	27 McCutcheon, Jas—M Rosenstein10,173.45
27 Gulden, Royal S—O A Burton32.72	26 Kushner, Israel—D Goldsmith44.01	28 McGrath, Wm F—M B Klein et al507.66
27 Goldstein, Hyman—Spinner Const Co25.45	26 Kramer, Adelaide by gdn—A H Joline et al32.72	28 Minder, Jacob—A H Joline et alcosts, 32.65
27 Gobbe, Louis & Ernesto—N Y Edison Co37.37	26 Keister, Geo—D Goldner466.33	28 Morris Jack—the samecosts, 22.31
27 Galanto, Frank—J Appel277.62	26 Krug, Harry—United Electric Light & Power Co310.09	28 Meyer, Nathan—A H Langfeld et al861.19
27 Goodman, Aaron—Edw P Leveen & Co353.17	26 Kracht, Henry J—P Livingston489.41	28 Meaney, Cornelius—S L Kahn31.01
27 Golden, Patk J—L Ernsky631.88	26 Knabenschuh, Henry S, Henry F Clinton, Clinton Holding Co & Annie C Clinton—G R Sutherland302.10	28 Meyer, Robt—Patk Gurry, Inc456.23
27 Gluckstein, Saml—A F Cook122.11	26 Kranich, Mary & Margt Furlong, individually, Margaret Furlong & Martin L Collins, exrs, &c—C W Simpkins1,427.71	28 Mays, Mint M—Alo Realty Co89.41
27 Glassman, Saml, Isaac Glassman, Morris Liebowitz—H Herr272.41	26 Kopelman, Saml—Louis Wolf & Co92.91	28 Matherly, Chas R—E Clark90.91
27 Goldman, Morris—the same53.79	26 Kael, Isaac—D Shaff et al89.65	28 Mauerhofer, Wm—E Blum250.40
27 Gilfillan, Thos M—E Monaghan. 126.57	27 Kenny, Wm J K—J M Bowers et al1,947.65	28 Meyer, Max—Sarasohn & Son44.65
27 Goldstein, Victor—S E & M E Bernheimer171.41	27 Klein, Fredk—American Bonding Co of Baltimore108.03	28 Mastronardi, Tarquine by gdn—Henry W Boettser Silk Finishing Cocosts, 133.83
27 Giliberty, Frank P & Angela—M B Moran336.48	27 Kamaiky, Leon & Ezekial Sarasohn—G R Sheldoncosts 117.78	28 Mittelman, Bernard—J R Teddcosts, 123.68
27 Gough, Wm T—Mosler Safe Co500.00	27 Kunnes, Elias—Innovations Ltd. 155.12	28 Mack, Frank—I G Burten19.72
28 Glass, Harold S—M Vogel et al69.16	27 Keeler, Jno G—N Y Edison Co12.75	28 Mestanz, Emma M S & Wm T Hooker, Inc—Security Bank of N Y. 565.03
28 Gottheimer, Lewis Z—A A Doctor. 34.65	27 Klein, Jos & Mary—L Lowinson. 3,187.68	28 Murphy, Jas E & Wm A White—G F Patiren257.74
28 Gubitz, Mrs Eliz—L W Sweet & Co67.45	27 Klitz, Robt H—Mosler Safe Co500.00	28 McCarthy, Jeremiah J—Geo Ringler & Co107.71
28 Greenberger, Ernest & Jacques—M E Cuff40.40	27 Klein, Leo M & Saml Jackson—the same1,000.00	28 Mullin, Anthony J—the same132.91
28 Gartner, David gdn—A H Joline et alcosts, 32.65	27 Kahn, Louis—the same1,000.00	28 Martin, Richd J & Mary—the same323.30
28 Goldberg, Jacob—A Teller45.65	27 Kish, Gustave—the same500.00	28 Martin, Richd J—the same216.38
28 Garvin, Eugene E—C O C Irwin13.11	28 Kraus, Julius C—M H Oppenheim. 209.41	29 Miller, Geo H—D G Porter446.36
28 Giannino, Carmine—A H Joline et alcosts, 32.65	28 Karelson, Harris, Jno Baronick, Abr Gittler & Nathan Cotter—L Weissman108.00	29 Menchel, Fanny & Saml—M Schiff. 64.65
28 Grinberg, David & Adolph Morris—A H Green et al75.19	29 Kugler, Emma & Ernst C—Geo Ringler & Co308.50	29 McNamara, Hannah—A Handte et alcosts, 120.93
29 Gunther, Edw—Amer Taximeter Co43.47	29 Klung, Fritz—same2,798.70	29 Miller, Edw B—C E Winant94.73
29 Glassman, Saml & Isaac—Nelson Co30.40	29 King, J Strickland—J A Becker. 180.91	29 Madden, Wm J—Fialla & Eppler, Inc53.67
29 Galiks, Israel W—L Cohen40.91	29 Kaliski, Stella—S Flaum127.67	29 Montgomery, Caryl A—D B Cookscosts, 93.55
29 Guthy, Peter—B Solomon et al209.80	29 Kent, Stronen & Helena—M Greenwald238.75	29 Migdalski, Frank—F Bartosik400.00
29 Greenberg, Wm—Juskowitz & Bogner93.93	29 Kantrowitz, Jos & Simon Barnett*—J Fink26.73	29 MacCullum, Wm O—Butler Bros62.34
29 Graham, Lillian—Marceau Co Ltd86.16	29 Klienfeld, Ruth, by gdn—Interborough Rapid Transit Co70.88	29 Mackay, Jos F—Royal Bank of N Y9.91
29 Gladstone, Jos, Armin Herman & David Herman—Twenty-third Ward Bank324.47	29 Klein, Benj F. C L A Gerken26.54	29 Mirabelle, David—Goodman et al. 71.86
29 Groginsky, Philip H—W C Wood et al26.51	23 Langone, Carmine—A Repa161.09	29 Mossler, Sol L—A Siegel & Sons73.08
29 Groff, Jos C & Gertrude B—J S Meyer et al644.75	23 Loud, Jno K—B de Souza251.81	29 Maged, Benj F—M Bunderoff50.07
23 Head, Henry—Equitable Trust Co of N Y145.76	23 Logan, Helen M—E Euell221.01	29 McGrath, Wm F—Central Consumers Wine & Liquor Co933.08
23 Hands, Herbt J & Henry Manger—Jos R Potter & Co207.38	23 Lacy, Jas A—Greenhut & Co60.54	23 Nollman, Wm L—Arwin Realty Co69.40
26 Hirsch, Louis & Jos Schwartz—A H Joline et al17.65	23 Laycock, Harry—J R Keisercosts, 109.68	23 Noble, Frank G—B M Crosthwaite959.13
26 Huesler, Paul J—Saks & Co69.85	23 Laycock, May—the samecosts, 109.68	26 Natanson, Max N—Memphis Hotel Co65.55
26 Hartwell, Horace F—A G Deatty64.10	23 Levy, Abr M—A Goodhoff et al90.47	26 Nevins, Patk J—Standard Distilling Co390.51
26 Hoag, Wm L—N Y Central & Hudson R R R Co163.16	23 the same—L Goodhoff85.07	26 Nudelman, Phil—I S Vought et al263.80
26 Hauptner, Anna V—M Solomon et al264.41	26 Lille, Rocco—Jno C Rodgers Co. 68.36	27 Newman, Randolph M—Lord & Taylor121.09
26 Henry, Walter or Walter Butler—J B Fischer69.31	26 Lynch, Leonora A—M Struzziere. 954.38	27 Novack, Sophie & Bernard—W Schneiderman89.54
26 Holmes, Edgar A—McClure Co62.65	26 Lowandowski, Zyhmut—B K Bloch2,117.26	27 Neier, Harry D—Moto Bloc Import Co223.39
26 Hirsh, Louis* & Jacob* & Abr & Jacob Hirsch—J Friedman115.42	26 Logan, Helen—Schwab Bros Co. 28.71	27 Nelson, Jacob—C A Elsberg339.41
26 Hanford, Geo B—G M Wright53.18	27 Lewis, Randor H—G F Armato. 238.41	28 Nassauer, Irvin F—L S Rau108.59
26 Handelman, Wm* & Jacob Keller—Detmor Woolen Co161.91	27 Lawler, Jos A—Lord & Taylor. 70.12	28 Nowaker, Stanley A—L S Planke et al9.67
27 Hirshfeld, Milton—Mosler Safe Co1,000.00	27 Levin, Harry—A Langer258.71	28 Nekarda, Francis J & Christopher L Orbach—W Ebling et al141.83
27 Hahn, Ernestine—the same1,000.00	27 Lifshitz, Nathan & Jacob Rice—N Josephson39.65	28 Natelson, Julius & Philip Rabinowitz*—I D Cohn248.70
27 Hogan, Edw J—the same25,000.00	27 Lewis, Jacob—T T Wells621.88	29 Nolker, Nell E or Florence Nolker—E Lauritano144.75
27 Heffter, Geo O—D W Wehrenberg79.31	27 Lytell, Wm—J Rankin160.60	29 Nelson, Robt—Personalty Liquidating Co226.25
27 Herman, Saml—A Langer116.59	27 Loketz, Louis & Jos B Finkel—N Y Edison Co49.73	26 Orlowitz, Herman J—H Brandstein38.81
28 Hayes, Jno M—H Spear et al209.12	27 Lipson, Howard—J Saxl79.45	26 Ornstein, Paul—A H Joline et alcosts, 17.72
28 Hewitt, Bert H—S A & H Myers. 257.03	27 Leiderman, Abr—S Goldenberg21.65	27 O'Brien, Wm & Herbert E Troiel—C D Reese99.00
28 Haslon, Jno—S Stein & Co26.35	27 Lange, Tillie—E Menline8,036.52	27 Olympos, Geo—P Pappas380.00
28 Hoesten, Philip J—G S Blakeslee & Co106.21	27 Levis, Carrie—Mosler Safe Co1,000.00	27 Oliver, Anna—N Y Edison Co10.31
28 Halper, Jacob—Henry G Loeber Co24.67	28 Locco, Dominick—J Cirone162.41	27 Ozinsky, Moses M—E Surut112.81
28 Haberland, Jno—A H Jolinecosts, 32.31	28 Lavelle, Jno H—S E Graham322.15	27 Olcott, Wm M K—Mosler Safe Co. 800.00
29 Hoffstadt, Adolph—C L A Gerken. 52.73	28 Lewis, Mary E & Geo L—George Ringler & Co130.91	28 O'Kane, Jas—E Heilner et al99.82
29 Heineman, Isaac—Isbell Porter Co138.30	28 Littauer, Nathan C—Eppens, Smith Co112.95	28 Ord, Geo J—W Hobson92.81
29 Helprin, Benj E—W C Wood et al74.05	28 Lehman, Bertha or Bertha Gardner—A N Leventhal et al65.05	29 Ornstein, Wm—G Schmidt344.82
29 Humphreys, Anna L—Jno Williams, Inc176.94	28 Landsberg, Hyman & Saml Eisenfeld*—R Seril & Co148.07	29 Olympus, Geo—J Mangan et al171.97
29 Harding, Magdalena—O Goritz et alcosts, 32.67	29 Luck, Jno & Ferdinand—Piel Bros2,635.11	29 O'Brien, Thos—Willard S Burrows Co68.63
26 Irving, Emily—A H Joline et alcosts, 32.41	29 Levy, Julius—S M Getzoff29.41	23 Pearce, Harry B—W C Brown284.99
29 Isaacson, Edw—M Silverman et al155.83	29 Latham, Edwin E—E Latham2,519.90	26 Pittala, Antonio & Guiseppa Ventiniglia—J J Franklin132.23
23 Jacobson, Simon—M Seifert71.05	29 Lederman, Cora J—R Loewenthal157.67	27 Previto, Frank—Raden Bros37.27
26 Jackson, Saml—Knit Goods Exchange123.85	29 Lumb, Margt—P & W Vacuum Cleaning Cocosts, 44.92	27 Perelman, Chas—A Greenspan43.55
26 Jones, Saml—Hencken Willenbrock Co323.51	29 Lowenthal, Adelia or W L—H Newmark132.31	27 Peretzman, Louis—S Lasher66.96
26 Jacobson, Adam J & Bernard Kaliski—Foran Foundry & Mfg Co. 149.05	29 Lewis, Mary—Interborough Rapid Transit Cocosts, 67.88	27 Phillips, Morris—N Y Edison Co. 30.33
	29 Lippman, Israel—Dry Dock Savgs Instn264.78	27 Prindel, Frank H—T Kick104.41
	29 Same—same277.23	27 Pell, H Archibald—G Slade272.60
	23 McDonough, Martin & Patk J Sheehan—Gude Bros Kieffer Co292.67	27 Patterson, Andw—Mosler Safe Co1,000.00
	23 Miller, Jno L—C H Bliss2,179.48	27 Post, Chas M—the same500.00
	23 McCann, Patk J—J P Purcell. 1,085.47	27 Putney, Edmonds—the same500.00
	26 MacNair, Eliz A & Jas Goodale—Broutmore Realty Co69.41	
	26 Mangin, Danl F—W H Hussey & Son122.54	
	26 Mortimer, Wm A—M S Arrue236.61	

<p>German and American Sales Offices 45 B'way, N. Y. City WORKS HAMBURG GERMANY ALSEN ON HUDSON RIVER, N. Y.</p>	A L S E N	<p>THIS BRAND of Portland Cement is too favorably known in EVERY COUNTRY where cement is used to need further description.</p>
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<p>28 Puiatti, Ernesto—J Santora.....556.97 28 Pavenstedt, Adolph—N Y Life Ins Co.....costs, 157.29 28 Parrett, Reginald W—G M Hallam.....229.15 28 Purcell, Harry V—Meyer & Lange.....103.20 29 Pincus, Alex G & Ruth M Dougherty—Coffee Exchange.....133.01 29 Polivy, David—M Kornheim.....43.06 29 Palmiter, Clayton E—S S Zwerdling.....161.99 29 Pearl, Chas—I J Trubin.....costs, 108.68 29 Parks, Frank J—Spotswood Specialty Co.....69.81 27 Quinn, Patk S—W H Kyle.....411.35 26 Ryan, Jno B—J G West.....2,783.37 26 Rochmes, Aron—J Doelger et al.....501.97 26 Rumore, Jno—American 3 Way Prism Co.....122.51 26 Robinson, Arthur—A Guionnaud.....1,586.11 26 Ruddock, Mary E—W Albera.....308.20 26 Rosenberg, Wolf—M H Mann.....39.41 26 Renehan, Adele—Mercedes Millinery Co.....49.65 26 Riley, Lawrence & Rose Barry—M H Dayton.....72.40 26 Razzano, Jno, Jno Curzia, Jas Prezios & Salvatore Prezios—J M Peyser.....164.73 26 Roys, Herman E—United Electric Light & Power Co.....18.27 26 Ryan, Frank—R Wick et al.....205.12 26 Rouben, Arnold—Pettit & Reed, Inc.....117.63 26 Rice, Geo—A H Joline.....costs, 17.67 26 Rosenblum, Nathan & Louis—Heywood Bros & Wakefield Co.....91.55 26 Rockey, Walter S—N Y Hair Co.....140.59 27 Ryall, Geo M—N B Dotson.....1,509.88 27 Rinder, Elias L—J Monaghan.....126.57 27 Rosen, Frank—Amer Cigar Co.....165.97 27 Ranieri, Annie—Bogert Flour Co.....162.46 27 Rosenblatt, Barney N Y Edison Co.....10.67 27 Rosenthal, David & Abram Albert* M Shiloosky & Co.....52.85 27 Rochester, Amiee G—J Smith.....148.30 27 Reid, Peter—Mosler Safe Co.....3,000.00 28 Reilly, Jas W—M Healy.....costs, 108.13 28 Roger, Robt E—McIntosh Co.....195.10 28 Reiter, Louis—J L Mott Iron Works.....64.70 29 Rostleton, Jno J—C H Howell.....91.96 29 Rostolder, Max & Dora—H Cannon.....85.65 29 Ray, Thos S & National Surety Co—People, &c.....1,500.00 29 Ribando, Thos & Anthony Liguori—A R Morris.....425.86 29 Robinson, Wm E—A S Walker.....131.52 29 Reidy, David H* & Jno O'Connor—M A Drummond.....31.72 29 Rosenberg, Harry—M Miller.....61.90 29 Rohweder, Jno—Hecker-Jones-Jewell Milling Co.....44.79 29 Rosencrantz, I Bertram—N Levy.....1,531.06 29 Rosencrantz, Julia—N Levy.....1,531.06 29 Rabstein, Israel, Louis & Leah & Abr Leichtig—S Gonsky.....214.65 29 Reilly, Marie P J—Gorham Co.....27.15 29 Schlanger, Max—D Laird.....700.42 29 Sondheim, Leopold exr—L Shubert.....135.73 29 Spielman, Abr—J Loewe.....119.40 29 Schiffman, Milton—Barnhart Type Foundry Co.....66.59 29 Schlitz, Geo—W C Brown.....89.41 29 Santoro, Alessio—Atlantic Can Co.....217.59 26 Siclari, Jos—National Cash Register Co.....130.60 26 Schmidt, Herman & Henry Gurian—I S Vought et al.....280.04 26 Simons, Jos—M Mayer.....377.96 26 Siessel, Jno H—American Woolen Co of N Y.....254.65 26 Scheinberg, Isaac—D W Sahrbeck et al.....310.47 26 Smith, Chas E W—C M Smith et al.....68.31 26 Sparry, Chas H—R R Regan.....126.80 26 Schmidt, Herman & Henry Gurian—I S Vought et al.....280.44 26 Scarpone, Dominick—J Thom.....costs, 108.74 27 Steinberg, Sarah—M Lichtenstein et al.....38.24 27 Schulte, David & A Rose—A H Meyer.....costs, 107.35 27 Suseback, Fredk—Thibout & Walker Co.....126.96 27 Safford, Louis L—Lord & Taylor.....88.05 27 Stolowitz, Saml & Jacob Kaster*—N Y Edison Co.....70.64 27 Stadler, Muriel V—P Moeller.....322.00 27 Sherwood, Robt E—City of N Y.....64.41 27 Santangelo, Vincenzo—People, &c.....200.00 27 Siegman, Richd—Mosler Safe Co.....1,000.00 27 Seeley, Alfred H—the same.....1,000.00 27 Sargent, Wm D—the same.....500.00 27 Scott, W. Irving—the same.....200.00 27 Stevenson, Jos & Jos Stevenson Coal Co—Smith, Lineweaver & Co.....1,269.31 28 Shapiro, Harris—Fuller Bros & Co.....1,121.69 28 Stone, Harry E—H Spear et al.....207.55 28 Setzer, Wm J—G F Coshland & Co.....259.51 28 Salomon, Arthur L—R Abramson.....45.01 28 Simmons, Dorothea H—Burns Bros.....190.55 28 Schwerzensky, Solomon admr—S Solomonowitz.....costs, 13.03 28 Strauss, Moses—E H Weatherbee.....147.86 28 Stone, Harlan F, trste—Battery Park Natl Bank.....costs, 107.55</p>	<p>28 Sheffield, Justus P—D Stancliff.....63.03 28 Silkman, Frank W—M Brill.....629.83 28 Sherwood, Jno N—Jno Wanamaker, N Y.....119.48 28 Seeley, Geo C—G H Walker et al.....123.41 28 Schier, Max, Abr—Goldman & San Auslander*—H Birn.....25.00 29 Sorrel Wm A—Bigelow Varnish Co.....37.95 29 Spier, Oscar A—W C Wood et al.....17.11 29 Spitzer, Adolph—W Price.....32.65 29 Silvester, Abr—J Borrelli.....278.47 29 Smith, Jas A—Hollywood Co.....375.50 29 Schneider, Saml—J C Fitch.....costs, 109.38 29 Scott, Jno C—C L A Gerken.....62.35 29 Sloane, Ralph—C H Arnold & Co.....44.65 29 Schwartz, Meyer—Imperial Curtain Co.....33.15 29 Solodkin, Saml* Harry Glucher & Leo Klein*—Frank Levy, Inc.....114.96 29 Seifert, Katie—S Jacobson.....62.45 29 Speciole, Vincenzo & Vincenzo La Barbera—A Francesco.....72.84 29 Thomas, Eliz—Greenhut-Siegel Cooper Co.....393.61 29 Townshend, Geo W—J Loewe.....119.40 29 Timpson, Mary B—Ridabock & Co.....33.33 29 Towner, Wm T—Frank Miller Lumber Co.....3,430.41 29 Trieb, Otto—W H Siebrecht, Jr.....59.15 29 Taffee, Adolph—Greenhut & Co.....234.58 29 Tilney, Jno S—Mosler Safe Co.....1,000.00 29 Townsend, David C—the same.....1,000.00 29 Torbell, Jos B—the same.....500.00 29 Thompson, Jos H Jr—Berwind White Coal Mining Co.....268.51 29 Tucker, Angeline—Colonial Bank.....3,869.67 28 Tompkins, Harry R—J H Fay.....160.54 28 Thier, Chas & Philip Spitzer—C Kaplan et al.....104.15 29 Turetzky, Abr—O Gruben.....334.81 29 Van Dyck, Edw B—B Altman & Co.....88.49 29 Verwiebe, Ernest C—D T Merritt et al.....81.43 29 Vigorito, Dominick—Nectar Co.....46.12 29 Willner, Henry—J Cohen.....394.35 29 Walter, Fredk L—S Hasbrouck.....234.82 29 Wilk, Katie & Isidor Soskin—D Rubinstein et al.....130.26 29 Wolf, Henry—Cantwell Davis Co.....130.87 29 Winans, Eugene A—N Y Edison Co.....27.53 29 Weissert, August & August Miller—B B Davis.....60.14 29 Weiler, Wm—S E & M E Bernheimer.....356.91 29 Westervelt, Jas—Stern Bros.....377.44 29 Weil, Markus—I Hochberger.....1,038.98 29 Whittall, Wm Van R—Rundlett & Reynolds, Inc.....375.70 29 Weeks, Henry T—J B McCoy & Son.....953.62 29 Williams, Geo Y—W H Fox.....44.81 29 Webster, D Mason—Locouver Press Co.....23.18 29 Winton, Jno Jr—Twenty-Third Ward Bank of City of N Y.....140.22 29 Wendel, Elias—R Silberman.....38.51 29 Winter, Henry J, Francis J C Ferris & Frank Fitzsimmons—F Swigert.....119.09 29 Weeks, Chas L & Benj Parr—P Starr.....51.41 29 Wallace, Edgar—Anderson & Co.....34.00 29 Walder, Henry W—B Fleck.....172.65 29 Wendel, Jas A—Frank Richards Laundry Supply Co.....36.21 29 White, Robt A—Charles & Co.....82.31 29 Whitehouse, Saml S—Peoples Surety Co of N Y.....33.71 29 Wallace, Thos G—C L A Gerken.....36.94 29 Wander, Jos—L Katz.....91.67 29 Woodward, Mary—Geo Ringler & Co.....208.41 29 Wander, Jos—Charles Trautman Co.....409.12 29 Wander, Jos—United Dressed Beef Co of N Y.....978.47 29 Weissager, Wm H—N Y Architectural Terra Cotta Co.....139.97 26 Yost, Chas—T I Raymond et al.....116.32 27 Youmans, Gilbert S & Edna J—S Goldberger.....600.00 27 Young, Jacob—B C Samuels et al.....329.10 27 Zimmerman, Myer & Max Friedman*—M Weinstein.....428.57 29 Zall, Louis—H Jaffe.....534.32 28 Zwerling, Nathl—R Wornik.....92.41</p>	<p>M A Gleason.....354.10 23 Foster Debevoise Co—Lutz & Sheinkman.....128.64 23 Thomas Flyer Renting Agency & Benedict Goldfinger—City News Pub Co.....190.39 23 Interborough Rapid Transit Co—D McGowan.....2,089.97 23 the same—M D McCauley.....1,086.97 23 Rhinestone Products Co—A H Feinberg.....155.65 23 Brighton Pier Navigation Co—Rapid Safety Fire Extinguisher Co.....205.71 23 Long Island Electric Ry Co—A G Bodine.....1,134.33 23 Elizabeth King System of Beauty—G I Wilson.....101.10 23 Beacon Falls Realty Co, Inc—Moore & Landsiedel.....167.72 23 Hanover Fire Ins Co of City of N Y—Kline Bros & Co.....5,836.55 23 Gingold Realty Co & Moses A Goldstein—G E Walter.....840.44 23 Robt T McMurray & Bro—L Herman et al.....690.00 23 Kato Products Co—E J Wessells.....457.26 26 Trenton Engine Co—Peter A Frasse & Co.....23.03 26 Absolute Fireproofing Co—E H Hall.....119.67 26 Correja Motor Car Co—Mercer Auto Repair Co.....20.16 26 Associate Contractors & Builders, Inc, Bernard Davis, Benj J Carr, Jr* & Vincenzo Milone*—Noonan & Price Co.....221.22 26 Interborough Rapid Transit Co—H Hoke.....4,136.45 26 Fidelity Mutual Life Assn of Philadelphia, Pa—R M Whiting.....609.02 26 Ritz Co of America, Canada & Cuba—Clarke Bros Co.....179.51 26 Tangiers Manors Corp—N Dzekovizki.....337.15 26 Franklin Hartwell Co—A G Deatly et al.....144.14 26 Regal Specialty Co—Hodgman Rubber Co.....93.23 26 Erie Transfer Co—E Costello.....2,631.73 27 Guardian Trust Co, Wm F Carlton, Geo W Fairchild, Peter Reid, Wm M K Olcott, Wm H Bonyng, John S Tilney, Carrie Levis, Richd Siegman, Geo E Fahys, Davis C Townsend, Ferdinand S M Blun, Milton Hirshfield, Andw Patterson, Ernestine Huhn, Alfred H Seeley, Robt H Klitz, Chas M Post, Jos Cole, Leo M Klein, Saml Jackson, inent S Mulford, Chas R Jung, Bird S Coler, Louis Kahn, Gustave Kusch, Edmonds Putney, Otis H Carter, Edw H Fallows, Wm D Sargent, Jos B Torbell, Frank P Brady, Hiram A Bliss, Wm T Gough, W Irving Scott, Frank S Black, Edw J Hogan & Drury W Cooper—Mosler Safe Co.....costs, 3,761.60 27 Mosler Safe Co—J H Ward.....costs, 117.65 27 the same—A L Strasburger et al.....costs, 120.45 27 the same—N Bijur.....costs, 115.00 27 S A Whisten Constn Co—B G Hull.....60.66 27 City of N Y—J A Wright.....100.00 27 Boughton, Krell & Co—Cheney Bros.....197.95 27 Willeman, Geo—J A Young et al.....102.47 27 Wendover Bronx Co & Abr Silverson—C Berndt et al.....costs, 130.13 27 Traders Paper Board Co—V G Cantasane.....1,034.53 27 Bay Ridge Amusement Co—N Y Edison Co.....159.72 27 Public Candy Co—M & S Cocoa & Chocolate Co.....193.41 27 the same—Jas A McClurg & Sons.....85.23 27 Picone Realty Co—M Menken.....245.01 27 Wise Piano Co—N Y Edison Co.....114.08 27 Bustanoby Bros—R B Henry Co.....3,616.47 27 Automatic Platen Press Co—G E Fritz.....190.00 27 Hoerning & Rapp—Bowring & Co.....109.72 27 Independent Improvement Co, Ralph Hutcheson, Asa C Brown & Carrie Hutcheson*—National Reserve Bank of The City of N Y.....231.38 27 New York Central & Hudson River R R Co—J A Knieriam.....105.17 27 Peck & Mack Co—L Jacob.....27.41 27 Plunkett & Co—S L Max.....294.35 27 Peck & Mack Co—L Jacob.....302.41 27 Guardian Trust Co—Mosler Safe Co.....25,000.00 27 Franzblau-Le Bow Co—I Fried et al.....187.00 27 Froma Realty Co, Chas M Alteri & Vincent Procaro*—H B Senft.....110.45 28 416 West 33d Street Realty Co, Joel Marks & Chas H Bellows Cut Stone Co—Michl Cohen & Co.....217.36 28 F M Eldredge Printing Co, Frank M Eldredge & Rose Eldredge—Philip Ruxton, Inc.....542.77 28 Carnegie Trust Co & Geo C Van Tuyl, Supt Banks of the State of N Y, in charge of the Carnegie Trust Co—Nineteenth Ward Bank.....21,196.96 28 Albt Cohn Co—City of N Y.....28.51 28 Cadillac Co of N Y—the same.....67.57 28 Century Silk Co—the same.....23.63 28 Clason Point Amusement Co—the same.....38.28 28 Consolidated Coal Co—the same.....438.64 28 Columbia Steel Casting Co—the same.....38.28 28 Compound Creosote Capsule Co—the same.....38.28</p>
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CORPORATIONS.

ATLAS PORTLAND CEMENT

30 BROAD STREET, NEW YORK

28	City Security Co—the state	24.61
28	Concrete Plant Mfg Co—the same	38.28
28	Chapman Realty Co—the same	83.19
28	Consumers Trading Co—the same	61.71
28	Continental Audit Co, N Y—the same	31.45
28	Continental Brokerage Co—the same	38.28
28	Co-operative Industrial Corp—the same	214.05
28	Conwill Co—the same	38.28
28	Cosmopolitan Dental Mfg Co—the same	38.28
28	Cross Ridge Co—the same	28.51
28	Current Realty Co—the same	38.28
28	H B Chadurjian & Co—the same	61.71
28	National Post Co—E Hungerford	267.31
28	Ocean Construction Co—N Quintano	341.91
28	Gordon & Stein Contracting Co—Rich- ton Mfg Co	48.76
28	Yorkville Cloak & Suit Co—Pruss Bros	108.15
28	S C Marum Co, Inc, & Carmine Sta- bille—I Partegas	422.41
28	Tiger Construction Co—City of N Y	27.00
28	Bermuda Atlantic Steamship Co—M Pellegrino	27.41
28	National Post Co—Selkirk Realty Co	7,230.42
28	Jno Glass, Jr, Constn Co—M Shirk costs	17.40
28	Vittoria Colonna Mutual Aid Society —W A Robinson	132.40
28	Webber Constn Co—F Knauss	10,754.73
29	Conforti Excavating Foundation Co— E I du Pont de Nemours Powder Co	359.13
29	Interboro Paper Box Co—Sayles-Zahn Co	305.41
29	Champion Fireproof Door Co—City of N Y	150.57
29	Carstin-Offerman Coal Co—Same	38.96
29	Cambridge Stable Co—Same	34.37
29	Christie Iron Works—Same	77.33
29	Clancy's Farm, Dairy & Baker— Same	116.40
29	Company E Improvement Co—Same	38.28
29	Charlton Contract Co—Same	38.28
29	Colonial Mill & Lumber Co—Same	67.57
29	Corporation & Taxpayers Co—Same	38.28
29	Contract Co—Same	38.28
29	Continental Syndicate, Ltd—Same	214.05
29	Consolidated Waterproof Co—Same	409.35
29	Consolidated Mortgage Co—Same	214.05
29	Comstock Co—Same	43.16
29	Crucial Test Rain Cloth Co—Same	96.47
29	Columbus Circle Hotel Co—Same	87.60
29	Columbus Park Hotel Co—Same	57.81
29	Cosmopolitan Fashion Co—Same	36.32
29	C A Cloghan Co—Same	85.43
29	Cooke, Robt Grier, Inc—Same	40.52
29	Atlantic Dye Works—H Lieb	35.65
29	Square Garage, Inc—Pure Oil Co	673.06
29	National Post Co—A L Silberstein	92.31
29	Wm P Chase Co—City of N Y	67.57
29	Shanke Co—J Johnson et al	59.72
29	Central Carolina Constn Co—T Mc- Bride	839.70
29	H M Horkheimer Aumsement Co—E W Edwards & Son	180.67
29	Greenwich Cold Storage Co—People, & C	400.00
29	Krabo, Ernst Realty Co, Gustave Ernst, August Krabo & Savoy Glass Co—J Levine	423.15
29	Same—L Levy	320.07
29	U S Leasing & Holding Co—H M Olmstead	27.31
29	Star Pyro Mfg Co—Faultless Rubber Co	2,609.02
29	A Feldman Constn Co—City of N Y	7.00
29	Same—Same	10.00
29	Moore Light Co—H Content & Co	1,338.44
29	Cerra Realty & Constn Co & Antonio Cerra—C M Altieri et al	251.73
29	Jos Holmes Press—Gardiner & Bur- ton	38.68
29	Vermilve & Power Co—Schaeffer & Budenberg Mfg Co	153.93
29	Lordi & De Resperis Constn Co—A J Wolcock	21,938.68
29	National Post Co—V Lynch	172.91
29	Truxton Realty Co, Jas Chames,* Sophie Gorsch & Arthur Gorsch— F X Keil	76.72
29	416 West 33d Street Realty Co, Joel Marks & Chas H Bellows Cut Stone Co* (correction)—Michl Cohen & Co	217.00

Behringer, Henry—J Connor; 1911	108.07
Brown, Joe & Camillo Olivetto—Peo- ple, &c; 1911	1,000.00
Same—same; 1911	1,000.00
Brazier, Angelo C admr—D Leary; 1911	194.71
Bussing, Robt S—Nassau Bank; 1910	219.25
Buell, Jno F & Edw E—E H Chrystie; 1911	352.89
Bain, Belle B—Gorham Co; 1911	61.95
Blass, Philip—House of Krieg; 1911	9.41
Constad, Wm & S B Rosenthal Co—H Stephens; 1911	865.39
Cimillo, Antonio & Frank A—F Prince; 1911	117.67
Castellano, Gaetano & Giosue Gallucci —People, &c; 1911	2,000.00
Coffin, Jno D—A Strauss Printing Co; 1909	117.08
Dorney, Michl—J Beck et al; 1908	185.38
Daiteh, Philip, Morris Daiteh & Wolf Sommerstein—A B Simonds et al; 1911	84.41
Donnegan, Maria A—Title Guar & Tr Co; 1907	114.10
Engel, Jos—F Weber; 1911	112.22
Edwards, Wm A—I Abramson; 1911	400.00
Fromme, Saml F—Katz & Sommerich; 1911	32.81
Fuchs, Frank J—J Brodie; 1911	45.22
Franklin, Walter F & Arthur C Seale— Western Electric Co; 1911	70.29
Gibson, Bernard—M Blumenfeld et al; 1911	159.85
Glassman, Morris—B Greenberg; 1911	132.01
Gilleran, Thos—Lawyers Title Ins & Trust Co; 1911	121.94
Handy, Alex F—D J Oliver; 1911	326.56
Happel, Adam—P Hershkowitz; 1911	84.47
Hendricks, Frances C & Philip E—A Goodman; 1911	774.29
Happel, Adam—P Hershkowitz; 1911	671.00
Hartlieb, Julius—J A Stursberg; 1911	194.20
Indelli, Minnie A & Jas Conforti—S Adams et al; 1911	4,952.14
Jarashow, Jacob & Michl—L Leavitt; 1910	41.41
Joseph, Jeanette H—L Sutro et al; 1910	13.02
Joline, Adrian H & Douglas Robinson— C A Doelger et al; 1911	174.22
Same—J F Flynn; 1911	734.59
Same—H Pickett; 1911	450.00
Joline, Adrian H & Douglas Robinson— A S Afield; 1911	3,129.25
Same—same; 1911	103.55
Kimball, Francis H—D Hermann; 1911	863.58
Kennedy, Henry C—H Kaplan et al; 1911	52.31
Konkle, Oscar E—P D'Alterio; 1911	403.93
Koffler, Simon S—R J Rubin; 1911	41.32
Leverer, Abr—J Schloinsky; 1911	30.65
Laperle, Chas—T Greenbaum; 1911	253.96
Lazerowitz, Simon & Herres Posner— Levine; 1911	10,243.04
Lorber, Saml—W J Amend; 1911	9,008.36
Levy, Chas—J McCarthy et al; 1911	100.53
Mulcahy, Jno J F—Vambria Steel Co; 1910	1,980.35
Mosher, Jno—City of N Y; 1911	459.15
Marinetzky, Jacob & David Guberman —M Rosenfeld; 1910	99.65
Marcuse, Millard—I Bornstein; 1911	276.07
Magee, Richd M—City of N Y; 1909	29.43
Mayer, Henry M—Wiertz Silk Mfg Co; 1911	252.12
Nierenberg, Jno—City of N Y; 1910	378.11
Nollman, Lucy A & Walter P—J F Frve; 1911	751.57
Nagle, Percival E—M Feenv; 1911	521.20
Nessler, Herman D—L Schlesinger; 1905	1,920.39
O'Brien, Jno E—K B Decker; 1899	127.67
Same—P G Decker; 1900	2,842.76
O'Neil, Francis J—J Brodie; 1911	65.30
O'Keefe, Jno A—G F Coshland; 1910	212.50
Peck, Edw S—C S Conklin; 1911	5,000.80
Phelan, Kath K, David Keane & Anna P K Taylor—City of NY, costs; 1911	119.57
Reddy, Patk—D J Thow; 1911	199.67
Rickerson, Emeline C—E McCovey; 1911	119.72
Rubinstein, Leon J—Business Address Co; 1911	152.56
Rafferty, Peter L—the same; 1911	264.41
Rabinowitz, Jos—M Friedner et al; 1911	346.76
Streeter, Wm E—E J Batchelar; 1910	104.97
Schreiber, Ira—S Bookman et al; 1911	325.49
Shimans, Abr & Saml—M Lipsman; 1911	71.40
Sigman, Harry—L Cohen; 1911	50.76
Schouler, Archibald V—L Strauss; 1911	95.01
Stacey, Geo H—P Overhage; 1911	27.12
Schwartz, Aaron—L Baumgold et al; 1911	71.52
Schechtman, Tillie—Jos Stern & Son, Inc; 1911	202.36
Simpson, Jno F & Chas H—S Brodsky; 1911	194.41
Solinsky, Moe or Moses—W Neaderthal et al; 1911	185.55
Shaw, Philip M—City of N Y; 1911	505.79
Voegel, Jno N & Thos Fisher—People, &c; 1911	500.00
White, Jno H—City of N Y; 1911	211.01
Welfisch, Abr S—G A Williams; 1911	254.41
Weinstock, Louis—M Decker et al; 1911	281.12

CORPORATIONS.

Bayside Infirmary Co—H R Bernard; 1911	182.91
Federal Biscuit Co—Powers Weightman Rosengarten Co; 1911	553.80
General Trustee Co—Hall's Safe Co; 1911	45.41
Saunderson Co, Inc—W Frankel; 1911	82.79
William Morris, Inc—H A Ottman; 1911	570.71
Stanley Hoisting Co—P Burns; 1911	1,178.10
P Coleman Co—M Toomey; 1911	1,499.38
Rhodes, Oscar—Phelps Bros Co; 1911	251.01
Enterprise Button Co—N Caro; 1911	887.53
Froma Realty Co—City of N Y; 1910	59.72
Same—same; 1911	59.72
Knox Automobile Co—Merchandise & Construction Co; 1911	329.65
Ritz Co of America, Canada & Cuba— Manhattan Cabinet Works; 1911	176.18
Froma Realty Co—City of N Y; 1911	59.72
Cozy Homes Construction Co—T P Lan- caster; 1911	147.58
Chemical Products Co—A Becker; 1911	127.81
Whiting Mfg Co—C E Bulkley; 1911	138.57
Same—same; 1909	171.03
Same—same; 1908	154.74
Di Benedetto Realty Co, Angelo Di Ben- edetto & Wm T Hookey, Inc—Secur- ity Bank of NY; 1911	430.56
Tolken, Conrad & Hudson Trust Co— W W Farley; 1911	1,820.97
Hamburg-American Line—L Kiesel; 1911	275.00
A Wiedenbusch & Co, Inc—A Habis- reitering; 1911	135.20
Drake, Geo & Lincoln Trust Co—W W Farley; 1911	1,820.97
J F Walsh Constn Co—A E Loewenthal; 1911	292.79
Madison Paper Stock Co—N Y Tel Co; 1911	26.60
Vanderveer Crossing, Inc—M Schwartz; 1911	104.02
Same—same; 1911	1,081.57

¹Vacated by order of Court. ²Satisfied of appeal. ³Released. ⁴Reversed. ⁵Satisfied by execution. ⁶Annulled and void.

MECHANICS' LIENS.

DEC. 23.

Batavia st. 1; Louis V Spinapont agt Ellen A Farrell & Thos J Farrell. (271)	\$156.18
77TH st. 340 E; Oscar Schweitzer agt Julia Mendel. (272)	131.00
Grand st. 425; Harris Goldscholle agt Israel Lippman. (273)	94.52
Burke st, nec Wallace av, 25x100; Edw E Buhler Co agt Madison Construction Co. (274)	94.13
131ST st. 55 W; Geo Wallace agt For- tunato D'Onofrio. (275)	22.61
Webster av, nec 171st, 50x97; Frank Spadaccini agt Church of Our Lady of Victory. H C Stowe Construction Co & Jas McNiece. (276)	700.00
179TH st. 825 W; United Parquet Flooring Co agt Eight Twenty-Five West 179th St Realty Co & R H M Realty Co & Zipkes Construction Co. (277)	550.00
Av B, nec 6th, 20.2x93; Julius M Schwartz agt Hugo Realty Co & Spach- ner & Berger & Lydia Heine. (278)	10,098.50
43D st. 118 W; Aronowitz & Dreier agt Chas J Follmer, Luigi Pane & Luigi Schiavetti. (279)	405.00
118TH st. 24 W; Jos E Gerstein agt Henrietta Levitt. (280)	73.00
Baychester Station, Bronx; Murray Bros agt N Y, Westchester & Boston Ry Co & City & County Contract Co. (281)	22,748.10
Gun Hill Road Station, Bronx; Same agt same. (282)	18,954.00
33D st, sec 11 av, —x—xirreg to 32d, xirreg to 10 av; A J H Brooks Inc agt N Y Central & Hudson River R R Co, N Y State Realty & Terminal Co & Jas Stewart Co. (283)	2,055.63

DEC. 26.

6TH st, 601-601½ E; also AV B, 93; Julius M Schwartz agt Hugo Realty Co, Spachner & Berger & Lydia Heine. (284)	10,098.50
5TH av, swe 110th, 50x50; Edw Kos- cherak agt Eureka Parkway Garage & Bellvidere Constn Co. (285)	15.00
Wallace av, nec Burke, 100x100; Jos A Mascia agt Madison Constn Co, Inc. (287)	415.00
2D av, 787; Abe Lifson agt Mulvany Estate & Geo Mulvany. (288)	86.00
88TH st, 158 W; Jno J Greene agt aMry Shields & Maria G Garsia. (289)	47.00
Pinehurst av, ws, whole front bet 179th & 180th, 200.1x100; Richd E Thibaut Inc, agt Rountree Realty & Constn Co. (290)	1,355.66

SATISFIED JUDGMENTS.

DEC. 23, 26, 27, 28 and 29.

Anderson, Wm S & Wm L Dowling— N Y Central & H R R Co; 1911	146.59
Same—same; 1909	717.95
Same—E P Wheeler; 1909	577.88
Anderson, Wm S & Wm L Dowling—E P Wheeler; 1910	28.72
Bernstein, Philip—E Pollock; 1900	110.87



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10TH st, 111 E; Hervey Thompson agt
G W Hamill & Anthony Massef. (291) 12.00

DEC. 27.

Washington av, nec 167th, 67.6x100; Emil
Schwab agt Mary Alteri. (293) 11.40

Wallace av, nec Burke, 100x100; Jno B
Flasso agt Madison Constn Co. (294) 235.00

140TH st, ns, whole front bet Rider av
& Canal pl, 125x75; Levering & Garrigues
Co agt Edison Electric Illuminating Co &
Kenn-Well Contracting Co. (295) 932.61

104TH st, 107 W; Morris Talsky agt
Henry C Copeland & American Purchasing
Assn. (296) 754.00

125TH st, 313-15 W; Jos Tino & Co agt
Max Marx & Geo Sprickerholt. (297) 15.00

Burke st, nec Wallace av, 100x100; Berk-
shire Lime Co agt Madison Constn Co.
(298) 801.73

Amsterdam av, ws, whole front bet 176th
& 177th, —x100; United Plumbers Supply
Co agt Gingold Realty Co & Vincent F
Bernesser. (299) 4,519.70

Washington av, 1925; David Shapiro agt
Clement H Smith & Jno Langermann. (300)
14.00

Burke st, nec Wallace av, 100x100; Hud-
son Woodworking Co agt Madison Constn
Co. (301) 900.00

DEC. 28.

Vyse av, es, 375 s 173d, 50x100; Lazarus
Goldstein agt Nelson Black Const. Co.
(302) 235.00

East Broadway, 116 & Division st, 107;
Chas M Straub agt Estate of Catherine A
De Peyster, owner; Lewis Kesner. (303)
\$1,200.00

77TH st, 319 W; Peter J Ryan Bldg Co
agt Wm M & Annie N Hoes. (304) 965.50

55TH st, 123 E; M & M Collieran agt
Stuyvesant Wainwright; Elsie De Wolf;
Robt J Mahoney. (305) 613.70

2D av, 219; Michl Normoyle Co agt
Eberhard Schneider. (306) 337.80
Same prop; same agt Eberhard Schnei-
der; Henry M Reynolds. (307) 105.00

Carter av, ws, 97 n 174th, 50x42.9; Bronx
Roofing & Water Proofing Co agt Jos
Diamond; J Diamond. (308) 50.00

Riverside Drive, sec 152d, 104x140;
Shiren & Silberberg agt Gingold Realty
Co. (309) 358.00

Amsterdam av, ws, whole front bet
176th & 177th, —x100; same agt same.
(310) 1,426.50

Pleasant av, 351; Abr Schreiber agt
Pietro Altieri. (311) 44.00

3D av, 3233; Byrne Engineering Co agt
Helen or Helen F Sheehan & T Gerald
Stearns. (312) 648.13

111TH st, 84 E; Maxwell A Cantor agt
Sarah Lookstein; Max F Lookstein. (313)
25.00

DEC. 29.

Riverside Drive, 222; Cassel Franklin
et al agt Welfare Realty & Constn Co &
Brande Papae Co. (314) 144.85

Tiebout av, 2096; Soled Bros agt Minnie
Kelly. (315) 8.00

58TH st, 614 W; Rafferty Bros agt Thed-
ford Eiltz Coal Co & Chas H Lowen. (316)
137.80

116TH st, 207 E; David Harrison agt
Beatrice S Loughlin & B L O'Connor. (317)
31.75

Broadway, 801; Moran Bros Co agt Jas
McCreery Corp, R Sadowsky & F D Thorn.
(318) 7.75

Union av, 997; Jos Reznik agt Benj
Friedland & L Praglin. (319) 39.00

Oak St, 42; Knickerbocker Metal Ceiling
Co agt Antonio Mariscano & Theresa Mar-
iscano & Martin Garone. (320) 77.50

Mulberry st, 3; Same agt Milla Anzelone
& Martin Garone. (321) 80.00

Washington av, nec 174th, 50x80; Angelo
Fasany agt Ettar Realty Co. (322) 206.00

134TH st, 539 E; Eugene Aickelin agt
One Hundred and Thirty Fourth Street
Co or Herman Nepper. (323) 100.00

117TH st, 53 W; Morris Eschwege agt
Annie Lubliner, Rose Landau, Frances
Steinberg & Victor Lubliner. (324) 63.00

Washington av, 1281; Colwell Lead Co
agt Knepper Realty Co & J Henry Reiher.
(325) 115.00

Broadway, 1574-76; also 7TH AV, 704-8;
Isidor Deitelbaum agt Walter J Salomon,
Eugene Schoen & Fenton & Klein. (326)
350.00

BUILDING LOAN CONTRACTS.

DEC. 23.

Park av, swc 134th, 99x140; Henry H
Jackson loans Gibeon L Young to erect
a — sty bldg; — payments. \$35,000

DEC. 26.

No Building Loan Contracts filed this
day.

DEC. 27.

West st, nwc Honeywell av, 87.11x63.5x
irreg; Van Dyck Estate loar Philip Kauf-
man & Son to erect a 5-sty apartment; 13
payments. 45,000

60TH st, 128-30 E; Title Guarantee &
Trust Co loans 128 East 60th Street Co to
erect a 9-sty apartment; 8 payments.
150,000

238TH st, ss, 250 e Marthia av, 25x100;
Central Mortgage Co loans Wesley Constn
Co to erect a — sty bldg; — payments.
4,000

Belmont av, nec 175th, 100x100; City
Real Estate Co loans Faruolo Realty Co
to erect two 5-sty apartments; 7 payments.
70,000

Stebbins av, sec 170th, 33.8x90.2; Man-
hattan Mortgage Co loans Bellewood
Constn Co to erect a 5-sty apartment; 12
payments. 28,000

DEC. 28.

Arthur av, sec 177th, 144.3x89.6; City
Mortgage Co loans Mount Hope Bldg Co
to build a 7-sty office bldg; 13 payments.
150,000

St Lawrence av, ws, 150 n Gleason av, 25
x100; Herbert S Ogden, atty, loans Louisa
B Diener to build a 2-sty, 2 family dwell-
ing; — payments. 3,500

Lorillard pl, nec 188th, 30x97.6; Green-
wich Mortgage Co, loans Buonodono Con-
struction Co to build a — sty bldg; 12
payments. 24,000

39TH st, ns, 560 w 5 av, 44x98.9; State
Realty & Mortgage Co loans Brunswick
Realty Co to build a 12-sty office bldg;
10 payments. 120,000

DEC. 29.

So Boulevard, ws, 53.10 s 176th, 52.9x
87.9xirreg; Ver Planck Estate loans Dwyer
& Carey Constn Co to erect a 5-sty apart-
ment; 13 payments. 35,000

176TH st, ss, 100 w So Boulevard, 26.9
x49x irreg; Same loans same to erect a
5-sty apartment; 13 payments. 21,000

181ST st, ss, 50 w Belmont av, 69.4x
115.1; Greenwich Mortgage Co loans Sole
Realty & Constn Co to erect two 5-sty
apartments; 14 payments. 44,000

230TH st, ss, 255 e Barnes av, 50x
114.6; Central Mortgage Co loans Fran-
cesco Barone to erect a —sty bldg; —
payments. 8,000

SATISFIED MECHANICS LIENS.

DEC. 23.

8TH av, 108; Victor Steinberg agt Philip
Goldberg et al; Dec19'11. \$400.00

DEC. 26.

25TH av, 817; Fordham Stone Renovat-
ing Co agt Pantalalfa Realty Co et al;
Dec13'11. 840.00

Riverside Drive, sec 84th; Eagle Iron
Works agt J Monheimer et al; Dec7'11.
400.00

Hudson st, swc Horatio; Thos J Flan-
agan agt Estate of Henry A Gahn et al;
Aug19'11. 127.71

73D st, 250 W; Nathan Pickett agt
Heinrich Stern et al; Dec8'11. 1,396.00

Catherine st, sec East Bway; Rider
Ericsson Engine Co agt Lazarus Levy et
al; Aug8'11. 117.00

East Broadway 91; Same agt same;
Aug8'11. 165.54

73D st, 250 W; Wm A Thomas Co agt
Dr Heinrich Stone et al; Nov2'11. 155.25

73D st, 250 W; Philip Levitt agt Hein-
rich Stern et al; Nov4'11. 155.00

17TH st, 527 E; Wm H Downs agt
Church of St Mary Magdeline et al; Dec
11'11. 180.00

Robbins av, 600-02; Keshin Blitstein &
Co agt Froma Realty Co et al; Feb24'11.
650.00

Robbins av, 602; Colwell Lead Co agt
same; Nov25'10. 1,803.15

72D st, 166 W; Hull, Grippen & Co agt
Brown Bros Inc et al; Oct3'11. 16.70

DEC. 27.

Riverside Drive, 260; F N Du Bois &
Co agt Barkin Constn Co et al; Apr6'11.
3,327.98

Washington av, ws, 50 s 187th; also
187TH ST, 474 E; American Wall Paper
Co agt T T Reid Constn Co et al; Dec11
'11. 154.60

72D st, 166 W; Saml M Halper agt Alex
Brown et al; Sept22'11. 110.00

Washington av, 2403; also 187TH ST,
474 E; Wm Balkin agt T T Reid Constn
Co et al; Nov21'11. 1,500.00

213TH st, ns, 100 w Willett av; An-
tonio Salzano agt Lena Barbetta et al;
Nov28'11. 133.00

55TH st, 147-9 W; Hull Grippen & Co
agt Geo Backer Constn Co et al; Nov10'11.
44.64

DEC. 28.

5TH av, 516; Herbert J Krapp agt Row-
an Realty Co et al; June13'11. 595.85

34TH st, 161 W; Gertrude Z Hutchins
agt Thos J Powers, Jr, et al; Dec12'11.
46.22

Fulton av, ws, 175 s 171st; Geo Colon &
Co agt Bethel Const Co et al; Oct16'11.
4,150.00

Same prop; Standard Plumbing Supply
Co agt same; Dec9'11. 4,022.15

22D st, 20-6 W; Harry Alperstein
agt Twenty West Twenty Second Street
Realty Co et al; June16'11. 150.00

1ST av, 1438; Max Greenberg agt Es-
ther B Littman et al; Sept22'11. 443.90

Same prop; same agt same; Dec26'11.
443.90

125TH st, 127-31 E; Oriental Fire-
proof Sash & Door Co agt Jno E Olson
Const Co et al; Dec21'11. 510.00

DEC. 29.

Prospect av, nwc 181st; Michl Montag,
Jr agt Wirth Realty & Constn Co; Oct9'11.
100.00

196TH st, 230 E; Oscar Bartelstone et al
agt August Nelson et al; Dec26'11. 98.57

10TH st, 206 E; Jos H Goldblatt agt
Diedrick Gronholz et al; Dec7'11. 70.00

8TH st, 299-301 E; Same agt same;
Dec7'11. 106.00

25TH av, 303-5; Robt A Keasbey Co agt
Fifth Avenue Investment & Improvement
Co et al; July24'11. 150.00

25TH av, nec 31st; American Radiator
Co agt same; Aug1'11. 4,000.00

Discharged by deposit.

Discharged by bond.

Discharged by order of Court.

ATTACHMENTS.

DEC. 21.

No Attachments filed this day.

DEC. 22.

Singer, Julius; B S Kahn et al; \$145.33; M
A Vogel.

De Pena, Manuel S; American Trading Co;
\$811.21; Stetson, Jennings & Russell.
De Pedro, Juan B Jr; Joseph, a corp;
794.50; Finch & Coleman.

Brazileiro, Lloyd; Alvaro Ribeiro Gracca;
\$33,893.95; Haight, Sanford & Smith.
Thomy, Carl W; Hans Arnheiter; \$2,856;
C L Schurz.

DEC. 23.

No Attachments filed this day.

DEC. 26.

Gronbach Mfg Co; Foster Debevoise Co;
\$646.52; M L Arnstein.
Ketcham, Suzanne B; G D Provost; \$21-
799.82; H B Ketcham.

DEC. 27.

Meade County Bank, Zturgis, South Da-
kota; Brown Bros & Co; \$6,250; Whit-
ridge, Butler & Rice.

CHATTEL MORTGAGES

AFFECTING REAL ESTATE.

DEC. 21, 22, 23, 26 & 27.

Altro Realty Co, 781-787 Beck..Atlantic
Gas & E F Co. Fixtures. (R) 50

American Purchasing Association, 2840-
50 Bway..Century Gas & Electric
Fixture Co. Gas Fixtures. 325

Irvine Realty Co & Jno Randall. Kelly
st, ws, 73 s Intervale av..Atlantic Gas
E F Co. Fixtures. (R) 648

Knoperbann & Sons, 21 W 19th..Fair-
banks Co. Machinery. 651

Mason, W P, 142 Duane..Wheeler-Mc-
Dowell Elevator Co. Elevator. 3,250

Penn Restaurant Co, 106 W 32d..Cen-
tral Chandelier Co. Gas Fixtures. 230

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