RECORD AND GUIDE



By THE RECORD AND GUIDE CO.

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THE COMING BUILDING SEASON.

ULNESS is a normal attribute of the building situation) at every midwinter season, and the present one is no ex-The number of visible operations in hand is probception. ably less than in a long period of years, taking the city as Yet there a whole rather than any particular part of it. are underlying conditions of financial soundness, and a technical position occupied, that strongly indicate that the year 1911, before it ends, will have given to the building interests fairly satisfactory proofs of activity. Money is steadily tending toward a lower rate for loans, because of the steadily growing total of available funds in financial centers. The railroads, with brighter prospects, are loosening up in their orders for materials. In the steel business there is piling up an aggregate of waiting orders that will strain even the capacity of this great business when the dam breaks. Liquidation of securities has largely subsided, and the decline in prices of food stuffs and house supplies, which has been particularly noticeable within a fortnight, has begun to stimulate general retail trade. In the building trades, considered apart from the real estate market, it is easy to count up fifty or sixty million dollars' worth of work for the coming season. Only a part of it can be executed within the calendar year, it is true, but nevertheless there is this vast amount of work waiting to be done, some of it already started and the rest to be started during the year. The Municipal Building, the Grand Central Passenger Station, the new U. S. Post Office, the Woolworth Building, the Greeley Square Hotel, the Bankers' Trust Building, a three-million dollar hotel on Seventh avenue, the East River Savings Bank, the new Masonic Building and half a dozen structures to cost a million dollars each-these constitute a vision of activity that will remind central and lower Manhattan of the "skyscraper races" of the years 1905 and 1906. Then there are several large works for the suburbs, as the Sea View Hospital on Staten Island and the new State Prison at Wingdale, not to mention the continuation of the rebuilding of the U.S. Military Academy at West Point. From a long schedule of this new work that lies before us (see Record and Guide of December 31) it is perceived that while there may be for a time a diminution of activity in some departments of construction, the year 1911, before it closes, will see a pronounced revival in other departments. There will be on the whole a greater variety of work than presented itself last year, so far as Manhattan is concerned. For the suburbs, and especially for Queens Borough, Westchester County and Northern New Jersey, the indications for good building activity in the latter half of the year are very strong.

CO-OPERATIVE HOUSES.

VER since last Spring there has been a noticeable fall-E ing off in the number of new buildings planned as coöperative apartment houses. This falling off has been due chiefly to two causes. In the first place, there has been a certain over-production of this as of other classes of residential building; and, in the second place, several of the later enterprises of this class have not been bril-The knowledge that the stockholders in liant successes. some of these buildings have been heavily assessed has spread, and has discouraged promoters from attempting

to put through other enterprises of the same kind. In the case of one enterprise there was a complete failure and a heavy loss, because certain inexperienced promoters had gone ahead without making sure that they could finance the new building. There is no reason to suppose, however, that the check to these enterprises is anything but temporary. The coöperative apartment house is based upon a sound business principle, and it has come to stay. It enables a well-to-do family to obtain a home, designed to suit its own tastes, for a smaller sum than a similar floor space could be obtained in the same neighborhood either in a private house or in an ordinary apartment house. It has the advantages both of a private residence and of an apartment; and it appeals particularly to the ever-increasing number of well-to-do people who do not pass more than half of the year in New York City. Coöperative apartment houses will, consequently, continue to be built, but a man buying an apartment should be very careful of the standing of his proposed associates in the enterprise, and of the soundness of the financial scheme on which it is based. These enterprises ought to be managed by experienced people, who make themselves responsible for the financing of the building and its erection. Of course, the stockholders have to pay for such services, but they are worth the price.

RIVERSIDE PARK FOR NEW YORK PEOPLE.

OT for the purposes of Commerce, for steamship docks and railroad tracks, were the lands comprising the original Riverside Park purchased by the City with the money of her taxpayers. The world's commerce can have all the rest of the Hudson River shore, but this much is a heritage to be kept inviolate for the enjoyment and benefit of our citizens through all posterity. The lands under water fronting the Park are as much a natural part of it as if they were visible. Between 96th street or thereabouts and the public pier at 129th street especially, where the Park Commissioner has proposed to reclaim the land under water, the river edgethe littoral zone-is so essential to a riverside park, and so susceptible and ready for a natural and obvious improvement, that we doubt if even Commerce, unemotional and dollarbenumbed as it is, will ever think of turning the people away from it and making it a landing place for foreign vesselsand a covered freight yard for railroads. We doubt if this would ever be permitted. The fear of such a thing is momentarily allayed by the remarks of the Commissioner of Docks and Ferries, Hon. Calvin Tomkins, as reported in another part of this paper. There is no immediate intention to enter upon the development of the "commercial opportunities" of the Riverside Park district, but ultimately, he assures us, it will be necessary in his judgment to avail of the waterfront of "Riverside Drive" as well as the districts above and below for these uses.

In any event a distinction should be made between the Park proper lying south of 129th street, and the "Drive," as extended north of the "Loop" at Claremont. But leaving the larger question to the future, it is interesting to know that the beautiful stretch of shorefront opposite Claremont, Morningside Heights and Old Bloomingdale is to be reclaimed and made accessible from the Park by arcading over the railroad tracks. Treated as park landscape solely, and indented with little harbors and landing places for motor boats and yachts, the new land would not only add a new feature to the enjoyment to be derived from the park, but the improvement taken together with other movements for the beautification of the West Side, such as the Hudson-Fulton Water Gate, would so enhance the desirability of residence in the district as to threaten in after years the social primacy of the other side of town.

EXPRESS STATIONS.

F, and when a lower West Side subway is ever built, it ought to be planned so that the ought to be planned so that the express trains would not stop between 33d street and Cortlandt street. In the building up of a business center on the middle West Side the quickest possible connection with the financial district is necessary, so that a man can conduct business both up and down town with very little delay. A connection of this kind cannot be furnished by any other subway so well as by one which runs on almost a straight line from the Pennsylvania Terminal to Canal street, because it so happens that Seventh avenue is a comparatively central avenue and runs into the heart of the district which is destined to be the best location for general business in mid-Man-

January 21, 1911.

hattan. By such route a man could travel from Wall street to Herald Square in about eight minutes, whereas from Longacre Square to Wall street by the existing subway would consume at least five minutes more. The saving of this five minutes would be an enormous advantage to hundreds of thousands of people and would contribute just so much to the business efficiency of the whole city. The property owners in Greenwich Village would not like the idea of being dependent on a local service, but they should not be allowed to stand in the way of such a manifest public benefit. Greenwich Village can be provided with an express station on the subway which must eventually be built in Hudson street and Eighth avenue. The Commission should deliberately adopt a policy not of placing all the express stations along the same streets. but of so far as possible distributing them. Every important cross-town street, like 23d, 34th, 59th and 125th streets, should have its express stations on one subway route or another. In the case of the Seventh avenue line, such a distinction obviously belongs to 34th street and advantage should be taken of this fact to tie the middle district as closely as possible to the financial district.

CONSTRUCTION PROGRESS ON THE WESTCHESTER RY.

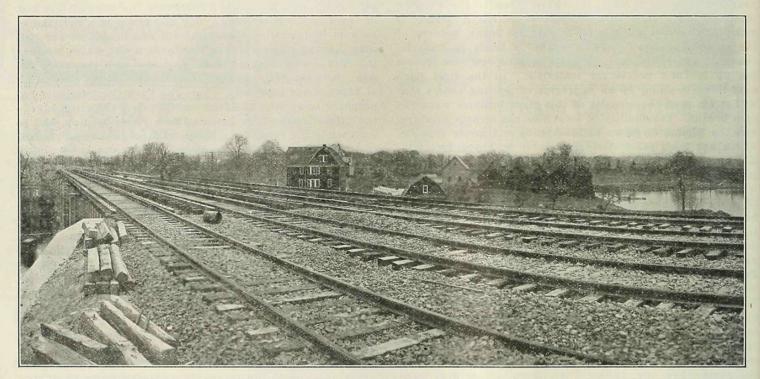
Substantial Character of the Roadbed-Stations With Walls Finished in Marble Stucco and With Roofs of Reddish Brown Tile

T HE construction work on the New York, Westchester & Boston Railway shows the advantages of the favorable weather we have had this winter for that sort of work. The contractors have been able to make extraordinary progress in their grading, masonry and bridgework. One of the accompanying pictures shows the substantial quality of the work that is being done on the four-track main line to Mount Vernon, over which trains are to be running regularly inside of a year.

THE NEW STATION BUILDINGS. Very little has appeared in the public prints so far relative to one of the most attractive features of the road, that is its stations. They are entirely different from anything else of the kind in the country and are well worth being described.

They are unique in character, beautiful in simplicity, wonderfully convenient in arrangement and of a type altogether different from anything else of the kind in the country. They were designed by may be gained to the streets without in any way conflicting with incoming traffic. Another feature is the sheltered platforms used, which are equipped with ample and convenient seating capacity, in order that passengers may await their trains at the platform level, as well as in the station buildings proper.

The type of the architecture is that of the Italian Renaissance, and the general exterior color scheme adopted consists of a marble stucco applied to the walls. The



A COMPLETED SECTION OF THE ROADBED AND TRACKS OF THE NEW YORK, WESTCHESTER & BOSTON RAILWAY-NEAR MOUNT VERNON.

The road will have a connection with the subway system at West Farms. The White Plains Branch from New Rochelle will be in use not long after the main line is completed to that point. Then from White Plains there will be a line, controlled by the New York and New Haven system, built to tap the "New York & New England" near Danbury.

The general effect will be to open up to further development new sections in Northern Bronx, Westchester, Putnam and Dutchess counties. A part of this country will be within quick commuting distance, and the rest will be suitable for the large estates of wealthy families from New York, whose men folks are not in bondage to the usual office hours in the city. The management of the Westchester will work in harmony with real estate interests, with the object of encouraging home building to the fullest possible extent. Although the name of the road indicates a trunk line to Boston, the new policy is to make the New York, Westchester & Boston a local express line for the patronage of New York City business people.

Reed & Stem, who addressed themselves to the task of caring for the convenience and safety of a fast increasing traveling public, and the establishment of a high standard of architecture for the station buildings, which would in themselves serve as a key to the further future development of their respective adjacent sections.

The time-worn scheme of adopting an absolute standard plan covering all stations was done away with, and special study was given each individual station site, no two of which are identical. As a result, the stations have been designed not only to meet all commercial requirements, but to give the appearance of a close sympathy with the natural conditions found existing at each particular site, and in the planning of them the chief consideration was given to the safety and comfort of the traveling public.

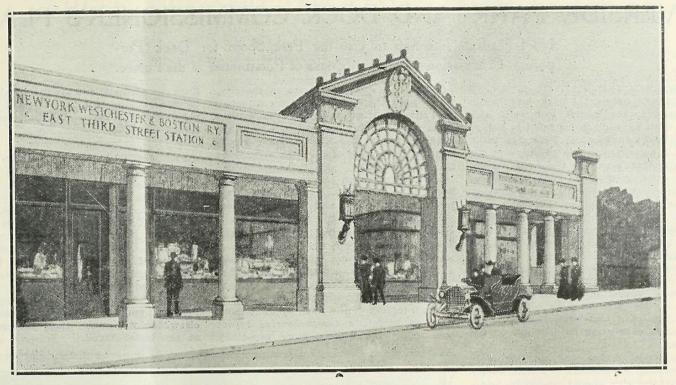
From the waiting-rooms, direct, safe and sheltered access is provided to each passenger platform, by means of overhead bridges, or by tunnels under the tracks. A system of separate exits has been worked out, so that direct access station roofs and the copings of all enclosure walls are formed with a roof tile of a soft reddish brown shade, making a pleasing and harmonious combination of color.

Throughout the interior of the stations, the construction is as nearly a perfect sanitary construction as possible, and consequently wood has been practically eliminated; its use being confined to the doors, which will be quarter-sawed white oak finished to take a soft silver gray stain. The walls throughout the main rooms will be formed with a grayish marble granite, highly polished, with ample relief in its border lines of soft Verde antique marble. A capping consisting of a continuous marble band forming a Greek fret design, makes a most consistent and appropriate finish to the wall surface decorations.

In all the toilet rooms, a new style of sanitary facing composed of opal glass brick with rounded corners and coves at the floor line, will be used.

All hardware and metal finish will be simple in design and of solid cast bronze.

RECORD AND GUIDE



EAST THIRD STREET STATION OF THE NEW YORK, WESTCHESTER & BOSTON RAILWAY, AT MOUNT VERNON.

HOW TO SOLVE THE COURT HOUSE PROBLEM Let the Old Building Stand and Erect a New Court House for a New Judicial District Uptown—A Suggestion From a Member of the Bar

WHILE the Court House problem has vexed the Bench and Bar of New York City for many years past, no solution of it that would meet all objections has been put forward. On the one hand the eminent judges of the Supreme Court, or at least many of them, seem to desire the erection of a new building in another part of the city where enough land can be economically bought to permit of aesthetic surroundings, not only for the sake of good light and necessary quiet, but for dignity and impressiveness. Opposed to them, the members of the Bar, while admitting that there is a difference between presiding at the scales of justice and weighing a ton of coal, look at the matter from the viewpoint of accessibility, the paramount consideration with them. Obviously, these opposing interests can never be fully reconciled to the Chambers street site.

My plan would be to create a new Judicial District, thus making two districts of the Supreme Court within the County of New York. I presume that anyone familiar with the present stress of litigation will agree that it is only a question of a short time before one district of the Supreme Court housed in a single building will be wholly unable to meet the requirements of the public. Building a larger structure on the present restricted park site will not answer the purpose, even if there be room for a public edifice befitting the great City of New York. An immense tower-like affair on the lines of the famous Singer Building might be large enough to hold the enormous crowds that will use the courtrooms in the very near future, but such an edifice would not meet the well-known requirements of a court of justice, and its erection would be an egregious error.

But if a new district be created as I suggest, another and grander court house could be built upon some suitable ground uptown, for the use of that district. The City Hall Park building could then be remodeled and brought down to date, for the use of the present judicial district. It seems to me that this plan, if adopted, would suit both judges and lawyers. As I am advised, it is the only plan so far presented upon which everybody could unite, in this respect differing from the present plan of making use of the old building permanently, upon which the sentiment of the Bench seemed to have been radically opposed to that of the Bar. The owners of the large downtown office buildings who so strenuously and artfully opposed the removal of the present Tweed court house would have no ground for complaint, as they would still have in their midst a court house with enough business and to spare to fill up all their vacant offices.

The members of the Bar, who practically to a man tabooed the idea of going uptown or beyond easy walking distance of their offices, would have no grievance under this plan, as it would make it so much easier to dispatch business for their clients, because the length of the various calendars would be di-minished by one-half. As the members of the Bench were almost unanimous for an uptown court house, it is not anticipated that there would be remonstrance on their part. And lastly, the great public itself would have its interests served by the erection NOW of a new judicial district, having its own court house in a part of the city towards which every-body and everything has been moving for many years. Now that the great railroads have located uptown, together with the new post office, public library, etc., it seems to me absurd for the City to delay the purchase of land for its court house needs. Such a delay is certainly not in the interest of taxpayers.

The district of Greater New York, above 34th st, and including the Borough of the Bronx, is large enough and important enough to have a judicial building and district of its own. A desirable site upon which a beautiful building could be erected might be purchased now at a price to make the entire outlay not to exceed say \$10,000,000. Such a structure, dignified and ornate, would be an architectural monument that would increase the value of the surrounding properties that are now languishing for the want of some stimulating influence on the real estate market. The increase in assessment values would mean, of course, that the city's outlays would be speedily returned in the shape of increased taxes. Looked at from a financial standpoint, it is an attractive investment which the municipality could readily undertake without a charge of extravagance.

Of course there are details to such a plan as this that need to be elaborated, but I am now simply presenting the idea in a broad, general way. It might be necessary for lawyers who desired to practice in both districts to open branch offices uptown, but the fact that many firms now maintain auxiliary offices in Brooklyn, Jersey City, or even Newark, shows that the objection is not weighty. The telephone and tunnels obviate most inconveniences. The new Municipal Building and the Hall of Records being downtown helped to defeat the project for the removal of the present court house. owing to the desire to have the buildings centralized. But under my suggestion the fact that these other city buildings are where they are need not militate against another court building uptown, there being no necessary connection between them. No one would think of moving the court house of the Supreme Court in Brooklyn to downtown Manhattan, merely to bunch it with others.

Let the old court house stay where it is, with the necessary changes, as millions of dollars have been invested, relying upon its remaining there. But let us look to the future and build uptown the finest court house in the United States for a NEW district, before the prices of land and labor take any further leaps and bounds upward.

J. M. LATHROP, Attorney at Law.

Commissioner Murphy Still Looking for Quarters.

Commissioner John J. Murphy of the Tenement House Department, 44 East 23d st, told the Record and Guide this week that the negotiations with the Braender Building & Construction Company for quarters in the Ashland Buildinig at 315 4th av had fallen through and that he was looking about for another location. This statement is verified by Mr. Philip Braender, president of the Braender Building & Construction Co. No Immediate Intention to Use the Park Shore for Dock Purposes-Commissioner Tomkins Speaks of Possibilities of the Future.

COMMISSIONER CALVIN TOMKINS of the Department of Docks and Ferries explained to the Record and Guide this week what is really in his mind in regard to the shore in front of Riverside Park. Up to a certain point he agrees with the long-standing plan for the improvement of the existing Riverside Park, now under the jurisdiction of the Park Department, but he is of the opinion that some time in the future it will be necessary to make provision for the use of all the water front for commercial purposes. Said the Commissioner:

"I trust this matter will continue to receive public attention in the press, and I especially desire suggestions and criticism on the part of your editorial department and of your subscribers who are in a position to speak intelligently on the matter.

"The report makes one practical recommendation for immediate action, namely, that the city should promptly begin build the bulkhead wall and fill the lands under water. This can be undertaken in sections and under very small initial appropriations. The spoil from the subway and the ashes and excavation of the west side of the city will, before many years, fill these riparian lands to the bulkhead line. I do not think there can be much difference of opinion as to the report so far. The other features of the report are simply submitted as an illustration of the uses to which the waterfront can be put at some time in the future, after the fill shall have been made.

COMMERCIAL DEVELOPMENT.

"There is no intention now to enterupon any comprehensive development of the commercial opportunities of the Riverside Park district; but coincident with the development of commercial, industrial and social life of the island of Mauhattan, it is certainly necessary to make additional provision for the use of all of its waterfront. Ultimately, in the judgment of the Dock and the Park Commissioners, it may be necessary to avail of the waterfront of Riverside Drive as well as the districts above and below for these uses. How to accomplish this so as to interfere as little as possible with the beauty of the park waterfront is a matter which should now receive consideration for the future; and in this connec-tion, any criticism of plans submitted will be very much in order.

MORE RAILROAD FACILITIES RE-QUIRED.

"I would direct attention to the fact that the only direct avenue of rail approach to Manhattan from the interior of the continent is by way of the New York Central Railroad. It is inevitable that there will be continual friction between the expanding development of railroad needs and what may be termed the present residential interests along the west side. The growth of the railroad's busi-ness is inevitable. Additional trackage will ultimately be required, and I believe that in the more distant future, provision for transferring between rails and vessels, and into storehouses, will also be equally necessary. This, however, does not imply any present use, but should point to the desirability of considering these probable future conditions and making provision for them.

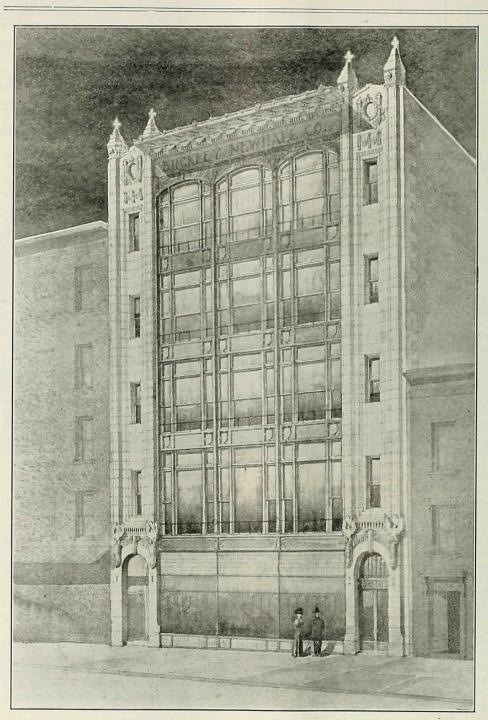
"Again, along the Dock Department's property at 79th st and 96th st, permanent, unsightly and vulgar uses have been made of the waterfront for business use. The businesses located at these points are, I believe, in most instances essential for the convenience of the city, but the way in which they are conducted, and the lack of aesthetic and architectural treatment of the structures which are used, is deplorable. This detracts greatly from the beauty of the park waterfront in these localities. All these conditions should be subordinated to some general waterfront scheme which shall terminate present nuisances and guard against others in the future.

ONLY AN ENGINEERING FRAME-WORK.

"Both myself and Commissioner Stover shall welcome any criticism of plans. The report which has been submitted is only tentative and suggestive of future use. It is the intention of the Park Commissioner later to submit a comprehensive report considering the matter more especially from the aesthetic and architectural points of view; the present report sketches only the underlying engineering framework for future plans."

THE AMERICAN SOCIETY OF ENGI-

NEERS has chartered the 5,000-ton steamer Zacapa of the United Fruit Co., 17 Battery pl, for a trip to the Panama Canal. The boat will leave pier 16, which is at the foot of Fulton st, North River, on March 2, and will arrive at Colon on March 9. On the same day a similar excursion of engineers, conducted by the same society, will arrive from New Orleans from which port another United Fruit Co. boat sails on March 4. About one hundred engineers from this city and elsewhere will make their headquarters at the Hotel Tivoli.



FIRST OF ITS KIND FOR THE SECTION.

The Buckley-Newhall Building, which is now under course of construction at Nos. 145-147 West 125th st, between 7th and Lenox avs, is the latest development on this thoroughfare. It is practically the first high-class loft or office building to be built there, and will be ready for occupancy on April 1. It is a steel building with concrete arches and is entirely fireproof in every way. It has steel doors to

the elevators and stairs, and has hollow metal sash with wire glass to all windows. The front is of a cream-colored glazed terra cotta. The windows are composed of ornamented copper. The structure is being erected by the H. D. Best Co. of 103 Park av and building operations were started in October. Louis E. Jallade, No. 37 Liberty st, is the architect.

FRESH AIR AND THE LONG TERM LEASE.

Test Cases Showing that Scientific Ventilation Benefits Manufacturers and Ultimately the Factory Building Owner.

THE interest aroused in the subject of ventilation in factories and loft buildings by the interview with A. R. Bastine, of Webster B. Mabie & Company, recently printed in the Record and Guide, in which he stated that the real estate interests wanted proof that ventilation and equipments actually had a cash value and permitted of greater amount of work per individual, prompts the publication of results of experiments made by a well-known authority in Massachusetts.

Professor C-E. A. Winslow, of the College of the City of New York, has given the Record and Guide permission to reprint extracts from a timely paper delivered by him on the subject of "The Cash Value of Factory Ventilation," wherein he contends that better conditions for employees means improved ventilation, which includes the removal of dust and fumes, and that the employee and the community are gainers by pure air. "If it can be shown that the employer"

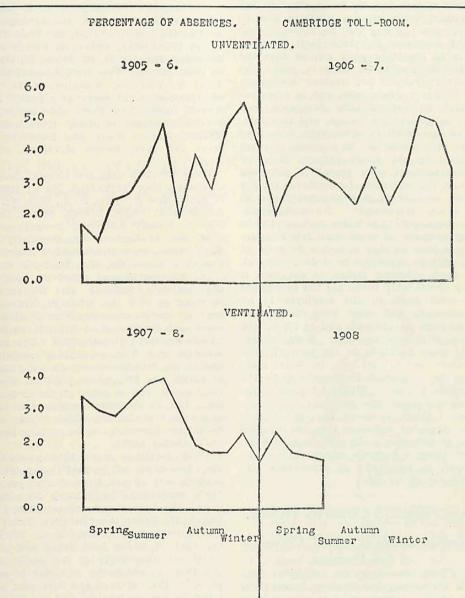
"If it can be shown that the employer himself is a direct gainer by the improvements which he initiates," says Prof. Winslow, "the path of reform will be made much easier. It is not, I think, difficult to show that the diseases which prevail among workingmen and women directly affect the industrial prosperity of the employers concerned. Irregularity of attendance, and the physical sluggishness and nervous inattention which accompany lowered vitality, mean direct money loss to the employer of labor, as well as a burden on the community at large. In general those employers who have made improvements report most satisfactory results.

"The operating room of the New England Telephone and Telegraph Company at Cambridge, Mass., is a long room, extending from front to back of a business block. Fifty or sixty women are employed in this room as operators, seveneighths of them being on the day shift. In the winter time, it was impossible to secure adequate natural ventilation without undue exposure to drafts. In the spring of 1907 a simple but efficient system of artificial.ventilation was installed.

"A marked improvement in the comfort and general condition of the operators followed this change; and the betterment was sufficiently marked to show itself in a notably greater regularity of work. The statistics of attendance for two years prior to the change, and for sixteen months subsequent to it, are given in the table below. They have been compiled from the records of the chief operator, who has been in charge of the room during the entire period. The average number of daily absences, in the first of the three columns for each year, were calculated from the actual records of all unexplained minor absences; long illnesses, vacations, etc., being omitted. The absences which remain are, of course, due to many causes; but mainly to slight illnesses of various sorts.

"The percentages of absence, from the table, have been plotted in the appended diagram, which shows the relations more clearly. The upper curve is for the two years from April, 1905, to March, 1907, when the room had no special ventilation. The lower curve shows the conditions from April, 1907, to July, 1908, after the new system had been installed.

"In each year absences diminish in spring and fall, and show an increase in winter and summer. At the extreme seasons of the year heat and cold, respectively, undermine vital resistance, produce minor illnesses, and accentuate any constitutional weakness. In summer the troubles which arise are largely digestive ones, while in the winter colds and pul-



DIAGRAMS SHOWING PERCENTAGES OF ATTENDANCE WITH AND WITH-OUT VENTILATION.

RECORD OF ATTENDANCE	-CAMBRID	E OPER	ATING P	OOM UNV	ENTITA	משי
		-1905-6-	taining n	UNI. UNV		LED.
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May			1.8	1.2	56	2.1
June	1.4	50	1.3	1.9	56	3.3
	1.4	- 51	2.6	2.0	56	3.6
		54	2.8	1.9	56	3.3
August		54	3.6	1.7	56	3.0
September		54	4.9	1.3	56	2.4
October		54	2.0	2.0	56	3.6
November	2.1	54	4.0	1.3	56	2.4
December	1.6	54	2.9	1.7	56	3.3
January		54	4.9	2.9	56	5.2
February		54	5.6	2.8	55	50
March	2.2	54	4.1	2.0	58	3.4
RECORD OF ATTENDANC	E-CAMBRII	GE OPH	PATING	BOOM WI		
		-1907-8-	SIGHTING	ROOMVI		ED.
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Month.	Average Daily	-1907-8—	Per	Average	-1908	Per
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Month.	Average Daily Absences.	-1907-8— Force.	Per Cent. of Absence.	Average Daily Absences.	—1908— Force.	Per Cent. of Absence.
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Month. April May June July August September October	Average Daily Absences. 	-1907-8— Force. 58 58 58 58 58 58 58 58 63	Per Cent. of Absence. 3.5 3.1 2.9 3.4 3.9 4.1 3.0	Average Daily Absences. 1.6 1.2 1.2 1.0 		Per Cent. of Absence. 2.4 1.8 1.7 1.6
Month. April May June July August September October November	Average Daily Absences. 1.8 1.8 2.0 2.3 2.3 2.4 1.2	-1907-8- Force. 58 58 58 58 58 58 58 63 63 63	Per Cent. of Absence. 3.5 3.1 2.9 3.4 3.9 4.1 3.0 2.0	Average Daily Absences. 1.6 1.2 1.2 1.0 		Per Cent. of Absence. 2.4 1.8 1.7 1.6
Month. May June July August September October November December	Average Daily Absences. 	-1907-8— Force. 58 58 58 58 58 58 58 63 63 63 63	Per Cent. of Absence. 3.5 3.1 2.9 3.4 3.9 4.1 3.0 2.0 1.8	Average Daily Absences. 1.6 1.2 1.2 1.0 		Per Cent. of Absence. 2.4 1.8 1.7 1.6
Month. April May June July August September October November December January	Average Daily Absences. 2.0 1.7 2.0 2.1 1.7 2.0 1.17 2.0 1.2 1.2	-1907-8— Force. 58 58 58 58 58 58 58 58 63 63 63 63 63 66	Per Cent. of Absence. 3.5 3.1 2.9 3.4 3.9 4.1 3.0 2.0 1.8 1.8	Average Daily Absences. 1.6 1.2 1.0 		Per Cent. of Absence. 2.4 1.8 1.7 1.6
Month. April May June July August September October November December December January February	Average Daily Absences. 1.8 2.0 2.3 1.4 1.2 1.2 1.6	-1907-8— Force. 58 58 58 58 58 58 63 63 63 63 63 63 63 63 65	Per Cent. of Absence. 3.5 3.1 2.9 3.4 3.9 4.1 3.0 2.0 1.8 1.8 2.4	Average Daily Absences. 1.6 1.2 1.2 1.0 		Per Cent. of Absence. 2.4 1.8 1.7 1.6
Month. April May June July August September October November December December January	Average Daily Absences. 1.8 2.0 2.3 1.4 1.2 1.2 1.6	-1907-8— Force. 58 58 58 58 58 58 58 58 63 63 63 63 63 66	Per Cent. of Absence. 3.5 3.1 2.9 3.4 3.9 4.1 3.0 2.0 1.8 1.8	Average Daily Absences. 1.6 1.2 1.2 1.0 		Per Cent. of Absence. 2.4 1.8 1.7 1.6

monary affections are most common, and the general seasonal curve of disease is familiar to all students of vital statistics.

"The change in ventilation did not affect the attendance in the operating room during the summer of 1907. No direct effect could be expected at this season, since in warm weather, with windows open, natural ventilation of the room could scarcely be improved upon. During the winter of 1907-08, however, a marked improvement was manifest, as indicated by the table and chart. For the first three months of 1906 the average percentages of operators absent were 4.9, 5.6, and 4.1, respectively; for 1907 the figures were 5.2, 5.0, and 3.4; for 1908 they dropped to 1.8, 2.4, and 1.5. Com-paring the three winter months only (January to March), it appears that 4.9 per cent. of the force were absent in 1906, 4.5 per cent. in 1907, and only 1.9 per cent. in 1908. This means a net saving for the three months of 2.8 per cent. of the force employed, corresponding to

one and eight-tenths the entire time of one operator.

"The original cost of installing the system of ventilation was in the neighbor-hood of \$75. The saving in operators' time during the three winter months amounted to twenty-three working weeks, as indicated above (13 weeks x 1.8). Since the average pay of an operator is \$8.50, this meant a saving of \$195 to the employees in wages, and the increased efficiency due to the regularity of attendance paid good interest to the company.

"Another suggestive point, brought out by the chart, is the continuance of good attendance through June and July of 1908. Both were exceptionally hot months that year, and, judging by the three earlier years plotted, the summer increase in absences should have begun to manifest itself. As pointed out above, the ventilating system has no direct effect in hot weather, when all the windows can be kept open. It may well be, however, that vital resistance has been built up by a year of breathing good air, so that the operators are better able to stand the general strain of hot weather conditions.

"This is a single case, and in some re-spects an exceptionally favorable one. The employees are women, and therefore, more susceptible to unfavorable influences than men would be. In a couple of cases studied by me where exhaust fans for removing dust were placed in polishing rooms, the statistics of attendance for the small number of men exposed failed to show any improvement. No doubt vigor-ous male operatives under such conditions may continue to work with fair regularity as long as they are able to work at Where expensive local dust removal, all. as from polishing lathes, is required, it may conceivably make for the immediate financial profit of the employer to let tuberculosis and other lung diseases do their work unhindered, and to fill up the ranks with new material. Here, an appeal must be made to the humanitarian instinct; and if that fails, the State must step in to protect its members, in the common interest. Without laying undue emphasis upon one unusually favorable case, I think, however, that the experience reported indicates that the ventilation of factories, under certain conditions, may bring a tangible return to the employer, in regularity of attendance and efficiency of service."

ARCHITECTS COMING HOME.

American Institute in Annual Convention at San Francisco.

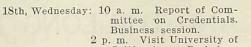
A FTER spending the week at San Francisco, the Eastern members of the American Institute of Architects start to-day (Saturday) on their return. They will spend Sunday either in visiting the Sequoia National Park, one of the remaining groves of Big Trees, or in making stops at Monterey and Santa Barbara on the coast.

To-morrow they will arrive at Los Angeles, in the morning, and be entertained by the Southern California Chap-There will be trips around the counter. try in automobiles and several days will be spent there.

Going west, the party left Chicago over the Chicago & Northwestern Railroad on Wednesday, January 11, at 9.30 a.m., and arrived at Denver at midnight on Thurs-On the following day they were enday. tertained by the Colorado Chapter. The next stop-over was at San Francisco and the arrival at San Francisco was on Monday morning, January 16. The headquarters while in San Francisco

were at the Fairmount Hotel. The program for the convention follows:

17th, Tuesday: 10 a.m. Business session. 2 to 6 p.m. Sight seeing. 8 to 11 p.m. Reception by the San Francisco Chap-ter, Fairmount Hotel,



- Business session. 2 p. m. Visit University of California at Berkeley. 8 p. m. Free. 19th, Thursday: 10 a. m. Business session. 2 p. m. Business session. 8 p. m. Banquet by San Francisco Chapter. 20th, Friday: 10 a. m. Leland Stanford University. 2 p. m. Other places of in-terest. 8 p. m. Chinatown. 21st Saturday: 10 a. m. Trip around Bay and Mt. Tamalpais. Leave in afternoon for Los Angeles.

CIVIL ENGINEERS MEET.

Officers and Directors Elected-Fiftyeighth Annual Session Ends.

The American Society of Civil Engineers at its fifty-eighth annual meeting held at the society's house, 220 West 57th st, on Wednesday, Thursday, Friday and Saturday, January 18, 19, 20 and 21, elected these officers: President, Admiral Mordecai T. Endicott, Washington, D. C.; vice-presidents, to serve two years, Alfred P. Boller, New York, and Charles L. Strobel, Chicago; secretary (permanent), Charles Warren Hunt; and treasurer, to serve one year, Joseph M. Knap, New York.

These directors were also chosen: George C. Clarke, New York, Dist. No. 1; Henry G. Stott, New Rochelle, N. Y., Dist. No. 2; Jonathan P. Snow, Boston, Mass., Dist. No. 3; Robert Ridgway, Poughkeepsie, Dist. No. 4; Leonard W. Rundlett, St. Paul, Minn., Dist. No. 5, and William H. Courtnay, Louisville, Ky., Dist. No. 6.

The convention was called to order at the society's building on Wednesday morning at 10 a. m., when reports were read by special committees on Steel Columns and Struts and on Bituminous Materials for Road Construction. The next meeting was held on Friday morning, and in the interim excursions were made to Bethlehem, Pa., where big steel works are located, and to other places of inter-The President's reception was held at 9 o'clock Wednesday night. There was an informal smoker at the society house on Thursday night.

Three meetings were held yesterday, and three more will be held to-day. Three subjects were under discussion at yesterday's meetings: "Preliminary Investiga-tions," the discussion being introduced by Logan W. Page; the "Relative Value of Three Methods of Carrying on Work," (a) that in which both labor and material are furnished by the contractor, (b) that in which the material is supplied by the party of the first part and labor by the contractor, and (c) that in which both the labor and material are supplied by the party of the first part. This discussion was introduced by Harold Parker. "Systems of Maintenance" was the subject of another discussion opened by Hubert K. Bishop.

Chicago Cement Show Date Changed. The Cement Products Exhibition Company, of 115 Adams st, Chicago, has announced that the opening date of the fourth annual Chicago cement show has been advanced one day. This show will be held at the Coliseum on February 16, opening at 8 p. m., and will continue until February 23.

CUT STONE MEN ELECT.

P. B. Parker Again President-National Association Incorporates.

Following the meeting of the Executive Committee of the National Cut Stone Contractors Association, Inc., Friday morning, at which time plans were made for conducting the business of the As-sociation for the coming year, the eighth annual convention of that organization closed its three-day session at the Hotel The feature of the convention Astor. was the incorporation of the Association which retains its original name and permits the quarrymen, who have heretofore been merely associate members, to become active members. The new officers elected on Thursday are: President, P. B. Parker, of the B. A. & G. N. Williams Company, 133d st and Walnut av, this city; vice-president, C. G. Fanning, of Furst & Fanning, of Chicago; and secretary and treasurer, Henry Struble, of the Hentry Struble Cut Stone Company of Chicago, and Bedford, Ind.

The Trustees elected for one year are Gilbert C. Brown of Newark, N. J., James Hastings, Jr., of Philadelphia, and Thomas J. Vernia of Chicago. The trus-tees elected for two years are Col. A. D. Baird, Brooklyn; Ralph Reed, Bedford, Ind., and A. E. Dickinson of Chicago. The trustees elected for three years are George Oakley, of Toronto, Canada; J. P. Falt, of Springfield, Mass.; and C. W. McCormick of Cleveland.

Under the new incorporation, no second vice-president is named and Henry Struwho for eight years has been secretary and treasurer with offices in The Rookery, Chicago, was re-elected.

The meetings were held in the College Room of the Hotel Astor beginning on Wednesday, Jan. 18, and 150 of the 175 members of the association were present. The meeting was opened by President Parker, who welcomed the delegates to the East in a brief address and adjournment was taken for luncheon.

The regular order of business was taken up and during the convention excursions were made to various parts of the city in sight-seeing automobiles. A theatre party was arranged for the wives of the delegates at the Hippodrome at which sixty women were entertained by the committee on Banquet and Entertainment consisting of these men: Frank H. Barr, chairman, New York; Ralph Reed, Bed-ford, Ind., F. S. Dickinson, New York; W. A. C. Smith, Cleveland; Geo. K. Bed-doe, New York; Cornelius P. Shea, Lynn, Mass.; E. F. Giberson, Bedford, Ind.: A. D. Baird, Brooklyn; Clarence Smith, New York; Walter G. Diener, Chicago; Samuel Holmes, Pittsburgh; J. J. Spurr, Harrison, N. J.; Fred Matthews, Bloomington, Ind.; Thos. O'Reilly, New York; Thos. J. Vernia, Chicago; Geo. Oakley, Jr., Toronto, Canada, and Harry Hoerner, Newark, N. J.

The banquet which was held on Thursday night was attended by two hundred persons comprising the wives and friends of the delegates. The speakers on that occasion were Col. A. D. Baird, John Purroy Mitchel, president of the Board of Aldermen, Controller William A. Prendergast and Judge Green. A vaudeville entertainment followed the dinner.

President Parker, in his address, spoke about the outlook for 1911, saying that the conditions looked very good to him here in the East, and there was every reason for being optimistic regarding the total volume of business to be taken this vear.

The report of Secretary Struble showed the conditions of the Association to be good, and he outlined the purpose of the incorporation of the Association under the laws of Illinois with main offices in the Rookery, Chicago. The capital, he said,

At the present time it is almost impossible to obtain a consignment of white oak that does not contain pieces of some other species. Of the white oak group those most used, in addition to the true white oak, are the bur oak, chestnut oak, chinquapin oak, post oak, swamp white oak, cow oak, and overcup oak; of the black oak group, Texas red oak, red oak, and spotted or water oak.

would be merely nominal. The Associa-

tion will not attempt in any way to con-

trol prices or to interfere with market

conditions, its purpose being merely to be

mutually beneficial to cut stone contract-

ors and quarrymen, placing them upon

a better business plane and to permit

greater harmony in operations by join-

ing both interests into one organization.

these members to whom a vote of thanks

was given for the enjoyable time ar-

Gilbert C. Brown, Chairman, Newark, N. J.; George D. Webb, Worcester, Mass.;

William McMillan, Chicago, Ill.; William Penn, Minneapolis, Minn.; Edwin Ball, Harrison, N. J.; S. M. Lederer, St. Louis,

Mo.; John Gillies, Long Island City, N. Y.; E. Heldmaier, Chicago, Ill.; Howard L. Woody, New York, N. Y.; Maurice F. McGrath, Bedford, Ind.; James B. Gillie,

New York, N. Y.; and Archibald McLaren, New York, N. Y. The Committee of Ar-

rangements consisted of President Par-

The convention was devoid of any sta-

tistical speeches regarding cut stone con-

ditions but many of the officers took

occasion to show that the year of 1911

promised to be as satisfactory as that of 1910, in which year some of the big-

gest stone contracts were placed. It was stated, however, that few of the

quarrymen or cut stone contractors had plans for increasing their capacity this year owing to the fact that they enlarged

their plants last year. According to re-ports among most of those established,

the cut stone contractors of the country

are sufficiently able to handle any quan-

tity of business and to give satisfactory

An Architect's Suit.

Henry Ives Cobb, the architect, has

brought suit to set aside the sale of the

building known as "Forty-two Broad-way." Mr. Cobb planned and erected

the building and has a claim of \$125,000

for architect's fees, which he thinks will

be prejudiced by the sale, which was made on December 29, 1910. Mr. Cobb is

president of the Forty-Two Broadway

Company which sold the building, by vir-

tue of a majority vote of the stockhold-

ers, to the New York Security Company.

Broadway Company, several directors of

the company, including Mrs. Sadie Crane

White, and the New York Real Estate Security Company. The security com-

pany was the buyer of the building, and Mrs. White is the widow of Raymond S.

White, who financed the company that

put up the building. Mrs. White owned

two-thirds of the stock of the company

and had a claim of \$1,184,000 against it.

Mr. Cobb says he has been unable to col-

lect his fees because the directors held that he could not be paid until loans made

by Mr. White are all paid off.

The

defendants are the Forty-two

deliveries and accommodations.

ranged for the delegates.

ker and Secretary Struble.

The Reception Committee consisted of

RECORD AND GUIDE

Architect's Appeal Against the Bronx Encroachment Order Dismissed.

The appeal from the order prohibiting projections beyond the building line in The Bronx has been dismissed by the Board of Examiners "on the ground that the Corporation Counsel (under date of January 12th, 1911) advises that the Board has no jurisdiction."

Albert E. Davis, the architect who made the appeal, said to a Record and Guide representative:

"It was a surprise to me that the Borough President raised the question of jurisdiction for I thought he would welcome a solution which would avoid litigation, since he must be convinced, by now, that the order was an unwise one.

"If any one sufficiently interested were to make a test case in the courts I believe that the Bronx order would be declared illegal. Meanwhile any person building under this order would, in my judgment, have a substantial claim for damages.

"Probably the quickest solution of the question now would be through legislation making such orders impossible in the future."

-THE BRICKLAYERS' UNIONS.

Places of Meeting Under the New Consolidation-Courts Sustain President Bowen's Plan.

The bricklayers of Greater New York are now divided into six principal unions, instead of fourteen as formerly. Manhattan Borough is now represented by one union only, No. 34, which meets in American Hall, at 644 Sth av, near the corner of 42d st. Brooklyn has two unions, No. 1 and No. 9, the former meeting at 118 Myrtle av, and the latter at the Brooklyn Labor Lyceum. The Bronx bricklayers have a single union, No. 37, which meets at 149th st and 3d av. Queens is represented by Union No. 41, which meets at the corner of Flushing and Steinway avs, in the Astoria section. Richmond Borough has one union, No. 21, which meets at 141 Canal st, Stapleton.

This consolidation is in accordance with the plan of President Bowen of the International Union approved by a mass meeting of the craft at the Grand Central Palace three months ago. The members of Union No. 94, which was composed mostly of Germans, objected to being dispersed, and they appealed to the courts, but were not sustained in their position, as the courts held that, inasmuch as there were no property interests at stake, it was within the province of the ruling powers in the trade to disband this as well as other unions and to consolidate the membership into a fewer number of locals.

Samuel Tomley is chairman and Thomas Darcy is secretary of the new executive

committe of the Greater New York, which meets once a week in American Hall. Vice-Presidents George Thornton and Joseph Kolley of the International Union are supervising the process of reorganizing the unions and have a temporary office for this purpose at 29 West 34th st. Negotiations for a new trade agreement are proceeding between the local Executive Committee and the Mason Builders' Association.

THE LOW AMENDMENT.

Its Object is to Prevent Strikes That Interfere With Public Service.

The essence of the annual convention of the Civic Federation, which came to a close last Saturday noon at the Hotel Astor, was contained in the resolution offered by Hon. Seth Low, with the object of preventing strikes. The session of Saturday morning followed the memorable banquet of the previous evening, at which notable addresses were made by ex-President Roosevelt and Andrew Carnegie.

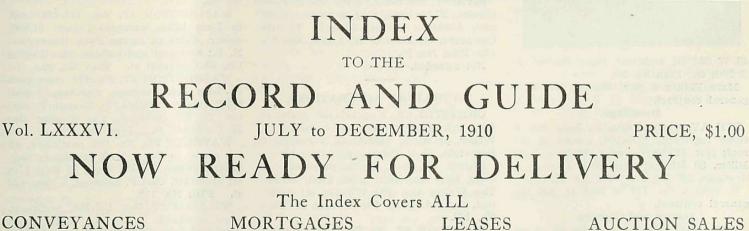
It had been anticipated that the topic of Saturday morning's session, "Trade Agreements," would bring out a number of representatives of the building trades, but this did not prove to be the case. The principal speakers were ex-Mayor Low, Mr. James Duncan, vice-president of the American Federation of Labor, and Mr. Marcus M. Marks, president of the clothing trade.

The Low resolution was referred to the Executive Committee of the Civic Federation, and if it is approved by that body it will be sent to the State Legislature for enactment, as an amendment to the State Labor Law.

MRS. MARY L. BERGEN, wife of William C. Bergen of University Heights, a large builder, died on Tuesday, January 17, at her home at Andrews av and 180th st.

PAVING BIDS. - George McAneny, Pres. Boro. Manhattan, will take bids until 2 p. m., Jan. 23, for repairing sheetasphalt pavements in Manhattan. engineer's estimate of the amount of work to be done is 270,000 sq. yds. of asphalt pavement, including binder course; 500 cu. yds. of Portland cement concrete; 1,-000 sq. yds. of old stone pavement, to relay

AMERICAN ABRASIVE METAL CO. has taken over the business of the Murray & Jacobs Manufacturing Co., 149 West 36th st. The organization of the Murray & Jacobs Manufacturing Co, has gone over with the American Abrasive Metal Co., which has already enlarged its force and expects to make further additions to same. Besides manufacturing stair treads this company is now manufacturing a non-slipping automobile pedal and also crushing machinery for use in mines and quarries.



PROJECTED BUILDINGS MANHATTAN AND BRONX BOROUGHS

Record and Guide Co., 11 East 24th St., New York

105

RECORD AND GUIDE

im

WHERE BUILDING MATERIALS ARE NEEDED

The Present Market in Its Entirety-A Report of Every Building Operation in the Boroughs of Manhattan and the Bronx

AN AID TO ALL SALES DEPARTMENTS

INDEX

Where bids may be wanted and by whom. The numbers given below represent the kind of materials, as well as labor, for which esti-mates are requested. The star (*) indicates that bids are wanted immediately. For further details and particulars see under "Projected Buildings and Advance Reports."

2—Excavating9—Fireproofing16—Terra cottalights and cornices29—El3—Foundations10—Tin roof17—Mosaic23—Fire-escapes30—Li4—Masonry11—Roofing other than tin18—Tile24—Plumbing31—Pla5—Carpentry12—Front brick19—Metal lath25—Heating32—Interplate6—Terra cotta blocks13—Granite20—Plaster partition blocks26—Elevators33—Pa	
7-Steel and iron work 14-Limestone 21-Coping 27-Dumbwaiters 34-Ha	ardware

S6th St Theatre Co, Thos W Lamb, 489 5th av, ar't; 7, 12, 14. Silver Const Co, 401 E Sth st, builder; 26. J G Adler Realty Co, 25 E 99th st, owner; 12, 14.

12, 14.
John Kennedy & Son, 103 Park av, builder;
12, 14.
Cliff Const Co, 170th st and Ft Washington av, owner; 12, 14.
Dr B G Carleton, Hotel Woodward, 55th st and Bway, owner; 24, 27.
Estate James Naughton, 153 E 53d st, owner; 27, 29.
Ernest Bjerrum, Ozone Park, L I, owner; 24.
Margaret Wheelock, 3 E 47th st, owner; 22, 23.

PROJECTED BUILDINGS. Manhattan.

Apartments, Flats and Tenements.

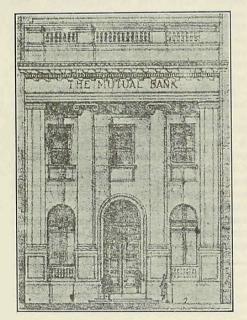
CLINTON ST, No. 127, 6-sty brick and stone tenement, 25.1x87.5, tin roof; cost, \$25,000; owner, J. G. Adler Realty Co., 25 East 99th st; architect, Sommerfeld & Steckler, 19 Union sq. Plan No. 17.

RIVERSIDE DRIVE, n e cor 149th st, 102 6-sty brk & stone apartment house, x181.8x162.10, tile roof; cost, \$325,000; owner, Feldmann Const Co, 149th & Riverside Drive; architects, George & Edward Blum, 505 5th av. Plan No. 22. A. Feldmann, president; C. Feldmann,

secretary; S. Heller, 100 Stanton st, director.

Banks.

33D ST, Nos 49-51 W, 2-sty brk & stone bank, 44.6x98.9, composition roof; cost, \$100,000; owner, The Mutual Bank,



43 W 32d st; architect, Donn Barber, 25 E 26th st. Plan No. 20.

Marc Eidlitz & Son, 489 5th av, have general contract.

Dwellings.

5TH AV, s e cor 86th st, 5-sty brk & stone residence, 47.6x100, copper & tile roof; cost, \$150,000; owner, William Starr Miller, 39 5th av; architects, Carrere & Hastings, 225 5th av. Plan No. 21. M. Reid & Co., 114 W 39th st, has the

general contract.

Stables and Garages.

BROADWAY, s e cor 178th st, 2-sty brick and stone garage, 103x75; cost, \$50,-000; owner, Cliff Const. Co., 170th st and Dept of Charities, ft East 26th st; G C, Jan 25. Jan 25. Geo Vandeveer, Rockville Centre Bank, L I, owner; G C.*

Fox Engineering Co, 405 Rogers av, Bklyn,

owner; G C.* C Cioffi, 1116 Intervale av, owner; separate contracts, Jan 25.

McAfee Const Co. 339 W 84th st. owner; 12, 14. Thomas Tryon, 37 E 28th st. ar't; G C, Jan 25.

B Barnett, 2228 Bway, owner; G C Feb 25. Fluri Const Co, St Nicholas av and 176th st, owner; G C Feb 25.

Ft. Washington av; architect, Euell & Euell, 103 East 125th st. Plan No. 19.

WATER ST, No 666, 2-sty brk staple, 25x100, plastic slate roof; cost, \$7,0.0; owners, Kauffman & Lewenthal, 206 Division st; architect, L. A. Sheinart, 194 Bowery. Plan No. 23.

Stores, Omces and Lofts.

1ST ST, Nos. 49-51 East, 6-sty brick and stone loft, 39.9x65.2, slag roof; cost, \$25,000; owner, Chas. A. King, 339 Convent av; architect, C. B. Brun, 1 Madison Plan No. 18. av.

John Kennedy & Son, 103 Park av, have general contract.

49TH ST, Nos 215-219 W, 2-sty brk & stone office & store, 20.8x54, composition slag roof; cost, \$10,000; owner, James P. Knight, 221 W 49th st; architects, Townsend, Steinle & Haskell, 1328 Broadway. Plan No. 24.

James N. Knight & Son, 221 W 49th st, has plumbing; Thomas T. Hopper & Co, contract.

CANAL ST, s w cor Orchard st, 12-sty brk & stone bank & office bldg, 65.6x66.6 x73, slag roof; cost, \$200,000; owner, S. Jarmulowsky, 54 Canal st; architects, Rouse & Goldstone, 12 W 32d st. Plan No. 25.

6TH AV, n e cor 23d st, 19-sty brick and stone loft and lodge building, 141x 98.9, extension, 89x98.9, concrete and tile roof; cost, \$1,000,000. The Trustees Masonic Hall and Asylum Fund, 50 West 24th st; architect, H. P. Knowles, 1170 Broadway. Plan No. 26. Frank E. Haff, president; Geo. T. Mont-

gomery, treasurer; Richard H. Thomas, secretary.

Theatres.

86TH ST, No 162 E, 3-sty brk & stone theatre, 27.10x102.2, slag & cement roof; cost, \$100,000; owner, 86th St Theatre Co; architect, Thomas W. Lamb, 489 5.h av. Plan No. 16.

Not awarded.

MANHATTAN ALTERATIONS.

CHRYSTIE ST, Nos 191-193, walls to 4-sty brk factory; cost \$100; owner, J. L. Weller, premises; architects, Bernstein & Bernstein, 24 E 23d st. Plan No. 72.

CLIFF ST, Nos. 19-21, partitions, to 5-sty store and loft; cost, \$400; owner, The Wyllys Co., 100 William st; architect, Chas. I. Berg, 100 William st. Plan No. 102.

ELDRIDGE ST, No 72, 3-sty & basement, brk rear extension, 22x17.6, alter stairs, partitions, to 3-sty brk store &

Angelo Correlti, 2357 Hughes av, owner; 12, 14.

12, 14. Reliable Building Co, 321 E 71st st, owner; subs, Jan 20. Estate John S Huyler, 64 Irving pl, owner;

24. Woodruff Leeming, 20 Broad st, ar't; 27. Estate Jacob Lorillard, 146 Bway, owner;

Jacob R Seligman, 85 E 10th st, owner; 24. Dr Frank Samarelli, 309 E 116th st, owner; Ja Dr 24

24. Frank Ruggiero, 215 E 115th st, owner; 24. Michael Tyne, 109 W 62d st, owner; 23, 24. A A Forrest, 280 Bway, owner; 24. W B Duncan, 312 Lafayette st, owner; 24.

ten; cost, \$5,000; owner, M. H. Tames, 72 Eldridge st; architect, L. A. Sheinart, 194 Bowery. Plan No. 71.

GREENWICH ST, No. 201, store fronts, brick piers, partitions, toilets, to 5-sty brick store and loft; cost, \$8,000; owner, A. A. Forrest, 280 Broadway; architect, Theodore C. Visscher, 425 5th av. Plan No. 118.

HESTER ST, No. 143, alter stairs to 6-sty brick tenement; cost, \$25; owner, S. Abeloff, 307 West 112th st; architect, B. Ascher, 59 2d av. Plan No. 119.

J. Barzensky, 104 Forsythe st, carpenter work.

IRVING PL, s e cor 18th st, alter windows, partitions, toilets, to 6-sty brick factory; cost, \$700; owner, Estate John S. Huyler, 64 Irving pl; architects, G. & W. Halbert, 455 Fulton st, Brooklyn. Plan No. 93.

LITTLE WEST 12TH ST, n w cor 9th alter stalls, doorways to 3-sty brk av. stable; cost \$1,500; owner, J. J. Astor, 23 W 26th st; architect, James McWalters

& Son, 2434 Bway. Plan No. 70. LAFAYETTE ST, Nos. 312-314, partitions, show windows, toilets to 6-sty brick store and loft; cost, \$2,000; owner, W. B. Duncan, premises; architect, Geo. Dress. 1436 Lexington av. Plan No. 122. MULBERRY ST, Nos. 206-210, parti-

tions, windows, show windows, to three 3-sty brick dwellings; cost, \$1,000; owner, M. Briganti, 218 Lafayette st; architects, Bernstein & Bernstein, 24 East 23d Plan No. 82. st.

MOTT ST, No. 14, electric wiring, dumb waiters, store front, to 4-sty brick res-taurant; cost, \$5,000; owner, Estate James Naughton, 153 East 53d st; architect, W. D. Hunter, 149 Broadway. Plan No. 86.

WASHINGTON ST, Nos. 415-423, tank to 7-sty brick warehouse; cost, \$1,600; owner, Heirs of James Pyle, Edgewater, N. Y.; architect and builder, The Rusling Co., 39 Cortlandt st. Plan No. 99.

WASHINGTON ST, No. 114, erect tank 5-sty brick storage warehouse; cost, \$850; owner, Archibald D. Russell, Princeton, N. J.; architect, The Rusling Co., 39 Cortlandt st. Plan No. 98. WAVERLY PL, No. 136, partitions, al-

ter piers, to 3-sty brick dwelling; cost, \$1,000; owner, Donald Scott, 33 East 17th st; architect, Carl P. Johnson, 8 East 42d Plan No. 115. st.

WILLIAM ST, Nos. 152-154, partitions, show windows, toilets, to 4-sty brick store and loft; cost, \$1,500; owner, Chas. F. Noyes, 98 William st; architect, Geo. Dress, 1436 Lexington av. Plan No. 81.

RECORD AND GUIDE

3D ST, No. 244 East, partitions, windows, to 2- 3- and 5-sty brick tenement; cost, \$2,500; owner, Magdalena Sieke, Jamaica, L. I.; architect, C. H. Dietrich, 1112 2d av. Plan No. 85.

1112 2d av. Plan No. 85. 15TH ST, No. 411 East, cut windows, piers, to 2-sty brick shop; cost, \$150; owner, James Follows, 1312 Madison av; architect, Morris Schwartz, 194 Bowery. Plan No. 120.

20TH ST, Nos. 7-9 East, elevator shaft, to 12-sty brick and stone loft and store; cost, \$5,000; owner, Philip Braender, 20 North Broadway, Whiteplains, N. Y.; architect, David Stone, 127 Bible House. Plan No. 90.

23D ST, No 149 E, partitions, front wall, to 2-sty brk stable; cost, \$6,000; owner, Alwold Realty Co, 111 Bway; architects, Greenberg & Leuchtag, 7 W 22d st. Plan No. 74.

26TH ST, No. 36 West, show windows, to 5-sty brick store and loft; cost, \$1,000; owner, Edgar Lehman, premises; architect, M. A. Cantor, 29 West 42d st. Plan No. 114.

27TH ST. No. 60 West, erect sign to 1-sty brick stores; cost, \$500; owner, Walter J. Salomon, 17 West 42d st; architect, E. Schoen, 25 West 42d st. Plan No. 79, 42D ST, No. 204 West, erect sign to 3-sty brick stores and offices; cost, \$500; owner, Walter J. Salomon, 17 West 42d st; architect, E. Schoen, 25 West 42d st. Plan No. 80.

43D ST, No. 14 East, partitions, windows, piers, to 4-sty brick dwelling; cost, \$2,000; owner, Phipps Estate, 787 5th av; architect, S. L. Waller, 154 Nassau st. Plan No. 116.

47TH ST, No 104 W, erect sign to 2-sty store & hall; cost \$500; owner, Walter J. Salomon, 17 W 42d st; architect, Et Schoen, 25 W 42d st. Plan No. 77. 48TH ST, No 16 W, install hand-power

48TH ST, No 16 W, install hand-power lift to 4-sty brk dwg; cost \$250; owner, Cath G. Clarkson, 16 W 48th st; architect, W. S. Miller, 114 E 40th st. Plan No. 68.

50TH ST, No. 75 West, 2-sty brick rear extension, 13.6x26.3, dumbwaiter shaft, partitions, bath, floors, to 4-sty brick residence; cost, \$6,000; owner, Dr. Bukk G. Carleton, Hotel Woodward, 55th st and Broadway; architect, Henry C. Pelton, 10 East 33d st. Plan No. 84.

53D ST, No. 213 West, alter front walls, beams to 3-sty brick hotel; cost, \$100; owner, B. F. Thomas, 213 West 53d st; architect, E. R. Williams, 59 West 133d st. Plan No. 107.

59TH ST, No. 2306, alter partitions, toilets, to 5-sty brick tenement; cost, \$1,-500; owner, Jacob R. Seligman, 85 East 10th st; architects, Schwartz & Gross, 347 5th av. Plan No. 106.

5th av. Plan No. 106. 69TH ST, No. 202 West, alter fire-escapes, bathrooms, partitions to 5-sty brick tenement; cost, \$2,000; owner, Michael Tyne, 109 West 62d st; architect, C. B. Meyers, 1 Union sq. Plan No. 117. 75TH ST, No. 223 East, alter windows,

to 5-sty brick tenement; cost, \$250; owner, Isaac W. Baylis, 153 West 117th st; architect, Frank Straub, 122 Bowery. Plan No. 83.

99TH ST, No. 152 West, 1-sty brick rear extension, 15.4x38.5, partitions to 3sty brick dwelling; cost, \$1,900; owner and architect, W. S. Brigham, 2255 Broadway! Plan No. 95.

104TH ST, No. 201 East; alter partitions to 5-sty brick tenement and picture show; cost, \$100; owner and architect, H. L. Wolff, 262 West 93d st. Plan No. 123.

112TH ST, Nos. 210-214 East, floors, stairs, to 6-sty brick tenement; cost, \$500; owner, I. Holtzberg, 34 East 10th st; architect, M. W. Del Gaudio, 401 East Tremont av. Plan No. 110. 116TH ST, No. 218 East, partitions,

116TH ST, No. 218 East, partitions, windows, toilets, to 3-sty brick dwelling; cost, \$1,500; owner, Dr. Frank Samarelli, 309 East 116th st; architect, M. W. Del Gaudio, 401 East Tremont av. Plan No. 111.

120TH ST, No. 51 East, partitions, show windows, to 3-sty brick dwelling; cost, \$500; owner, Jacob Streifler, 1340 Wilkins av; architects, Schaefer & Jaeger, 401 Tremont av. Plan No. 94. 125TH ST, No. 239 West, alter stair-

125TH ST, No. 239 West, alter stairways, show windows, to 2-sty brick store and billiard parlor; cost, \$500; owner, Catharine L. Hanscom, 42 Cedar st; architects, Clinton & Russell, 32 Nassau st. Plan No. 97.

156TH ST, Nos. 506-510 W, tank to 9sty brk & stone storage warehouse; cost, \$500; owner, Ocemore Bldg Co, 435 W 147th st; architects, Moore & Landsiedel, ...d av and 149th st. Plan No. 73.

av and 149th st. Plan No. 73. BOWERY, No. 7 Division st, Nos. 6-8, partitions, bay windows, show windows, to 4-sty brick store and lodging rooms; cost, \$300; owner, Estate Richard Mortimer, 11 Wall st; architect, Morris Schwartz, 194 Bowery. Plan No. 96.

BROADWAY, No. 296, install elevator, to 10-sty brick store and loft; cost, \$2,-000; owner, Estate Jacob Lorillard, 146 Broadway; architect, J. Odell Whitenack, 231 West 18th st. Plan No. 104. BROADWAY, s w cor S3d st, seats,

BROADWAY, s w cor S3d st, seats, partitions, to 2-sty brick store, office and hall; cost, \$700; owner, Herbert Dupuy, premises; architect, Michael J. Garvin, 3307 3d av. Plan No. 124.

CATHEDRAL PARKWAY, No. 283, 1sty stone rear extension, irregular; cost, \$1,000; owner, Philip Selentano, premises; architect, Thomas W. Lamb, 489 5th av. Plan No. 105.

LEXINGTON AV, No. 787, 3-sty brick front extension, 2.0x5, partitions, to 4½sty brick apartment; cost, \$7,000; owner, J. G. Leikens, 718 5th av; architects, Gronenberg & Leuchtag, 7 West 22d st. Plan No. 108.

LEXINGTON AV, No. 205, partitions, to 2-sty brick stable; cost, \$400; owner, Katherine L. K. Pell, Tuxedo Park, N. Y.; architect, G. W. Corwin, 101 West 163d st. Plan No. 101. **1ST. AV**, No. 951, partitions, windows,

1ST. AV, No. 951, partitions, windows, baths to 5-sty brk ten; cost, \$3,500; owner, Home Circle Realty Co, 35 9th av; architect, B. W. Levitan, 20 W 31st st. Plan No. 69.

Silver Const Co, 401 E 8th st, has contract.

1ST AV, s e cor 111th st, alter walls, to 2-sty brick office; cost, \$100; owner, and architect, Consolidated Gas Co., N. Y., 4 Irving pl. Plan No. 125. 1ST AV, No. 2052, windows, alter shaft,

1ST AV, No. 2052, windows, alter shaft, to 5-sty brick tenement; cost, \$250; owner, Antonio Caggiano, premises; architect, L. F. J. Weiher, 271 West 125th st. Plan No. 92.

1ST AV, No. 635, partitions, windows, to 5-sty brick store and loft; cost, \$1,500; owner, I. Haft, 86 West 119th st; architects, Gronenberg & Leuchtag, 7 West 22d st. Plan No. **109**.

IST AV, No. 142, dumb waiter shaft, to 4-sty brick tenement; cost, \$100; owners, Geo. & Arthur Mundorff, 224 East 18th st; architect, John Brandt, 271 West 125th st. Plan No. 121. Ist AV, No. 2319, partitions, windows,

1st AV, No. 2319, partitions, windows, to 5-sty brick tenement; cost, \$1,500; owner, Luegi, premises; architect, M. W. Del Gaudio, 401 East Tremont av. Plan No. 112.

1ST AV. No. 2173, alter toilets, partitions, to 6-sty brick tenement and store; cost, \$1,500; owner, Frank Ruggiero, 215 East 115th st; architect, M. W. Del Gaudio, 401 East Tremont av. Plan No. 113.

2D AV, No. 930, toilets, partitions, windows, to 5-sty brick store and tenement; cost, \$200; owner, Ernest Bjerrum, Ozone Park, L. I.; architect, Chas. Stegmayer, 168 East 91st st. Plan No. 85.

3D AV, Nos. 993-995, 59th st, No. 205 East, alter floors, elevator shaft, to 5-sty brick loft; cost, \$5,000; owner, Burke W, Cockran, 31 Nassau st; architect, The E. C. Horn Sons, 1440 Broadway. Plan No. 91.

James L. Lowry, 305 West 40th st, has contract.

5TH AV, n w cor, 43d st, alter stairs, elevator shaft, to 14-sty brick store and loft; cost, \$3,000; owner, Widbern Realty Co., 14 East 23d st; architect, H. J. Krapp, 113 East 19th st. Plan No. 100.

5TH AV, No. 126, dumbwaiter, partitions, to 15-sty brick loft; cost, \$30,550; owner, Chas. A. Gould, 347 5th ay; architect, Woodruff Leeming, 20 Broad st. Plan No. 103.

5TH AV, No. 570, alter stairs, to 6-sty brick store and office; cost, \$1,500; owner, B. K. Stevens, 11 East 78th st; architect, Chas. I. Berg, 571 5th av. Plan No. 88.

5TH AV, No. 724, elevator shaft, skylight, fire escapes, shutters, to 5-sty brick dwelling; cost, \$2,000; owner, Mrs. Frank Farquharson and Mrs. Margaret Wheelock, 3 East 47th st; architects, Ross & McNeil, 39 East 42d st. Plan No. 89.

6TH AV, No. 745, erect sign to 3-sty brick store; cost, \$250; owner, Walter J. Salomon, 17 West 42d st; architect, E. Schoen, 25 West 42d st. Plan No. 75.

6TH AV, Nos. 440-444, erect sign to 3-sty brick stores; cost, \$1,000; owner, Walter J. Salomon, 17 West 42d st; architect, E. Schoen, 25 West 42d st. Plan No. 78.

6TH AV, Nos. 821-829, erect sign to 3-sty brick store and office; cost, \$1,500; owner, Walter J. Salomon, 17 West 42d st; architect, E. Schoen, 25 West 42d st. Plan No. 76.

PROJECTED BUILDING. BRONX.

Apartments, Flats and Tenements.

162D ST, s s, 160 e Prospect av, 5-sty brick tenement, tin roof, 24x90.6; cost, \$30,000; owner, Fred F. French, 531 West 113th st; architects, Nast & Springsteen, 21 West 45th st. Plan No. 18.

TREMONT AV, n s, 95 w Anthony av, 5-sty brick tenement, plastic slate roof, 25.5x87.11; cost, \$25,000; owner, Alexander Anderson, 217 West 125th st; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 21. ELTON AV, w s, 53 s 154th st, 5-sty

ELTON AV, w s, 53 s 154th st, 5-sty brick store and tenement, tin roof, 50x 88; cost, \$40,000; owners, Noble & Gauss Con. Co., Frederick Gauss, 862 Elton av, Pres.; architect, Harry T. Howell, 3d av and 149th st. Plan No. 22,

Dwellings.

PARK AV, e s, 54.8 n 152d st, 2-sty brick shop and dwelling, tin roof, 54.8x 99.50; cost, \$8,000; owner, Angelina Mantetione, 231 East 151st st; architect, Arthur Toelberg, 1167 Fox st. Plan No. 20

JESSUP AV, w s, 225 n Jessup pl, 3-sty brick dwelling, tin roof, 20x50; cost, \$6,-000; owner, James H. Leddy, 1098 Woodycrest av; architect, R. F. Knockenhauer, Tremont and Bathgate avs. Plan No. 23.

Miscellaneous.

BRONX RIVER AV, n s, 60 w Stephens av, 1-sty frame stand, 12x12; cost, \$150; owner, Clinton Stephens, on premises; architect, Clinton Stephens, Jr., on premises. Plan No. 16. CITY ISLAND AV, w s, 200 n Pilot

CITY ISLAND AV, w s, 200 n Pilot st, 1-sty frame shop, 30x70; cost, \$150; owners, Monoroad Const. Co., 136 Liberty st; architects, S. H. Booth & Sons, City Island. Plan No. 19.

Stores, Offices and Lofts.

161ST ST, s s, 60 e Union av, 1-sty brick stores, tin roof, 37x30; cost, \$1,500; owner, Henry Miller, S18 East 161st st; architect, Carl J. Itzel, 1338 Wilkens av. Plan No. 17.

BRONX ALTERATIONS.

EDGEWATER RD, s e cor Garrison av, move 2-sty office and dwelling; cost, \$500; owners, McConnell Coal Co., on premises; architects, Schaefer & Jaeger, 401 Tremont av. Plan No. 22.

133D ST, s w cor Cypress av, new beams, new windows, etc., to 2-sty brick garage; cost, \$1,000; owner, Jacob Doll, on premises; architect, John P. Boyland, 103 East 125th st. Plan No. 20.

149TH ST, No. 325, new partitions, etc., to 4-sty brick laboratory and office; cost, \$800; owner, Elisabetta M. Wolski, 323 East 149th st; architect, Arthur Arctander Co., 391 East 149th st. Plan No. 15.

der Co., 391 East 149th st. Plan No. 15. 156TH ST, s e cor 3d av, new beams, new columns, etc., to 5-sty brick store and tenement; cost, \$1,000; owners, Estate of E. R. Robinson, 79 Wall st; lessee, Herman Menaker, 3028 3d av; architect, M. J. Garvin, 3307 3d av. Plan No. 18. 161ST ST, s s, 97 e Union av, lower

2-sty frame store and dwelling; cost, \$200; owner, Henry Miller, S18 East 161st st; architect, Carl I. Itzel, 1338 Wilkins av. Plan No. 21.

178TH ST, No. 621, new windows, new piers, to 2-sty frame dwelling; cost, \$250; owner, Luciano Sansone, on premises; architect, Chas. S. Clark, 441 Tremont av. Plan No. 16.

ARTHUR AV, No. 2301, new partitions, new exits, new seats, etc., to 1-sty frame amusement hall and store; cost, \$350; owner, Robt. Dunn, 1170 Broadway; lessee, Pietro P. Butrico, on premises; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 13.

JEROME AV, n e cor 162d st, new platform, etc., to 3-sty frame amusement hall; cost, \$1,500; owner, Geo. Huber, 1919 7th av; lessee, B. K. Bimberg, 260 West 83d st; architect, M. J. Garvin, 3307 3d av. Plan No. 14.

WESTCHESTER AV, n w cor Simpson st, new store front, new beams, new girders, etc., to 6-sty brick store and tenement; cost, \$1,800; owner, Chas. Kling, 1053 Westchester av; architect, Wm. Kurtzer, 192 Bowery. Plan No. 17.

Wm. Kurtzer, 192 Bowery. Plan No. 17. 3D AV, s w cor Weiher Court, 2-sty frame extension, 25.6x15, to 2-sty frame store and office; cost, \$1,500; owner and architect, M. J. Garvin, 3307 3d av. Plan No. 19.

ADVANCE REPORTS.

Eleven sets of plans were filed with the Bureau of Buildings in Manhattan during the week of Jan. 14th to 20th inclusive, against 16 filed in the corresponding week last year, the comparative costs being \$1,992,000, for the week ending Jan. 20th, 1911, and \$1,-436,400 for the corresponding week in 1910. In the Bronx, 8 buildings were projected at an estimated cost of \$110,-800, against 34 costing \$500,500 for the corresponding week last year. The estimated cost of the new buildings projected in Manhattan and the Bronx together this week is \$2,102,800, against \$1,936,900 for the corresponding week in 1910.

Prudential Building Report Uncertain. BROADWAY. - Nothing authoritative can be gathered crediting the report in the daily papers of the improvement of the southeast corner of Broadway and Liberty st with a new office building. But it is rumored that a high-class structure is likely to be erected at an early date. provided negotiations now pending for the purchase from the Mutual Life Insurance Company, owner of the property, is successful. The Prudential Life Insur-ance Co. of Newark, N. J., is said to have made an offer of about \$2,000,000 for the premises, and upon the successful termination of the deal, will demolish the present 7-sty building now covering the site and construct a skyscraper. The property has a frontage of 78.10 ft. on Broadway and 135.5 ft. in Liberty st.

The Broadway corner, Nos. 140-146, was built upon by the Mutual Life in 1863. The company occupied the building until 1883, when the Nassau st block was bought and the present building erected. In the rear of the corner structure in Liberty st is a 5-sty building known as "66 Liberty st," which is included in the plot. This is occupied by the U. S. Fidelity and Guarantee Co. Charles A. Peabody is president of the Mutual Life. The Prudential home office building at Newark was designed by Architects George B. Post & Sons, of Manhattan, the Hedden Company doing all the building for the company.

New Woolworth Will Over-Top Metropolitan Tower.

BROADWAY .- F. W. Woolworth, president of the Broadway-Park Place Co., 280 Broadway, has decided to construct a building 750 ft in height above the curb level, or about 50 ft higher than the Metropolitan Tower which is 700 ft. Tt will occupy the westerly side of Broadway, the entire block between Barclay st and Park pl. Mr. Woolworth confirmed the statement to the Record and Guide on Friday, that, with his recent purchase of the Barclay st corner, he intends to enlarge his building to cover the entire block. The plans as originally prepared for the building on the southwest corner of Broadway and Park pl at 625 ft in height will now be altered at once.

This new skyscraper, which will only be exceeded in height in the world by the Eiffel Tower, 985 ft. it is claimed, will cost \$12,000,000. Th eland, which has been acquired in the past year, has cost about \$4,000,000. The building will cover a total area of 39,500 sq. ft. and there will be 13,000,000 cu. ft. in the structure. The Foundation Co., of 115 Broadway has the contract for installing the foundations. Cass Gilbert, 11-15 East 24th st, is the architect. (See also issue Nov. 19, 1910.)

East Side Bank to Cost \$250,000.

CANAL ST .- Messrs. Rouse & Goldstone, architects, 12 West 32d st, have completed plans for the new bank- and office building to be erected at the southwest corner of Canal and Orchard sts for S. Jarmulowsky, owner. The building will be one of the finest structures east of Broadway; 12-stys in height, of skeleton construction throughout. It. is designed in purely Italian Renaissance style, the first 3-stys having heavily rusticated granite and limestone, with ornamental face brick and terra cotta above. The facade to terminate in a tall cupola 200 ft. above the sidewalk level. The banking room will be 2-stys in height with a mezzanine in the rear portion; to have a vaulted ceiling and walls finished in Sienna marble and caen stone. The vaults extend from the basement through to the first story. The upper floors are laid out as offices, lofts and salesrooms and are amply provided with light, having windows on all four sides. There will be two elevators, separate toilets and a sprinkler system. The structure will occupy a plot 65.6x73 ft., and is estimated to cost approximately \$250,000 to complete. Operations are to start as soon as weather conditions permit. The bank will be constructed under the supervision of the architects. The contract has not been issued.

Building for Fire Insurance Occupancy. MAIDEN LANE.—The Fire Company's Building Corporation, 46 Cedar st, plans the erection of a 20-sty fireproof office building on the plot it recently acquired at Nos. 78 to 88 Maiden lane and 13 to 27 Cedar st. The officers of the company are Henry Evans, president; E. W. T. Gray, vice-president, and Hugh Ruskin, secretary, all of 46 Cedar st. No architect has been appointed so far. Operations probably will go áhead this Spring, so that the building will be ready for occupancy by May, 1912. The plot is now occupied by eleven old structures. It measures 143 feet on Maiden lane, 173 feet in Cedar st and has a depth of 130 feet. It contains approximately 20,000 sq. ft. The structure will be designed primarily for fire insurance company occupancy, although other tenants will be accommodated. Mr. Gray said the project was still in the tentative stage.

To Figure for 55th Street Hotel.

55TH ST .-- Rouse & Goldstone, architects, 12 West 32d st, have completed plans for the 12-sty high class men's hotel to be erected on a plot 50x120 ft, in the north side of 55th st, 100 ft east of Broadway, by the George Backer Construction Co., of No. 1182 Broadway. Each floor will contain twelve rooms each with baths. The first floor will contain large grill and lounging rooms, also a palm garden. The facade will be very elaborate in treatment, the first three stories being of limestone, an especially made tapestry brick above and Italian terra cotta trimmings. There will be two elec-tric elevators. The cost is estimated at about \$275,000. Bids on all contracts and materials will be received by the owner next week. Reference was made to this operation in issue of Oct. 15, 1910. Work Starts on Raleigh Hotel, Wash-

ington, D. C.

WASHINGTON, D. C.—The Columbia Hotel Co. has obtained a building permit for the construction of the new Raleigh Hotel, at 12th st and Pennsylvania av northwest. The permit calls for a 12-sty stone, steel and brick building to st \$800,000. H. J. Hardenbergh, Manhattan, is the architect, and the George A. Fuller Company the builders. Work on the demolition of the old building has been completed, and the steel columns are being erected on the newly made foundations. The construction of the new building will now go forward.

Building for West 29th Street.

29TH ST.—The Twenty-Fifth Construction Co., of which George Felt, 31 East 27th st, is president, has commissioned Architect Frederick C. Zobel, 114 East 28th st, to prepare plans for a 12-sty high-class loft building to be erected on a plot, 48x98.9 ft., at Nos. 143-145 West 29th st. Work will be undertaken about March 1. No building contracts have yet been issued.

Reinthal & Newman Not To Build.

29TH ST .- The Reinthal & Newman Company, of No. 106 West 29th st, state that they have no intention of improving the property Nos. 106-110 West 29th st with a new business building. Announcement was made on Tuesday in the daily papers that a loft structure would be erected. The company through their recent purchase now control a plot measuring 64x98.9 ft. Nos. 108-110 West 29th st was formerly owned by the late John La Farge, the artist, and was sold by him in 1854, to Richard and William Bogardus, who held it for nearly sixty years.

West Houston and Wooster St. Corner. WEST HOUSTON ST.—The Fluri Construction Co., George V. Fluri, president, St. Nicholas av and 176th st, is having plans prepared by Messrs. Schwartz & Gross, and B. N. Marcus, 347 5th av, for the improvement of the plot 50x95 ft, at the southwest corner of West Houston and Wooster sts. A 12-sty loft building will be put up on the site and it is expected that plans will be ready for bidders by the end of February. The owner handles the building contracts.

To Repair Building for Deaf Mutes.

LEXINGTON AV.—Messrs. Rouse & Goldstone, architects, No. 12 West 32d st, have been retained to prepare plans and specifications and take entire charge of construction for extensive repairs and fire damages to the building on the west side of Lexington av, occupying the block front between 67th and 68th sts, for the Institution of Improved Instruction of Deaf Mutes. No building contract has yet been awarded for the work. Contract for Central Union Gas Bldg.

COURTLANDT AV.—The general contract was placed last week with Richard Deeves & Son, of 309 Broadway, for the erection of the new business building which the Central Union Gas Company, of 350 Alexander av, will put up at the northeast corner of Courtlandt av and 148th st, in the Bronx. The structure will cover a plot measuring 106x150 ft. Charles G. Francklyn is president and Louis H. Warner, secretary.

For a Washington Heights Corner.

BROADWAY.—Architects Moore & Landsiedel, 3d av and 148th st, have made sketches for the improvement of the plot, 103x148 ft, at the southwest corner of Broadway and 179th st, Washington Heights, with a 10-sty elevator apartment house. It is not likely that building operations will be undertaken before next fall. Donald Robertson, builder, of No. 1252 St. Nicholas av, is the owner and builder.

Eleven-Story Loft for 44th Street.

44TH ST.—The Industrial Realty Company, Andrew G. Dickinson, president, 29 West 34th st, Robert T. McGusty, secretary, F. Frederick Georger, treasurer, contemplate the erection of an 11-sty fireproof store and loft building, 40x100 ft., at Nos. 133-135 West 44th st. No plans have yet been drawn or an architect selected.

Studio Building for 36th Street.

36TH ST.—Architect Thomas Tryon, 37 East 28th st, has plans in progress and will take figures about January 25 for an 8-sty studio building, 20x99 ft., to be erected by Henry R. Drowne, merchant, of 45 East 17th st, at No. 147 West 36th st. The building contract will be awarded and work started immediately.

Apartments, Flats and Tenements.

WADSWORTH AV, N. Y. C.—Moore & Landsiedel, 3d av and 148th st, are making revised plans for a 5-sty tenement, 50x90 ft., to be erected at the northeast corner of Wadsworth av and 175th st, to cost \$50,000. The first floor will contain stores.

SOUTHERN BOULEVARD, N. Y. C.— Harry T. Howell, 3d av and 149th st, is preparing plans for three 5-sty brick flat houses, with stores, to be erected on the northwest corner of Southern Boulevard and 185th st. The corner house will be 40x107 ft., and the others 45x91.6 by 98.6 ft.; all improvements, to cost a total of \$125,000.

169TH ST, N. Y. C.—Goldner & Goldberg, architects, 704 Jackson av, are making plans for two 5-sty tenements, 43x 86 ft., to be erected in the north side of 169th st, 94 ft. west of Fulton av, to cost \$70,000.

CAMBRELLING AV, N. Y. C.—Angelo Correlti, 2357 Hughes av, will erect a 6sty store and tenement, 36x98 ft., on the west side of Cambreiling av, from Crescent av to 187th st. M. W. Del Gaudio, Tremont and Webster avs, has prepared plans. Estimated cost, \$50,000.

WADSWORTH AV, N. Y. C.—The Mc-Afee Construction Co., John Knox Mc-Afee, president, 339 West 84th st, will soon erect two 5-sty 28-family flats, 68x 100 ft., at the southwest corner of Wadsworth av and 177th st. J. C. Cocker, 2017 5th av, is making the plans. The owner builds.

TRINITY AV, N. Y. C.-Goldner & Goldberg, 704 Jackson av, have plans for a 5-sty store and tenement, 22x135 ft., to be erected at the northwest corner of Trinity av and 156th st, to cost \$40,000,

SOUTHERN BOULEVARD, N. Y. C.-C. Cioffi, owner, 1116 Intervale av, will take bids Jan. 25, for the erection of three 5-sty flats, 37x120 ft., at the southwest corner of the Southern Boulevard and 185th st, to cost \$125,000. Harry T. Howell, 3d av and 149th st, has prepared plans.

BROOKLYN.—The Fox Engineering & Construction Co., 405 Rogers av, Brooklyn, has plans and will soon take bids on the general contract for enlarging the brick tenement in Ellery st, 250 ft. east of Throop av, to cost \$30,000. H. Holder, Jr., 242 Franklin av, is the architect.

BROOKLYN.—Shampan & Shampan, 772 Broadway, Brooklyn, are preparing plans for a 6-sty apartment, 25x95 ft., to be erected on the north side of South 4th st, 84 ft. west of Havemeyer st. Each floor will be designed for two apartments containing perfectly arranged rooms for living purposes in such locality. Building will be quipped with the latest improvements. M. B. Evans is the owner, Cost, approximately \$50,000.

LONG ISLAND CITY.—Frank J. Schefcik, architect, southeast corner Park av and 176th st, Manhattan, has prepared plans and will take bids on sub contracts at once for the erection of three 3-sty brick tenements, 27x68 ft. each, on the west side of 7th av, 450 ft. north of Van Derventer av, L. I. C., to cost \$30,000. The Reliable Building Co., 321 East 71st st, Manhattan, owner.

YONKERS, N. Y.—John Scott, owner, Van Cortlandt Park av, Yonkers, is having plans prepared by James Watson, 507 Philipsburgh Building, for a 3-sty frame tenement, 27x69 ft., to cost \$10,000.

Contracts Awarded.

1ST AV, N. Y. C.—The Silver Construction Co., 401 East 8th st, has received the contract for improvements to the 5-sty tenement, No. 951 1st av, for the Home Circle Realty Co., 35 9th av, from plans by B. W. Levitan, 20 West 31st st.

5TH AV, N. Y. C.—McDermott & Hanigan, 31 West 42d st, have received the general contract for extensive interior alterations to the Gould building, No. 126 5th av, from plans by Woodruff Leeming, architect.

5TH AV, N. Y. C.—The Cauldwell Wingate Co., 381 4th av, has just obtained the general contract for making interior changes to the 4-sty loft building northwest corner of 5th av and 38th st, for F. V. & J. H. Burton, 384 Broadway. J. E. Nitchie, 150 Nassau st, architect.

1ST ST, N. Y. C.—John Kennedy & Son, 103 Park av, have received the general contract to erect the 6-sty loft building, 39.9x65.2 ft, at Nos. 49-51 East 1st st, for Charles A. King, 339 Convent av, from plans by C. B. Brun, 1 Madison av. Estimated cost is \$25,000.

3D AV, N. Y. C.-James L. Lowry, 305 West 40th st, has received the contract for alterations to the 5-sty loft building, Nos. 993-995 3d av, for Burke W. Cockran, 31 Nassau st. E. C. Horn Sons, 1440 Broadway, architects.

1ST AV, N. Y. C.-P. J. Brennan & Son, 624 Madison av, have received the general contract to construct a street vault, concrete and steel, 242x25 ft., along the north side of East 38th st, corner 1st av, for the New York Edison Co., of 55 Duane st. Estimated cost, \$15,000.

49TH ST, N. Y. C.—Thomas T. Hopper & Co. have obtained the mason and carpenter work for the office and store building, 2-stys, 20.8x54 ft., which James P. Knight, 221 West 49th st, will erect at Nos. 215-219 West 49th st, to cost about \$10,000. Townsend, Steinle & Haskell, 1328 Broadway, are the architects. James N. Knight & Son, 221 West 49th st, have the plumbing work. 5TH AV, N. Y. C.-M. Reid & Co., 114 West 39th st, have the general contract to erect the 5-sty residence, 47.6x100 ft., at the southeast corner of 5th av and 86th st, for William Starr Miller, 39 5th av, to cost approximately \$150,000. Carrere & Hastings, 225 5th av, architects.

BROOKLYN.—Christian Doenecke, 216 Washington av, Brooklyn, has received the general contract to erect the 2-sty brick factory, mill construction, 54x100 ft, at Wythe av and Heyward st, for Probst & Schomaker, of 98 Rutledge st, to cost about \$15,000. H. Holder, Jr., 242 Franklin av, is the architect.

NEWARK, N. J.—The contract to erect a 5-sty carriage factory at Central av, and Fourth st, for D. B. Dunham & Son, 84 Irving st, Rahway, has been awarded to Herman C. Schneider, 514 South 14th st, Newark, at \$47,000. William E. Lehman, 738 Broad st, is the architect. JERSEY CITY, N. J.—The Bruno Con-

JERSEY CITY, N. J.—The Bruno Construction Co., 156 Mallory av, Jersey City, has received the general contract to erect a residence and cafe at Williams and Mallory avs, for A. Blumetti, 144 Williams av, from plans by Thomas W. Biddle, Jr., architect, of 492 West Side av.

Factories and Warehouses.

SYRACUSE, N. Y.—Taber & Baxter, architects, of this city, have plans in preparation for a factory 110x270 ft., brick, mill construction, to be erected for Huebner Bros.

SYRACUSE, N. Y.—About Feb. 1 bids will be received for the construction of a 3-sty factory and power building, 100x 250 ft., for the Marcellus & Otisco Lake Ry. Co. It will be of concrete construction. James D. Meehan, Hendrick Building, is the architect. The estimated cost is \$30,000.

Hospitals and Asylums.

BROOKLYN.—Bids will probably be taken about Jan. 25, for the 4-sty brick children's hospital to be erected by the City Department of Charities at Albany and Clarkson avs, from plans by F. J. Helmle, 190 Montague st. The estimated cost is \$150,000.

BUFFALO, N. Y.—The City Council has voted to erect a general hospital to contain at least 700 beds, and cost \$150,000, on a site of 81 acres. Francis E. Fronczok, with an office in the Municipal Building, is chairman.

BOSTON, MASS.—The Harvard Medical School contemplates the erection of a new Children's Hospital, to cost \$500,000. The plant will consist of ten buildings, of



which the largest will be 226×132 ft. Francis W. Hunnewell is Pres. of the board.

CASTLETON, S. I.—The contract for plumbing work and fixtures necessary for the new Sea View Hospital, now in course of construction at this place has not been awarded. Luke A. Burke & Sons Co., Inc., 25-27 West 42d st, Manhattan, have the general contract.

Miscellancons.

86TH ST, N. Y. C.—Estimates will soon be received on all contracts for the 3-sty fireproof theatre, 27.10x102.2 ft, to be erected at No. 162 East 86th st, by "The 86th Street Theatre Co.," from plans by Thomas W. Lamb, 489 5th av. The approximate cost is \$100,000.

MILFORD, MASS.—A State Armory of brick will be erected here. Bids will be advertised for soon. The estimated cost is \$50,000. Capt. Pond Milford can give information.

BOSTON, MASS.—A new court house is contemplated in the Eastern district of Boston. M. J. Fish is Superintendent of Public Works. No plans have yet been drawn.

BUFFALO, N. Y.-St. Francis Navier R. C. Church, Rev. Father Charles Schaus, rector, 157 East st, contemplate the erection of a new church, 1-sty, stone, to cost \$80,000. Max G. Beierl, 371 Pearl st, is the architect.

PATERSON, N. J.—Henry B. Crosby, Jr., architect, of Paterson, has prepared plans for a fireproof 10-sty hotel for the Totowa Corporation, to be erected at Market and Church sts, on a plot, 75x100 ft. Granite base with limestone ashlar carried up through the first and second stories, light colored brick and terra cotta above. No contract has yet been awarded. BEECHWOOD, N. Y.—Rulifson & Wil-

BEECHWOOD, N. Y.—Rulifson & Wilson, architects, of Jamestown, N. Y., are preparing plans and will take estimates in February for a 1-sty building, of hollow tile and stucco construction, 180x180 ft., seating capacity 5,000, to be erected at Beechwood, Chautauqua County, N. Y., by the International Bible School. The estimated cost is \$40,000.

Stores, Offices and Loffs.

TOMPKINS ST, N. Y. C.—Dr. B. B. Marco, The Ansonia, Broadway and 73d st, states that he has purchased the south side of Tompkins st, between Mangin and Tompkins sts, a frontage 25x200 ft, and may erect a 9-sty loft building. No architect has yet been selected or plans drawn.

5TH AV, N. Y. C.—Carrere & Hastings, 5th av and 26th st, are completing plans for the 5-sty store and office building, 45 x100 ft., to be erected by Black, Starr & Frost, of 438 5th av, at the southwest corner of 5th av and 48th st, to cost \$175,000. John Downey, 410 West 34th st, holds the general contract.

5TH AV, N. Y. C.—Theodore B. Starr, Jewelry, 206 5th av, has retained architects Warren & Wetmore, 314 Madison av, to prepare plans for remodeling the Howard Building, at the southwest corner of 5th av and 47th st. No building contract has yet been awarded.

5TH AV, N. Y. C.—Herts & Tallant, 113 East 19th st, are preparing plans for \$50,-000 worth of interior alterations to the 14-sty loft building northwest corner of 5th av and 43d st, for the Harwell Realty Co. The alterations will be made for a millinery concern who has leased the basement and first and second floors for a term of 21 years. The contract has not been issued.

ROCKVILLE CENTRE, L. I.-Plans are being prepared by L. Danancher, 7 Glenmore av, Brooklyn, for a 2-sty brick and stone office and store building, 50x 65 ft, to be erected by George Vandeveer, of the Rockville Center Bank, at Merrick Road and Village av, to cost \$15,-000. The owner will handle the figures.

Bids Opened.

DANVILLE, ILL.—The Otis Elevator Co., 17 Battery pl. Manhattan, at \$4,345, submitted the lowest bid for installing an electric passenger elevator in the U. S. Post Office and Court House at this place.

MANHATTAN.—The contract for installing two electric elevators in the U. S. Assay Office, Manhattan, has been awarded to the Otis Elevator Co., 17 Battery pl, at \$14,520. The Llewellyn Iron Works, of Los Angeles, Cal., was the only other bidder.

WACROSS, GA.—A. B. Stannard, St. James Building, 1135 Broadway, Manhattan, submitted the lowest bid at \$56,000, to the supervising architect, Washington, D. C., for the construction of the U. S. post office at this place. Other bidders were: King Lumber Co., Charlottesville, Va.; Algernon Blair, Montgomery, Ala.; Harmon Bros., Williamsport, Pa.; David Getaz Sons & Co., Knoxville, Tenn.; George A. Clayton, Gould Building, Atlanta, Ga.; Holliday & Crouse, Greensboro, N. C.; W. H. Fissell & Co., St. James Building, New York City; The Connors Bros. Co., 157 Plain st, Lowell, Mass.; George Becking, James Building, Chattanooga, Tenn.; James Corse, Racine, Wis.

WASHINGTON, D. C .- Bids were received Jan. 14, by James Knox Taylor, at Washington, for the construction of the new Bureau of Engraving and Printing Building, Washington, D. C. The work includes the construction of the building itself and not the interior fittings: Wood bury & Leighton, Boston, Mass., \$1,703,-457; lowest bid. Other bidders were: J. Henry Miller, Inc., Baltimore, Md., \$1,-922,900; W. A. Chesterman, Richmond, Va., \$1,825,000; Oscawana Building Co., York, \$1,957,000; G. A. Fuller Co., New Washington, \$1,843,000; W. H. Maxwell, Great Falls, Mont., \$1,984,000; John G. Philadelphia, & Co., \$1,889,000; Charles McCaul Co., Philadelphia, \$1,962,-000; Henry Smith & Sons Co., Baltimore. \$1,770,000; Thomas H. Melton, Washington, \$2,100,449; John T. Brady & Co., New York, \$2.080,840; John N. Nolan, Wash-ington, \$2,226,237; James Stewart & Co., New York, \$1,959,000; Charles H. Peck-worth, New York, \$1,919,000; Noel Con-struction Co., Baltimore, \$1,867,000; Sound Construction & Engineering Co., Seattle, Wash., \$2,046,886; Conners Bros. Co., Lowell, Mass., \$1,937,000; Cramp & Co., Philadelphia, \$1,909,787; Norcross Norcross Bros. Co., Worcester, Mass., \$1,939,450.

Government Work.

HOBOKEN, N. J.—Supervising Architect, Washington, D. C. Sealed proposals will be received February 6, for an electric push button mail lift in the U. S. post office at Hoboken, N. J. James Knox Taylor, supervising architect.

WEST POINT, N. Y.—Sealed proposals will be received until Jan. 30, for furnishing and installing a complete central energy telephone system as per drawings and specifications in this office. Proposals from manufacturers of telephone apparatus and cables only will be considered. Address Quartermaster, West Point, N. Y.

MURPHYSBORO, ILL.—Office of the Supervising Architect, Washington, D. C. Sealed proposals will be received February 23, for the construction, complete (including plumbing, gas-piping, heating apparatus, electric conduits and wiring) of the U. S. Post Office at Murphysboro. Ill., in accordance with drawings and specification, copies of which may be obtained from the Custodian of site at Murphysboro. Ill., or at this office at the discretion of the Supervising Architect. James Knox Taylor,

DEPARTMENTAL RULINGS Affecting the Operations of Architects, Owners, Contractors and Others

This department of news, devoted to the decisions of the Bureau of Buildings, Tenement House Department, Board of Examiners, Department of Labor, Department of Public Works, etc., is published for and under the auspices of the NEW YORK CHAPTER OF THE AMERICAN IN-STITUTE OF ARCHITECTS and the BUILDING TRADES EMPLOYERS' AS-SOCIATION,

BUILDING DEPARTMENT.

Bulletin No. 3, 1911.

OUTSIDE METAL FLUES. Metal smoke flues may be erected on the outside of buildings under the following conditions:

(a) The flue shall be erected within the lot line, and not nearer than two feet in the clear to any window openings, measured in any direction.

(b) The flue shall be round in shape and made of galvanized sheet steel, not less than No. 8 B. and S gauge in thickness, properly riveted together at all joints, and carried up to a height of not less than ten feet above the roof. The flue shall be so designed that it will meet all the requirements of the Building Code regarding the proper use of materials.

(c) The flue must be properly braced and secured at intervals not exceeding one story. A free air space must be left of not less than four inches between the outside of the metal flue and the wall of the building.

(d) A cleanout door must be provided at the bottom.

(e) The flue must rest on a suitable cast iron plate at the bottom, supported on a suitable foundation of masonry.

RUDOLPH P. MILLER,

Superintendent of Buildings. Dated, New York, January 11, 1911.

Bulletin No. 4, 1911.

SPECIAL ORDER—SUBSURFACE STRUCTURES.

Notice is hereby given that on and after this date no building plans not already on file in this department, or in the Tenement House Department, will be approved by the Bureau of Buildings for the Borough of Manhattan, which provide for an encroachment by any part of the foundations beyond the building or lot line of the structure for which they are designed.

Plans for vaults outside the building or lot line, below the street surface, will be approved only when permits have been issued by the Borough President.

All areas must be covered by iron and glass, or other metal grating. No open areas beyond the building or lot line will be permitted.

Dated, New York, January 14, 1911.

RUDOLPH P. MILLER, Superintendent of Buildings, for the Bor-

ough of Manhattan.

Approved: GEORGE McANENY, President of the Borough of Manhattan.

SPEAR & CO. have rented 20,000 feet of space in the new 10-sty building just completed at 237 and 239 East 17th st, to the Queen Braid Works. 10,000 feet of space to the Chicago Fur Co., at 153-155 West 19th st; for the Rigby Sponging Works, the fourth loft at 120-122 Wooster st; for Wm. Fox the top loft at 30-32 West 3d st; for Cora L. Fenny the first and second lofts at 137 Bleecker st; for Schattman Bros., the fifth loft at 30 Gt. Jones st; for Harding Photo Engraving Co. to top loft at 23 East 8th st.

JOHN RUSSELL POPE, the New York architect, is spending a few days in Washington, at the Shoreham,

PERSONAL NEWS AND TRADE GOSSIP

G. W. CHASE, architect, formerly of No. 509 5th av, has moved his office to 311 Madison av.

J. W. TROUNCE, sales manager for the Goodyear Lumber Company, Buffalo, is visiting the local trade.

LACKAWANNA STEEL CO. moved its offices this week from 2 Rector st to the works at Lackawanna, Erie County, N. Y.

JACOB BAYER of the Jacob Bayer Lumber Company, hardwood, at 602 West 57th st, is back at his desk after a long illness of typhoid fever.

ORIN F. PERRY. general manager of the Rockland-Rockport Lime Co., is back at his desk at the Fifth Avenue Building after a week's illness.

THE FABIAN CONSTRUCTION CO., formerly of Nos. 40 West 20th st, has moved its offices to the St. James Building. No. 1133 Broadway.

ing, No. 1133 Broadway. E. M. TERRY AND V. W. TYLER, sales managers of the Manufacturers' Lumber Co., 27 William st, have returned from a two weeks' visit in the South.

FRANCIS HOWARD, formerly at No. 15 East 34th st, announces his removal to No. 5 West 28th st, where he will occupy an entire building for his new studios.

DUFFNEY BRICK CO. of Troy has added machinery for the manufacture of paving brick. Mr. William Duffney says the works turned out thirteen million brick during the year.

A. C. PIEPER, one of the partners of Bruce & Cook, sheet metals, 170 Water st, who has been ill for two months, is able to be at his desk for a few hours several days in the week.

LEVERING & GARRIGUES CO., 553 West 23d st, have taken contracts for 800 tons of fabricated structural steel for the Consolidated Gas Company's building at Irving pl and 15th st.

THE BOARD OF WATER SUPPLY has granted the petition of the property owners along Dyre av north of East 233d st, and two hydrants on a 6-in. pipe will soon be placed in position.

I. BROWN, metal ceilings, for some time located at No. 19 Bible House, has enlarged his quarters, and has on hand a complete stock of metal ceilings, among which are many new designs.

MESSRS. ROUSE & GOLDSTONE, architects, No. 12 West 32d st, will move their offices on February 1, to larger quarters on the 14th floor of the Arena Building, Nos. 38-40 West 32d st.

EHRET MAGNESIA MANUFACTUR-ING CO. will move on February 1 from 80 Wooster st to the Whitehall Building at 17 Battery pl. The new telephone number will be Rector 90 and 91.

THE GLIDDEN VARNISH CO. has moved its offices and sales rooms from 70 Fulton st to its warehouse 636-638 West 34th st, near 11th av. Its new telephone address is 1546 and 1547 Murray Hill.

F. W. SEAGRIST CO., having removed the small business buildings on the corner of Broadway, 6th av and 34th st, is now engaged in taking down the 8-sty "Alpine" apartment house from the south half of the block front.

LEVERING & GARRIGUES CO., 550 West 23d st, has closed a contract for supplying the structural steel for an orphan asylum at Buffalo. This contract will require 300 tons, which will come from the Buffalo Structural Steel Company.

VULCANITE PORTLAND CEMENT CO.—Frederick Stanger, of Philadelphia, has joined the New York selling staff of the Vulcanite Portland Cement Co., in the

Fifth Avenue Building. He will ultimately have the Western Pennsylvania territory.

ROBERT DAVIS, of the roofing firm of Davis Bros., of 311 East 148th st, Bronx, died at his home, 770 Dawson st, on Tuesday morning, Jan. 17, 1911. Mr. Davis has been lingering with ulcers of the stomach for quite some time which caused his death.

DOVER WHITE MARBLE CO., 500 5th av, will have its annual meeting of stockholders on the twenty-sixth day of January at ten o'clock in the morning. Directors will be elected according to a call sent out by L. M. Segee, assistant secretary and treasurer.

J. W. CODY SHORING & CONTRACT-ING COMPANY, of 200 West 91st st, and Thomas Galligan of 609 East 18th st, shorers and contractors, have joined the House Movers and Shorers Association which is affiliated with the Master Builders' Association at 34 West 33d st.

A PETITION IN BANKRUPTCY has been filed against Frank A. Ten Brook, a builder of 315 East 175th st, by these creditors: John H. Symmers, stone cutter, for \$1,950; C. H. Rugg Company, \$2,800; Schaefer & Jaeger, architects, for \$450, and Tremont Hardware Co. for \$67.

THE LUMBER UNDERWRITERS, of 66 Broadway, have received from the State Insurance Department a renewal of their license to do business in this city for 1911. E. H. Perry is attorney-in-fact for the Lumber Underwriters, and Louis H. Parker, both of 66 Broadway, is deputy attorney.

BUILDING TRADES EMPLOYERS' ASSOCIATION—The annual dinner of the Building Trades Employers' Association, 24 West 33d st, will be given at the Waldorf-Astoria on next Wednesday evening, January 25. Controller William A. Prendergast, Governor Dix and several other distinguished men will speak.

THE TOTAL MILEAGE of pavements in the Borough of the Bronx on Sept. 30, 1910, was 127.972, of which 1.088 were trap rock, 37.602 granite block, 37.918 sheet asphalt, 45.309 block asphait, 3.397 wood block, 0.741 brick, .282 Medina block, and 1.454 iron slag. On the same date there was 288.978 miles of sewers.

THE LUMBER MEN'S CLUB OF NEW YORK, with headquarters at the Hoffman House, has appointed C. O. Shepard, of the Davidson Lumber Company, Ltd., and C. W. Brownson, of the Seacoast Lumber Company, to arrange a smoker and vaudeville entertainment for the club at eight o'clock Tuesday evening, January 24.

J. B. & J. M. CORNELL CO.—Judge Holt has granted the application of A. Gordon Murray, receiver and trustee in bankruptcy of the J. B. & J. M. Cornell Co. structural iron and steel, 11th av and 26th st, and Cold Spring, N. Y., to sell the entire property of the company in order to permit of a reorganization.

SEVERAL BRONX BUILDERS were fined and lectured in the Morrisania Civil Court last Saturday for placing building materials in such manner as to obstruct fire hydrants. Justice Tierney said that this is a very serious offense, as the obstruction might cause such delay to the firemen as to result in the loss of both life and property.

CITY ORDINANCES.—A new codification of the city ordinances, including the Building Code and the regulation for architectural projections, which latter have been abrogated in Manhattan and the Bronx by decrees of the Borough Presidents, will be found printed in the City Record under date of Saturday, January 14, 1911.

LUMBER TRAFFIC MEN have been called to attend a special meeting of the Lumber Manufacturers' Association on Wednesday, Thursday and Friday, February S, 9 and 10, at the Congress Hotel, Chicago, Ill. Traffic conditions will be discussed, especially in reference to the Interstate Commerce Commission and rate advances.

B. A. & G. N. WILLIAMS, stone cutters, have moved their offices and part of their plant from 68th st and Av A to 133d st and Walnut av. The telephone number of the new offices is 6215 Melrose. Part of the plant is still located at 68th st and Av A, but the entire equipment will be moved to the new address some time in April.

STEIBER & CO. Iron Works, who have leased from Julius Figulolo the southwest corner of Concord av and St. Mary's st, will receive all bids on the erection of a 1-sty frame shop which is to be built on the premises, and covering 40x27 ft., at a cost of \$1,500. Steibler & Co. have at present their shop on part of the above premises and will make this extension.

FOSEURGH LUMBER COMPANY, large manufacturers of North Carolina pine, with mills at Norfolk, Va., have discontinued their New York sales office. This order went into effect on January 5. J. S. Fletcher, manager, who had an office in the Flatiron Building, has not yet made definite arrangements regarding his future activities. The company plans to direct its business hereafter through the Norfolk office.

THE UNITED STATES REALTY & IMPROVEMENT CO. reports for the eight months ending December 31, 1910, comparative figures showing the earnings and profits for 1910 and 1909 as follows: Surplus after charges (1910), \$1,052,434; 1909, \$1,077,749; dividends for 1910, \$404,-070; 1909, \$363,663. Surplus 1910, \$648,-364; 1909, \$714,086. The gross profits for the eight months of 1910 were \$1,779,703 and net profits \$1,452,434.

S. H. POMEROY COMPANY (Inc.), successors to Voightman & Company of 427 West 13th st, was the sub-contractor for all the hollow metal window frames and sash which were installed in the Hayward-Wakefield Building, which was described in our issue of December 31 as a notable example of fireproof construction. These windows, as made by the Pomeroy company, are approved by the N. Y. Board of Fire Underwriters.

F. A. PALEN of 1 Madison av, E. E. Watrous of 1 Madison av, New York, and Chapin L. Barr of the Whiting Manufacturing Company, Philadelphia, Pa., W. L. Rice of T. B. Rice & Son, Philadelphia, Pa., C. J. Coppcock of the Coppcock, Warner Lumber Company, Philadelphia, Pa., Isaac W. Warner of the same company and E. B. Walker of Nyack, have all been elected members of the Lumber Men's Club at the Hoffman House, New York.

UNDERPINNING & FOUNDATION CO. —Directors and officers were elected at the annual meeting of the Underpinning & Foundation Co. at 290 Broadway January 16. The directors chosen were: Jules Bruechaud, Francis L. Pruyn, John B. Goldsborough, James O. Winston and Fred B. Rogers. The officers were: President, Jules Breuchaud; vice-president, Francis L. Pruyn; treasurer, John B. Goldsborough, and secretary, Martin B. Meagher.

MERCHANTS' ASSOCIATION. — The following individuals, and firms identified and allied with the building industry have recently joined the Merchants' Association: Cranford Company, 52 9th st, Brooklyn, general contractors; Edgar J. Levey, 135 Broadway, president of the Title Insurance Company of New York; Sibley &

III

Pitman, 26 Warren st, electrical supplies; A. F. Brombacher & Co., 29-31 Fulton st, hardware, and E. B. Latham & Co., 4 Murray st, electrical supplies.

THE AMERICAN ELEVATOR CO., 113 Cedar st, elected these directors Tuesday: Jacob D. Wilson, Carl M. Watson and William B. Corne, who are president, treasurer and secretary, respectively. This company has recently installed elevators for the Standard Oil Co. at 56 New st; in the W. & J. Sloane warehouse at 557-561 West 29th st and 614 to 616 11th av; in the J. M. Horton Ice Cream Co. building at 211 to 230 East 24th st, and in the Pell Building, 24-26 West 30th st.

DEMOLISHING was begun this week of the old "Morgan mansion" at the southwest corner of Central Park West and 62d st, to be replaced with a 13-sty co-operative apartment house by the "New Co-operative Company," of which George H. Barrett, 307 5th av, is president. The Wells Bros. Co. hold the general contract. Plans are by Charles W. Buckham, architect, of 307 5th av. Huston & Spraker Co., 25 Liberty st, are the agents. (See also issue Dec. 17, 1910.)

AMERICAN BLOWER CO.—A meeting of stockholders of the American Blower Co., 141 Broadway, was held on Tuesday, Jan. 17, at which time these directors were chosen: James Ingless, C. H. Gifford, F. R. Still, W. C. Redfield and Clayton W. Old, who is the Eastern sales manager for the company. The meeting was held in the office of Arthur C. Fraser, of 170 Broadway. The directors elected officers yesterday afternoon. Their names will be announced in next week's Record and Guide.

WILLIAM J. TAYLOR CO., 5 East 42d st, has under construction at 823 and 829 Park av two 12-sty apartment houses, each containing duplex apartments, from plans by Pickering & Walker, architects. While these are houses of high class, they are not co-operative houses, for the construction of which Mr. Taylor's firm have become famous. They recently finished a co-operative house at 563 Park av, which has been very successfully conducted, but at present they are building no other of this type.

KALIN & MALCIN CO., roofing and dampproofing contractors, formerly of 217 West 125th st, has been combined with the Reliable Moisture & Resisting Co., manufacturers of damp-resisting paints, of 306-8 North Henry st, Brooklyn, N. Y. The new combination will be known as "The Empire Roofing and Dampproofing Co.," and will have offices at 2652 Park av, near 140th st, Bronx. The company will take contracts for roofing in all its branches and also will manufacture roofing materials at the Brooklyn address.

J. SCHLESINGER, contractor, formerly in the Childs' Buildings No. 110 West 34th st, has moved to Nos. 222-224 East 37th st. Mr Schlesinger makes a specialty in cabinet work as well as general contracting. He recently completed the installation of fixtures in the new Gimbel Building, new fronts in the Lester Studio Building at 56th and 57th sts and Madison av, new fronts and interior alteration of the building 56 West 37th st for M. Berkowitz, and alterations to the building Nos. 222-224 West 47th st.

LUKE A. BURKE & SONS of 25 West 42d st are excavating for the several new buildings to be erected under their second contract for the Sea View Hospital on Staten Island. There will be an administration building, surgical pavilion, storehouse, a service tunnel with covered corridor, a laundry and an ambulance building, besides further work to be done to the buildings erected under the first contract. The total figure under the second contract is \$1.083,000. This with other work is keeping the firm well employed.

GROSS AND HERBENER, builders, who completed, on December 1st, 1910, their 2-sty office building covering the block front on the east side Broadway between 157th and 158th sts, report that the renting has been very satisfactory. The twelve stores in the building are all rented; ten out of fifteen offices are rented; also the billiard room which is equipped with fifteen billiard tables. There is also a ball and lodge room 75x100, beautifully decorated. The building has a frontage on Broadway of 200 feet; a depth on 157th st of 125 feet, and a depth on 158th st, of 75 feet, and is known as the Gross and Herbener Building.

W. G. McCUNE, auditor, has been elected treasurer of the Otis Elevator Company to succeed Lynde Belknap, who dropped dead in the company's offices on October 27, 1910. D. F. Hammond, of New York, was elected to succeed Mr. Mc-Cune. At the meeting, held recently, the Board of Directors passed a resolution expressing the great loss the company sustained by the sudden death of Mr. Belknap, who had been treasurer of the company since it organized and who had continued in that capacity when Otis Broth-ers & Co. were incorporated. The resolution also recorded the sentiment expressed by members of clubs and organizations with which Mr. Belknap was identified. These referred to his upright character, sense of judgment and his amiable personal qualities.

ASTORIA VENEER MILLS & DOCK CO.-Alex S. Williams, president of the Astoria Veneer Mills & Dock Co., issued a statement last week in which he says that the purchase of the Astoria Veneer Mills & Dock Co. does not imply that the company intends entering the business as merchants to follow up the sale of lumber and veneers. The stockholders of the Astoria Veneer Mills & Dock Co. are the same and hold the same proportion of stock as did the stockholders in the old company. This purchase signalizes a new era for Astoria, L. I., the statement adds, which has recently become the center of the mahogany and circassian veneer and lumber business in the United States. The company, Mr. Williams says, has thirty acres of land devoted to the proper handling and drying of lumber.

WORK WILL SOON BE STARTED on a new rectory and priest's house for St. Rita's Roman Catholic Church on the east side of College av, between 145th and 146th The building will be 3-stories high, and sts. is to be built of Italian classic design, with light Tapestry brick surmounted by Spanish tile coping. The interior will be fitted with the latest improvements. The building is to cost \$160,000. Halley & Vulz, of 103 Park av, are the architects. It may be noted that this plan was the first plan to be filed and approved by the Bronx Building Bureau for the year 1911. Halley & Vulz, of 103 Park av, further state that they will soon have under way plans and specifications for the erection of a new Catholic schoolhouse and for a new church house which will be built in harmony with the rectory, but not until a later date.

THE OTIS ELEVATOR COMPANY'S current "Indicator" is out. The paper describes the new Detroit office building of the company, giving exterior and interior views and a description of it. It also tells something of the history of the Otis Ele-vator Company. In this number the following elevator installations in New York City are enumerated. These include the Edendale Construction Company, West End av and 98th st; Edendale Construction Company, 150-158 West 79th st; United States Trust Company (Hartman, Peck & Co., lessees), 433 5th av; Walton estate, 147-149 West 25th st; J. B. Duke, 5th av and 78th st; John T. Underwood Building, corner Church and Vesey sts; S. Borchardt, 98th st and Broadway; Seventh Regiment Armory, 66th st and

Park av, and the West End Construction Company, 89th st and West End av. COMPETITION DECISION DUE

COMPETITION NEXT WEEK.-William A. Boring, Donn Barber and Grosvenor Atterbury, the judges appointed by the Competition Committee of which Charles J. Kelly, of 219 West 29th st, is chairman, representing the Master Builders' Association, have set aside 25 of the \$4,500 plans and 25 of the \$2,500 plans for suburban dwellings in the competition recently conducted by the Master Builders' Association at 34 West 33d st. The decision will probably be announced the first of next week. Mr. Donn Barber expressed himself as being very well pleased with the results of the competition in which more than 200 plans were submitted by architects from all parts of the country. He said that a very high calibre of plans was submitted. The exhibition, which has been opened to the public at the Builders' Exchange Building at 34 West 33d st, will be continued until the middle of next week, but only the 50 plans set aside will be hung.

NATIONAL HARDWOOD MANUFAC-TURERS' CONVENTION .- The ninth annual convention of the Hardwood Manufacturers' Association of the United States, to be held at Cincinnati, will have special feature, entitled "Trading on the Floor." This is a plan whereby the delegates will have a certain time each day to transact business in buying and selling, and facilities will be provided for this work and items will be exhibited so that sellers may dispose of their stock or place their wants before manufacturers interested. A special room in the Hotel Sinton, Cincinnati, Ohio, has been set aside for this purpose during the convention, which will be held on Tuesday and Wednesday, January 31 and February 1. The manufacturers are arranging to have their stock lists with them. The Execu-tive Board will meet on the night of January 30 to finally arrange the convention details. The entertainment feature of the convention is in charge of the resident lumber men of Cincinnati. This committee representing the Lumbermen's Club of that city has been appointed as follows: Messrs. George Bolser (secre-tary), E. J. Thoman, J. Watt Graham, George Littleford, George Hand, G. Cliff Ault, George Morgan, R. L. Gilbert, Chester Korn and L. G. Banning. The address of welcome will be presented by Cliff S. Walker, president of the club.

INTERSTATE MANTEL AND TILE DEALERS' ASSOCIATION .- Joseph W. Lantry, president, has announced that the annual convention will be held at the Hotel Astor on Tuesday, Wednesday and Thursday, February 14, 15 and 16. The sessions on Tuesday and Thursday will be exclusively for the delegates who will attend here from all parts of the country. On Wednesday the manufacturers and dealers will meet together. The Association will hold its entertainment on Thursday night, February 16, in which all the manufacturers, dealers, with their wives and friends, will be present. It is expected that between four hundred and fifty to five hundred delegates will attend. Each evening there will be some kind of an entertainment provided for the wives of the delegates. The entire convention will attend a performance at the Hippodrome on Wednesday night, February 15. This entertainment is provided with the compliments of the Association. The officers of the Association will include besides President Lantry, whose office is at 29 East 17th st, George F. Eubanks, 1st vice-president, of Atlanta, Ga.; Robert Meck, 2d vice-president, of Chicago, and T. J. Foy, treasurer, of Cincinnati. The executive committee consists of D. Durham, Greenville, S. C.; Robert Beck, Cincinnati; Joseph S. Miller, Philadelphia; George F. Eubanks, Atlanta, and F. W. Graf, of Wilkinburgh, Pa.

TURPENTINE ABOVE WAR TIME FIGURES.

Builders Have Need to Beware of Substitutes Used by Contractors Caught Short-Cement May Go 10 Cents Lower-Hydrated Lime Higher.

TURPENTINE leads this week's build-ing material market for erratic prices. This commodity is higher than it was during the Civil War and it may reach the level of linseed oil. The interest builders and architects have in this movement in the oil and paint market is the danger of contractors using substitutes, especially where competition is keen.

Next in interest in this week's development is the slight upward movement in common brick, cargo lots f. o. b. dock being stronger at \$5 a thousand than they were last week. Covered cargoes, however, are not bringing more than \$5.25 a thousand. Raritans are being quoted at the nominal figure of \$5.75 to. \$6.

A disposition developed among some Portland cement manufacturers to push the present crisis in this market to a head, by cutting the present price another ten cents. At the time of going to press no action had been taken, however, and influences were at work to maintain the present equilibrium.

Hydrated lime is firm at \$9 a ton for waterproofing this week owing to curtailment in production rather than to an increase in demand.

Building grades of lumber are a little firmer in this market, although the suburban field is quiet. Dealers there are taking stock preparatory to February buying. Some lines are up from 50 cents to a dollar due to shortage of supply.

The steel trade is looking upward. The recent meeting of the directors of the United States Steel Corporation had a great deal to do with this tendency, inasmuch as they decided that prices would not be cut further at present. The sheetmetal men think that the requirements of the canning companies which come to the surface in February will give the building field an opportunity to establish itself upon a definite business basis.

Following the announcement that prices on controlled commodities would not be cut further, a better feeling prevailed among building material interests, with the single exception of Portland cement. There has been no abatement in the activity of railroad buying departments in placing requirements for rails and equipment, and this is having its effect upon the structural steel market. The fact that the Supreme Court trust cases are moving is relieving the suspense and is having a tendency toward giving business more faith in the immediate future.

Cautious buying in all departments is still the rule. Even pig iron consumers are taking supplies only as they need them. Dealers are not quoting on Portland cement and are buying brick in a hand-to-mouth order. The stone market is brightening up a little as large operations which were not expected to come out before Spring come to the surface. It was featured by the Cut-Stone Association's convention reported elsewhere.



on the THIRD Saturday of each month, and in other weekly issues only the changes in quotations.

BRICK MARKET STRENGTHENING.

Hudson River common brick quotations are being made at \$5 in the open market and covered cargoes are bringing from a shilling to a quarter higher. Raritan River brick is quoted nominally at \$5.75 to \$6 per thousand. In Newark, the yard price on Raritan River brick is \$6.75 per thousand to builders. There is little brick coming in over there and sales are correspondingly light. The quotations (f. o. b. dock) and transactions for last week in the Manhattan market are as follows:

Left over, January 7,			
	Arrived.	Sold.	Covered.
Monday	0	0	0
Tuesday	0	1	1
Wednesday	10	0	0
Thursday	0	7	4
Friday	0	Ó	Õ
Saturday	0	0	0
	10	9	õ
Left over January 14	15		

Price, \$5.00. Quotations on covered cargoes, \$5.12½ to \$5.25.

BRICK (Cargo Quotations F. O. B.	wharf.
New York.)	
	M.
Covered 5.124	@ 5.25
Hudson River, Common \$4.750	\$5.25
Raritan River, Common nomina	al 5.75
*Cartage and dealers' profits must be ad	ded to
above quotations for retail prices.	
Fronts: (Delivered at buildings.)	
Buffs, No. 1 20.00	26.00
Greys, various shades & Speckled 24.00	31.00
Kittaning White, No. 1 25.00	29.00
Kittaning White, No. 2 21.00	24.00
Old Gold 26.00	32.00
Trenton or Philadelphia Red Fronts 23.00	25.00
Enameled. (Delivered at job.)	
English size 70.00	75.00
American size 60.00	75.00
Seconds, etc 45.00	55.00

Would Crush Cement Prices Still Further.

The tendency among some manufacturers is to cut the price of Portland cement another ten cents, thus forcing the issue of control of market conditions to a head at once, rather than to permit it to drag over an indefinite time. Whether this plan will be executed remains for one or more companies to take the matter their own hands and make the first move.

The situation in this market is still cloudy. Dealers are quoting to builders \$1.55 here. Newark supply men are quoting \$1.08 net, but this is due to bet-ter freight rates from the Lehigh Valley than New York enjoys. The current price fluctuates with various companies.

CEMENT TRADE SEES HOPE IN SHIP SUBSIDY.

Reference was recently made in this department to the export market for Portland cement. Inquiries have since been received for further facts regarding the actual exportations for 1910. The Atlas Portland Cement Company shipped last year approximately 2,000,000 barrels to the Panama Canal. The total exports for eleven months ending November, 1910, was 2,227,000 barrels. The estimated figures for December bring the total up to approximately 2,345,000 barrels for the year. But the Atlas Company sent about

2,000,000 barrels to Panama which has to be deducted from the total, which leaves the total exports for 1910 outside of the Panama shipments only 345,000 barrels, or about 3,450 barrels for each Portland cement factory in the country. At that, every barrel went out of the country at a loss to the manufacturer.

Producers have contended that the only salvation of the cement industry in this country is to shut down on production until consumption, which is always increasing, catches up with ordinary supply. In this connection Mr. William S. Mallory, president of the Edison Portland Cement Co., said in an address before the convention of Portland Cement Users that the factor which works against the industry was not exactly, as is often said, overproduction, but the excess of capacity over current consumption, when that is at low level, because this prevents the natural rebound in prices when the demand revives.

"While it is true," Mr. Mallory said, "that the demand for Portland cement has increased every year without any exception, our shipments are getting so large (estimated at 73,000,000 barrels for 1910) there must come a time when they will temporarily cease to increase, and in view of the uncertain conditions for 1911 the record for annual increase may be broken "

These are the reasons why it is imperative to open up new consuming fields for the cement industry and explains the manufacturers' desire for a ship subsidy act. It also explains why the industry is desirous of having the present crisis brought to a head at the earliest possible moment and why the tendency is to bear the market another notch.

Current local quotations follow:

		nt's tions.	Price allowed on bags returned.
American	\$1.43@	D	\$0.10
Alsen's (American) Atlantic brand	. No q 1.45	uotatio	1 .10
Atlas Bath	1.48	1.53	.10 .07½
Dragon	1.48	1.53	.10
Edison	$1.43 \\ 1.43$.10 .10
Trowel Vulcanite	1.38	$1.53 \\ 1.43$.10 $.07\frac{1}{2}$

These quotations are for lots of 170 bbls. or more in cloth delivered alongside dock. New York.

Hydrated Lime Quotations Higher.

Except for hydrated lime, the quotations are not different from those made in December. Hydrated lime is stiffer, at \$9 a ton for waterproofing, with \$6.50 per ton for brickwork. Plaster is without change in this market, and in both commodities the local demand is not heavy. Lime, however, is showing signs of activity in Westchester, where there is considerable speculative building going on on a small scale. Prices current follow:

Ibs. 1.44 Select finish, per 350 lbs., net..... 1.62 Terms for Rockland-Rockport lime, 2c. per barrel discount, net cash, ten days for 500 bbl. 1.47 lots West Stockbridge, finishing, 350 lbs.... Granular, 300 lb. bbls..... 1 65 New Milford Lime Hydrated, per ton (for brick work)...... Hydrated, per ton (waterproofing)..... 1.501.306.509.00PLASTER PARIS. Calcined, city casting, in barrels, 250 $1.60 \\ 10.00$

 $1.45 \\ 1.65 \\ 8.00$

January 21, 1911.

	BASSWOOD.
Wall plaster, with sand, per ton	bASS words. \$40.00@\$42.00 5/4, 6/4 and 8/4 1st and 2ds. \$40.00@\$42.00 5/4, 6/4 and 8/4 1st and 2ds. \$40.00@\$42.00 4/4 clear strips \$32.00 \$33.00 6/4 No. 1 common. \$30.00 \$1.00 5/4, 6/4 and 8/4 No. 2 common. \$25.00 \$26.00 BEECH FLOORING. P. O. B. New York. \$2 in. \$24 in. \$34 in. 13/16 in. Clear. \$44.00 \$45.00 \$41.00 13/16 in. Factory \$2.300 \$26.00 \$30.00 Add \$1 per M. for jointed. Add \$1 per M. for jointed. \$44.00 \$45.00

Lumber Prices a Little Firmer.

The accompanying table of prices shows some changes over those quoted a month No. 3 Adirondack Spruce is up a ago. half dollar and dressed North Carolina surfaced boards are a little stiffer. Maple is up about a dollar. Otherwise the market is practically without change as far as quotations are concerned. The tone of the market, however, has undergone a change for the better, although it is slight and does not carry with it any guarantee of permanency. The fact remains that dealer's stocks are low, that the building movement in the suburbs has not yet shown sufficient activity to warrant placing heavier orders, and that the supply from the producing centers is well controlled. These conditions indicate a sta-tionary tendency for the immediate future. INVENTORY TIME IN THE DISTRICT.

Lumber men are taking stock. The remainder of the month will be devoted to this work. February buying orders for the Spring trade will probably be light. The inquiry is usually at its height by the middle of January, but hardly 75 per cent. of the total volume has been received by the wholesalers so far, according to their reports of conditions. "There is no doubt that the year will be backward," said a wholesale lumber man, "but there is nothing to indicate that it will not develop strength. It should be at least equal to 1910. Let us give 1911 a chance."

HOW ARCHITECTS WILL FIND THE FIELD.

Architects and others figuring lumber prove the stability of the market by wholesalers' quotations to the trade. Users of White Pine will find prices on good lumber strong, with lower grades firm, but with a tendency to upward readjustment. Eastern Spruce is in practically a closed market, while West Virginia Spruce shows a medium amount of business, with large sizes firm at the list. In some places, however, they will be found slightly high-The Hemlock market is quiet, but er. prices will be found to be firm, especially in the suburbs. Big business is scarce and competition is keen. There is practically no accumulation at the mills, so prices may be expected to remain steady. The inquiry for Yellow Pine is more active, which will keep the prices firm, although there is more material available at the pine mills than there is Hemlock in centers producing that kind of lumber. Cypress prices show some fluctuation, particularly on dressed stock. Prices are firm. Mill capacity is employed for thirty days ahead in North Carolina Pine centers and hence prices may be expected to The supplies are reported remain firm. to be low in the hands of middlemen.

THE HARDWOOD SITUATION.

Good hardwood lumber can be bought close to lists, but it is unquestionably showing an upward tendency as to price. This is especially true of well manufactured stocks. There seems little indication that there will be a readjustment of these prices. Low-grade stocks are more plentiful and can be purchased more loosely. No. 1 and better in Birch, Maple and Beech is very firm. Hardwood floor-ing is much steadier, Maple having advanced about a dollar. Current prices

10110 W	- and the second s	
ASH.	WHITE.	-
4/4 1st	and 2nds\$50.00@	\$55.00
5/4 1st	and 2nds 56.00	58.00
6/4 1st	and 2nds 58.00	60.00
21% and	3 in. 1st and 2nds 68.00	73.00
4/4 No.	1 common 33.00	36.00
4/4 No.	2 common 23.00	25.00
5/4 6/4	and 8/4 No. 2 common 25.00	28.00

5/4, 6/4 and 8/4 1st and 2ds 44.00 45.00 4/4 clear strips 32.00 33.00 6/4 No. 1 common 30.00 31.00	$\begin{array}{cccccccccccccccccccccccccccccccccccc$
5/4. 6/4 and 8/4 No. 2 common 25.00 26.00 BEECH FLOORINGF. O. B. New York.	$5/4 \times 9 \text{ m}$
2 in. 2½ in. 3½ in. face. face. face. 13/16 in. Clear\$44.00 \$45.00 \$41.00	$\begin{array}{cccccccccccccccccccccccccccccccccccc$
13/16 in. Clear	$\begin{array}{cccccccccccccccccccccccccccccccccccc$
Add \$1 per M. for 1% in. BIRCH.	$2 \times 7 \ln \dots 22.50 23.00$ $2 \times 8 \ln \dots 23.50 24.00$
4/4 1st and 2nds Red\$49.00@\$52.00 4/4 1st and 2nds Saps	$\begin{array}{cccccccccccccccccccccccccccccccccccc$
5/4, 6/4 and 8/4 No. 1 common Red 32.00 34.00 5/4, 6/4 and 8/4 No. 2 common un- selected color	$1 \times 2 10$, 9950 9300
BUTTERNUT. 4/4 1st and 2nds\$60.00@\$65.00	1 x 4 in. and up, No. 1 and clear 35.00 5/4 x 4 in. and up, No. 1 and clear 35.00 2 x 4 in. and up, No. 1 clear
4/4 No. 1 common	x + in. and up, No. 1 clear
4/4 1st and 2nds\$94.00@\$99.00 5/4 and 6/4 1st and 2nds112.00 117.00 4/ clear strips	Dressing, 6 in. and up 2.00
4/4 No. 1 common	Dressing, 5 in. and up 1.75 •No. 2, 50 cents more.
CYPRESS. Tank stock, 1½ ins	SPRUCE. (Eastern cargoes. Random.) Deliv- ered. N. Y.
Tank stock, 3 ins	2 in\$20.00@\$24.00 6 to 9 in
Firsts and seconds 116 in 47.50 49.00	10 to 12 in
Firsts and seconds, 2 ¹ / ₂ in	Flooring; No. 1. No. 2. No. 4.
Selects, 1¼ in	-13/16 x 2½ and 3, flat grain\$27.50 \$25.00 \$13.50 13/16 x 3½, flat grain
Selects, 2½ in	13/16 x 21/ and 2 with 42.00 20.00
respectively, per M. ft. CYPRESS SHINGLESF. O. B. New York. 6 x 18 No. 1 Heart \$7.00@\$7.50 per M.	1 1/16 x all widths flat grain 20.00 28.00
6×18 No. 1 Heart \$1.00($\%$ 1.30 per M. 6×18 No. 1 Primes for A's. 6.00 6.50 per M. 6×20 No. 1 Hearts 10.00 per M.	1 1/16 x 2½ x 3½, rift grain 30.00 28.00 YELLOW PINE.—Delivered N. Y. (Sail.) Building orders, 12 in. and under\$24.00@\$25.00
6 x 20 No. 1 Primes for A's. 8.00 per M. CHESTNUT	Yard orders-ordinary assortment 23.00 21.00
4/4 1st and 2nds	Ship stock—easy schedules 31.00 32.00 Ship stock—40 ft. average
5/4, 6/4 and 8/4 No. 1 common 39.00 42.00	Kiln dried say siding, 4/4
5/4, 6/4 and 8/4	F. O. B. cars or vessel, Norfolk, Va. Flooring:
blocks are hollow. MAHOGANY-f. o. b. N. Y. C. Per M.	No. 1. No. 2. No. 4. 13/16 x 2½ & 3 flat grain, \$27.50 \$25.00 \$12.50 13/16 x 3½ flat grain 27.00 25.00 14.00 12/16 x 1/2 flat grain 27.00 25.00 14.00
Firsts and 2nds 1/2 in. to 4 in\$85.00@\$150.00 No. 1 Common, 1/2 in. to 4 in 60.00 115.00	$13/16 \times 3$ to 4 jointed flt. grn. 31.00×27.00 15.00
Shorts, ½ in to 4 in 65.00 95.00	$\begin{array}{cccccccccccccccccccccccccccccccccccc$
Counters, 1 x 18 to 24 in. wide: 18 ft	Ceiling and Partition:
22 ft	$\begin{array}{cccccccccccccccccccccccccccccccccccc$
MAPLEHard and Soft. 4/4 in. 1st and 2nds\$32.00@\$35.00	13/16 X 5½ 32.00 29.00 16.00 Ceiling:
8/4 in. 1st and 2nds	5% (for 5½ face add \$2.00) 23.00 21.00 10.00 1/2 (for 5½ face add \$2.00) 20.00 18.50 9.00 7/16 (for 5½ face add \$1.50) 19.00 17.50 9.00
3/4 No. 2 common	$\frac{3}{4}$ (for 5½ face add \$1.50, 16.50 15.00 8.00 Base, s4s, 4/4 x 4 x 5 31.00 28.00 4/4 x 6 in
MAPLE FLOORINGF. O. B. New York. Grade 2 in 214-in 314-in	4/4 x 7 x 8 & 9 in 35.00 31.00 Rails S4S. 2 x 3 and 2 x 4 40.00 35.00
Clear \$44.00 \$45.00 \$43.00 No. 1 37.50 40.50 39.00 Factory 24.00 26.00 28.00	Surfaced Boards: 4/4 Edge
Above are standard sizes only, standard thick- ness 13/16 in.	4/4 x 8 inches Stocks 35.00 31.00 16.50 4/4 x 10 in. Stocks 36.00 32.00 17.50
OAK(Plain) Mixed, Rock, Mountain or West Virginia stock. 4/4 st and 2nds\$53.00@\$55.00	4/4 x 12 in. Stocks 40.00 33.00 18.00 5/4 Edge
5/4, 6/4 and 834 1st and 2nds 55.00 58.00 4/4 No. 1 common	$5/4 \times 10$ in Stocks
4/4 No. 2 common	6/4 Edge 34.00 31.00 16.00 6/4 x 10 in. Stocks
OAK.—Quartered.	8/4 Edge 35.00 32.00 18.00 8/4 x 10 in. Stocks 40.00 35.00 18.50 8/4 x 12 in. Stocks 45.00 39.00 19.00
Indiana, 1st and 2nds, 6 in. up wide, 10 to 16 ft. long, about 25%, 10 ft. lengths\$86.00@\$90.00	Roofers: 13/16 x 4 to 9 in. face 14.50
5/4 to 8/4	13/16 x 5½ in face 16.00 13/16 x any special width under 7½
Southern stocks	$13/16 \times 7\frac{1}{2}$ in face 16.50 13/16 x any width between
butted or bundled Hol. Bk. and bundled, f. o. b., New York, litherage. 13/16, 2, 2¼ and 2½ in. clear quartered	13/16 x 9½ in. face 17.50 13/16 x any width between
white	9½ and 11½ 18.00 13/16 x 11½ in. face 18.00
Clear, quartered red	Factory Flooring: 1½, 2, 2½, and 3 x 5 to 9 in. To finish ¼ in. scant in
Clear plain sawed white 56.00 select P. S. white 46.00 select P. S. red. 56:00 select P. S. red. 56:00 select P. S. red. 56:00 select P. S. red. 46:00 select P. S. red. 46:00 select Selec	To finish ¼ in. scant in thickness and ½ in. scant in width for spline; ¾ in. for T and G
Common red and white	for T and G 17.00 Splines \$3.00 per 1,000 feet lineal. LONG LEAF YELLOW PINE.—Flooring.
HEMLOCKF. O. B. New York. Pennsylvania, base price\$20.50@\$21.00 Wast Virginia base price\$20.00 20.50	A Heart rift
West Virginia, base price $20.00^{-2}20.50$ For Eastern \$1 to \$2 off according to delivery, manufacture and stock.	A Sap rift 40.00 41.00 B Sap rift 35.00
LATHEastern Spruce, f. o. b. N. Y. 1½ in. slab\$3.50@\$3.60	A Flat
SPRUCE — Adirondack and Canada, 12 and 13 ft. F. O. B. N. Y. rail delivery. Mill run &	NORTH CAROLINA PINE. BOARDSKiln dried, N. C., F. O. B. vessel:
Sizes. culls out.* 1 x 4 in\$23.00@\$23.50	Red Heart and Mill
$\begin{array}{cccccccccccccccccccccccccccccccccccc$	No.1. No.2. No.3. Culls. 4-4 Edge, under 12 in27.00 24.00 17.50 13.50
1 x 9 in	4-4 Wide Edge, over 12 in
$\begin{array}{cccccccccccccccccccccccccccccccccccc$	$\begin{array}{cccccccccccccccccccccccccccccccccccc$

2 in	\$24.00
2 in	$25.00 \\ 26.00$
YELLOW PINE (dressed) f. o. b. c. vessel, Norfolk. No. 1. No. 2.	
Flooring	
-13/16 x 2½ and 3, flat grain\$27.50 \$25.00 13/16 x 3½, flat grain 27.00 25.00 13/16 x 4 to 4½, flat grain 27.00 24.50 13/16 x 3 to 4, jointed flat grain	$14.00 \\ 15.00$
13/16 x 3 to 4, jointed flat grain 31.00 27.00 13/16 x 2½ and 3, rift 31.00 38.00 13/16 x 3½, rift 36.00 81.00 11/16 x all widths, flat grain 30.00 28.00 1.1/16 x 2½ x 3½, rift 11/16 x 2½ x 3½, rift	
13/16 x 3½, rift 36.00 31.00 1 1/16 x all widths, flat grain 30.00 28.00	
YELLOW PINE.—Delivered N. Y. (Sail Building orders, 12 in, and under \$24,000	.)
Building orders, 14 in. and up 29,00 Yard orders—ordinary assortment. 23,00	30.00 24.00
Ship stock—easy schedules	$32.00 \\ 39.00$
Kiln dried say siding, $4/4$ in 20.00 Kiln dried say siding, $4/4$	31.00 22.00 22.00
DRESSED NORTH CAROLINA PINE. F. O. B. cars or vessel, Norfolk, Va.	25.00
No. 1. No. 2. No. 1. No. 2. $3/16 \times 2\frac{1}{2}$ & 3 flat grain 27.50×25.00 $13/16 \times 3\frac{1}{2}$ flat grain 27.00×25.00 $13/16 \times 4$ to 4 flat grain 27.00×24.50 $13/16 \times 3$ to 4 jointed flt. grn. 31.00 $\times 27.00$ $13/16 \times 3\frac{1}{2} \times 3$ rift 36.00×38.00 $13/16 \times 3\frac{1}{2} \times 161$ rift 36.00×31.00 $11/16 \times 310 \times 310$ this flat grain 30.00×25.00	$$12.50 \\ 14.00 \\ 15.$
$13/16 \times 3$ to 4 jointed flt. grn. $31.00 27.00$ $13/16 \times 216 \& 3$ rift. 43.00 38.00	15.00
13/16 x 3½ rift 36.00 31.00 11/16 x all widths flat grain 30.00 28.00	
11/16 x all widths flat grain 30.00 28.00 11/16 x 2½ to 3½ rift 49,00 44.00 Ceiling and Partition:	
13/16 x all widths except 3 ¹ / ₂ and 5 ¹ / ₂	\$15.50
13/16 x 3½	$15.50 \\ 16.00$
5/ (for 51/ food and 80.00) 00.00 01.00	$10.00 \\ 9.00$
$\frac{101}{2}$ for $\frac{5}{2}$ face add $\frac{52}{2}$.00,, 23.00 21.00 $\frac{1}{2}$ (for $\frac{5}{2}$ face add $\frac{52}{2}$.00,, 20.00 18.50 $7/16$ (for $\frac{5}{2}$ face add $\frac{51.50}{2}$, 19.00 17.50 $\frac{50}{2}$ (for $\frac{5}{2}$ face add $\frac{51.50}{2}$, 16.50 15.00	$9.00 \\ 8.00$
1/16 (for 5½ face add \$1.50) 19.00 17.50 % (for 5½ face add \$1.50 16.50 15.00 Base, s4s, 4/4 x 4 x 5 31.00 28.00 4/4 x 6 in	•••••
Rails S4S. 2 x 3 and 2 x 4 40.00 35.00 Surfaced Boards:	:
4/4 Edge	14.50
4/4 x 10 in. Stocks 36.00 32.00	$ \begin{array}{r} 16.50 \\ 17.50 \end{array} $
4/4 x 12 in. Stocks 40.00 33.00 5/4 Edge 31.00 29.00	$ 18.00 \\ 15.50 $
5/4 Wide Edge, over 12 in 45.00 39.00 5/4 x 10 in Stocks	$18.50 \\ 19.00$
6 4 Edge 34.00 31.00 6/4 x 10 in. Stocks 39.00 34.00 6/4 x 12 in Stocks 44.00 38.00	16.00 18.50
6/4 x 12 in Stocks 44.00 32.00 8/4 Edge 35.00 32.00	$19.00 \\ 16.00$
8/4 x 10 in. Stocks 40.00 35.00 8/4 x 12 in. Stocks 45.00 39.00 Roofers:	18.50 19.00
	$14.50 \\ 16.00$
13/16 x 4 to 9 in. face	16.00
$13/16 \times 7\frac{1}{2}$ in. face $13/16 \times any$ width between 714 and 914	16.50
$13/16 \times 9\frac{1}{2}$ in face	$17.50 \\ 17.50$
9½ and 11½ 13/16 x 11½ in. face	$ 18.00 \\ 18.00 $
1%, 2, 2%, and 3 x 5 to 9 in.	
To finish ¼ in, scant in thickness and ½ in, scant in width for spline: ¾ in,	
in width for spline; % in. for T and G Splines \$3.00 per 1,000 feet lineal.	17.00
LONG LEAF YELLOW PINE Flooring.	257.00
A Heart rift	\$57.00 47.00 41.00
B Sap rift	35.00
B Flat	$27.00 \\ 23.00$
NORTH CAROLINA PINE. BOARDSKiln dried, N. C., F. O. B. ves	sel:
I	Red leart
an. No.1. No.2. No.3.	d Mill Culls.
4-4 Edge, under 12 in27.00 24.00 17.50 4-4 Wide Edge, over 12 1.00 34.00 12 in	13.50
$\begin{array}{cccccccccccccccccccccccccccccccccccc$	

5-4 Edge, under 12 in	29.00	26.00	19.00	14.50
5-4 Wide Edge, over				
12 in	42.00	35.00		
	33.00	29.00	20.00	15.50
	35.00	30.00	20.50	16.50
5-4x8				
5-4x10	36.00	31.00	21.00	17.00
5-4x12	41.00	35.00	23.00	16.00
6-4 Edge	32.00	29.00	20.50	15.00
6-4x10	37.00	32.00	22.00	17.50
6-4x12	42.00	36.00	24.00	18.00
	33.00	30.00	21.50	15.00
8-4 Edge				
8-4x10	38.00	33.00	23.00	17.50
8-4x12	43.00	37.00	25.00	18.00
Red Heart Edge				\$10.50
Mill Culls Edge				11.00
Red Heart & Mill Culls				
Red Heart & Mill Culls				
Red Heart & Mill Culls				
Laths 3%x 1½ per M				. 2.50
Construction of the second				

Steel Trade Looking Upward.

The steel situation is considerably firmer since the meeting of the Steel Corporation directors in this city recently. Salesmen of the biggest companies, independent and otherwise, are turning in more orders. One man said that at the first of the year his company (an independent) was operating at only 42 per cent. On the 16th it was operating at 50 per cent. and he hoped by the first of February to find that his company's plant was up to the 60 per cent. mark.

The feeling seems to be gaining circulation that the crisis has been passed and that the market will slowly recover from now on. This is based on actual inquiry and new business. It covers every grade of steel from nails to girders and beams.

The tin men are preparing for the big canning requirements which begin to come out about February 1. This is expected to take care of the tin trade until the building year gets fairly started. Galvanized sheets have been very weak, but they are steadier now and have been decidedly firmer since the decision was reached to not permit prices to fall any farther. Bruce & Cook are authority for the statement that their sales warrant them expecting a year that, at its close, will measure up well with 1910, if not up to the total volume of 1909. Egleston Brothers report a better feeling in the trade, especially during the last ten days. Jones & Laughlin talk of increasing their capacity a little more, and the American Bridge Company feels more optimistic about the future. "The railroads are loosening up," said an official of one of the big steel companies, "and that makes us all feel better."

NOTES OF THE STRUCTURAL STEEL FIELD.

Beams and channels are lower. They can be bought as low as \$1.56 for less than 15-inch channels and beams and \$1.66 for 15-inch and over, but \$1.60 for the former and \$1.70 for the latter will be found by architects and contractors to be nearer correct for figuring and estimating purposes. Zees will also be found in the market at quotations slightly lower than \$2.20 quoted below, and steel bars are purchasable at a shade less than \$1.90, but, owing to fluctuation, architects will do well to figure on the quotations given. under ordinary circumstances.

Sheet zinc is off a quarter of a cent a pound for casks and less.

Pig iron is in a firmer market, although prices are not yet steady. There is a tendency for them to move upward.

Fabricated structural steel contracts taken last week totaled 8,000 tons. Most of this went to independent interests. Bids on new contracts were light. As six thousand tons of this will go into the new building of the Bureau of Engraving in Washington, it will be seen that the amount of business placed last week in the Eastern territory was almost negligible.

EXPECT MARKET TO COME OUT NOW.

But the steel men expect the steel market to come out now. Those who have been waiting for prices to fall have had their wishes gratified. But they probably have fallen as far as they will go.

It has been estimated that business ag-

gregating 75,000 tons is being held in abeyance pending a decisive price policy. Prices current follow:

FLAT IRON.

No.	8																									•	•				•					•	\$:	2.	3	0	
No.	10																	•								•	•	•	•	•	•	•				•	-	2.	3	5	
No.	12															•	•	•						•		•	•	•		•	•	•	•	•	1	•	-	2.	4	0	ł.
No.	14		•													•	•	•	•	•				• •	•	•	•	•	•	•	•	•	•	•	•	•	-	2.	4	$\overline{2}$	
No.	16.	•	•	•	•	•	•	•	•	•		•				•	•	•	•	•	•	•	1			•	•	•	•	•	•	•	•	•	•	 •	2	2.	5	õ	
										C	F	r	0	1	n		5	31	to)1	•	2.)																		

One Pass Cleaned

		Cold	Rolled.	American
No.	18)			
No.	21 5		2.70	3.05
No.	22)			1211-122
No.	24 5		2.75	3.15
No.	25)		the second	
No.	26 (2.80	3.40
No.	27		2.85	
No.	28		3.10	3.50
-	BONE DIATES			

11%@ 14 net

GALVANIZED STEEL. (From Store.)	
No. 14 and 16per 100 lbs.	\$2.95
No 18 and 20 & 29	3.20
No 94	3.30
No. 26 "" "	3.50
No 27 "" " "	3.65
No. 28	3.80
STRUCTURAL STEEL. (From Mill.)	
	1.60
Beams and channels, 15 in. & under	1.70
Beams and channels, 15 in. & over	
Angles 1.60	1.70
Tees 1.60	1.65
Zees 1.65	1.70
Steel bars, half extra 1.60	1.65
Universal & sheared, 34 in. & under. 1.60	1.65
SOFT STEEL SHEETS. (From Mill.)	
1/4 in. and heavied	\$1.56
3/16	1.66
FABRICATED SLAB REINFORCEMENT.	

EXPANDED LATH.

(P	rices Store N. I., I	ess ina	n carloa	a.)
		Black.	Painted.	Gal.
Gauge	27	\$0.13	\$0.13%	\$0.171/2
Gauge	26	.14	.14%	.20
Gauge	25	.15	.15%	.21
	24		.16%	.22
INTE	RLOCKING PLATI	ES.		

This type of reinforcing material ranges in rrice from \$11 for 4 ft. and under for flat sheets in 100 lb. lots to \$8.50 in 160 lb. lots for "0 ft. lengths.

TERRA COTTA PARTITION BLOCKS The quotations given below for terra cotta partition blocks are only approximate, as the leading companies are prepared to shade them somewhat to desirable customers. The prices given for wall tile may be relied upon as being list prices, and quotations are firm. Quotations follows:

FIREPROOFING.

3x12x12															6.6
8x12x12															8.9
10x12x12				 					 						10.5
12x12x12				,											12.1

PART																			
2x12x12							•	•	•	•	•	•	•	•	•	•	•		4.4
4x12x12																			5.
3x12x12																			6.6
Sx12x12																			8.8

2

PAINTS, OILS AND VARNISHES.

The feature in the paint, oil and varnish market this week was the fact that turpentine was sold as high as 86c., which is the highest figure since Civil War times. At present, substitutes are being used, as the aggregate of this year's crop is uncertain. The highest price in recent years for this commodity was on June 1, 1905, when the price went up to 79c. The movement in price this year has been continually upward and the chances are that the prices may continue to go highereven up to 90c. and may meet the current quotations for boiled linseed oil, which is 92c. and 93c. a gallon. Manipulations are not believed to be a powerful arrangement in controlling the situation now, although the high prices may encourage speculation, which will boost it still further. The following table gives an idea of the high and low prices of turpentine for the last eleven years:

Highest Lowest

		Cents	Cents
April, 1900-March,	1901	531/2	34
April, 1901-March,	1902		31
April, 1902-March,	1903	65	42
April, 1903-March,	1904	65	45
April, 1904-March,	1905		461/2
April, 1905-March,	1906	79	53
April, 1906-March,	1907	7434	5634
April, 1907-March.	1908	69	401/8
April, 1908-March,	1909	501/2	35
April, 1909-March,	1910	603/4	351/2
April, 1910-January,	1911	86	551/4

The total receipts, together with holdover stocks, so far this season, are 168,818 bbls., as compared with 191,804 bbls. for the same time last season; and the present stocks are 15,972 bbls., as compared with 32,753. The total shipments for the season amounted to 152,846 bbls., while for the same period in 1909-1910 the shipments were 159,051.

The high price of spirits of turpentine has led to the purchase, on a large scale, of substitute products, such as wood turpentine. Retail dealers, who do a small business, and those who are unreliable, often adulterate their turpentine with benzine or kerosene, and have sold wood turpentine for the spirits of turpentine; but in recent months this practice is said to have become more common. Painting contractors and decorators, who made contracts for work long before turpentine reached its present high level, have found it necessary to resort to substitutes to come out even.

Current prices follow:

LINSEED OIL.
Raw, out of town \$0.92@\$0.93 Raw, city .93 .94 Boiled, city .92 .93 Empty barrels .975
SPIRITS TURPENTINE.
5-bbl. lots, per gal\$0.86
GLIDDEN'S GRAPHITE ACID PROOF COAT- ING. (List.)
Per bbl. and ½ bbl\$2.00 Per gal. in 5 gal. cans
VARNISHES. (List.)
Glidden's M. P. Durable Exterior \$4.00
Glidden's M. P. Durable Interior
Glidden's Lik-a-Rub 3.50
Glidden's M. P. Elastic Interior 2.50
Lucas' Workwell brand, outside
Lucas' Workwell floor
Lucas' workwell wax nnish 3.00
CONCRETE FLOOR DRESSING. (List.)
Glidden's, per bbl. and ½ bbl\$2.00 Glidden's, per 5 gal. cans
Glidden's per 1 gal can
Lucas' cement filler (Pat.), per gal. in bbl
lots
Lucas' cement filler (Pat.), per 1 gal. can. 2.00
Lucas' floor paint, per bbl 1.75 Lucas' floor paint, per 5 gals
Lucas' floor paint, per 5 gals 1.85 Lucas' floor paint, per 1 gal 2.00
5 & 10 one
Barrel, gals, gal,
"Tockolith." Patented\$2.00 \$2.10 \$2.25 "Liquid Konkerit." Patented 2.00 2.10 2.25
"Cement Filler," Patented 1.75 1.85 2.00
"Liquid Konkerit," Patented 2.00 2.10 2.25 "Cement Filler," Patented 1.75 1.85 2.00 "Pigment Cement Filler," Pat 1.75 1.85 2.00 "Cement Floor Paint," Pat 1.75 1.85 2.00
United Floor Failt, Fat 1.15 1.85 2.00
WHITE LEAD, ETC. (Net prices.) In 500 lb lots, 100, 250 and 500 lb.
kegs, per 1b\$0.0714
kegs, per 1b\$0.0714 25 and 50-1b. kegs, per 1b

REAL ESTATE SECTION News For Brokers and Owners-General Information From All Branches of the Market-Municipal Affairs and Related Subjects.

THE WEEK IN REALTY.

11

THE increase of nearly \$900,000,000 in assessed values for the year 1911 is still the absorbing topic in real estate Manhattan seems to have been circles. treated very leniently with an increase of only \$347,263,640. Deducting from this amount \$93,909,669, the estimated cost of new buildings erected during the year, leaves a land increase of about \$253,000,-000. In our last issue we suggested that the increase for the central section of Manhattan appeared small, and while it must be admitted that there are some parcels along Fifth av that are not properly assessed, also some fancy corners that appear to have escaped the assessors' eyes, they have done fairly well in the districts in which there has been the most activity in recent years. An examination of the tax books shows that in nearly all of the side streets from the twenties in which there was great building activity last

P indicates building in progress of erection.

year, the assessments on the land are very close to full values. In the thirties, between Fifth and Sixth avenues, the same condition prevails. This is a distinct improvement over recent years. Between Seventh and Ninth avenues, and between 24th and 40th streets, there are still a great number of lots that are not assessed at anywhere near their full value. While there has been no great activity in these streets, the fact is well known to all brokers that lots in these streets are selling at prices much higher than the Tax Department's valuation. This change, however, has only taken place in the past year and the absence of any great activity in these streets may be the reason for the assessors not noting the change, although they should above all others be the persons that are best posted.

The following table shows the Department's valuation on some of the streets the district spoken for 1910 and in 1911:

	1910		1911.	
Property. Size.	Value of Land.	Value of Land and Building.	Value of Land.	Value of Land and Building.
$\begin{array}{cccccccccccccccccccccccccccccccccccc$		$\begin{array}{c}\$26,000\\255,000\\100,000\\175,000\\28,000\\23,000\end{array}$	$$25,000 \\ 112,000 \\ 75,000 \\ 82,000 \\ 37,000 \\ 28,000 \\ 28,000 \\ 12,000 \\ 28,000 \\ 12,000 \\$	$\begin{array}{c} \$26,000\\ 306,000\\ 130,000\\ 215,000\\ 38,000\\ 31,000\end{array}$
28th st., No. 108 West. .20x98.9 29th st., No. 102 West. .21.4x98.9 29th st., No. 104 West. .21.3x98.9 29th st., No. 106 West. .21.4x98.9 34th st., Nos. 18 and 20 West. .40x98.9 34th st., Nos. 22-26 West. .75x98.9	$\begin{array}{r} 19,000\\ 40,000\\ 22,000\\ 22,000\\ 480,000\\ 975,000\end{array}$	$\begin{array}{r} 23,000\\ 50,000\\ 24,000\\ 26,000\\ 610,000\\ 1,085,000\end{array}$	$\begin{array}{r} 28,000\\ 40,000\\ 31,000\\ 31,000\\ 480,000\\ 975,000\end{array}$	$\begin{array}{r} 31,000\\ 50,000\\ 31,000\\ 34,000\\ 610,000\\ 1,095,000\end{array}$
34th st., No. 28 West. $25x98.9$ 34th st., No. 36 West. $25x98.9$ 34th st., No. 9 West. $150x147.6$ 34th st., No. 15 West. $50x126.6$ 34th st., No. 17 West. $25x98.9$ 34th st., No. 37 $24x98.9$ 34th st., No. 108-110 West. $47x98.9$	$\begin{array}{r} 300,000\\ 275,000\\ 2,725,000\\ 675,000\\ 300,000\\ 255,000\\ -250,000\\ -250,000\\ 280,000\end{array}$	$\begin{array}{r} 320,000\\ 300,000\\ 3,775,500\\ 760,000\\ 318,000\\ 265,000\\ 260,000\\ 530,000\end{array}$	$\begin{array}{c} 300,000\\ 300,000\\ 2,725,000\\ 675,000\\ 300,000\\ 690,000\\ 350,000\end{array}$	$\begin{array}{r} 320,000\\ 325,000\\ 3,775,000\\ 760,000\\ 318,000\\ 690,000\\ 600,000\end{array}$
34th st., No. 114 West. 25x98.9 34th st., Nos. 116-120 West. 80x98.9 34th st., No. 124 West. 25x98.9 35th st., No. 128 West. 21x71 35th st., No. 20 West. 21x71 35th st., No. 20 West. 20x98.9 35th st., No. 20 West. 20x98.9 35th st., No. 28 West. 20x98.9	$\begin{array}{c} 115,000\\ 400,000\\ 97,000\\ 82,000\\ 79,000\\ 90,000\\ 90,000\\ 90,000\end{array}$	$\begin{array}{c} 165,000\\ 725,000\\ 102,000\\ 88,000\\ 85,000\\ 95,000\\ 95,000\end{array}$	$\begin{array}{c} 125,000\\ 425,000\\ 120,000\\ 305,000\\ 93,000\\ 92,000 \end{array}$	175,000 775,000 125,000 P 460,000 98,000 97,000
36th st., No. 20 West. $20x98.9$ 36th st., No. 22 West. $15x98.9$ 36th st., No. 24 West. $15x98.9$ 36th st., No. 26 West. $15x98.9$ 36th st., No. 26 West. $15x98.9$ 36th st., No. 28 West $15x98.9$ 36th st., No. 30 West. $15x98.9$ 36th st., No. 30 West. $20x98.9$	$\begin{array}{c} 60,000\\ 44,000\\ 44,000\\ 44,000\\ 44,000\\ 44,000\\ 44,000\\ 58,000\end{array}$	$\begin{array}{c} 67,000\\ 48,000\\ 47,000\\ 47,500\\ 47,000\\ 47,000\\ 65,000\end{array}$	} 195,000	83,000 61,500 61,000 61,500 P 195,000
38th st., No. 307 West. $25x98.9$ 38th st., No. 309 West. $25x98.9$ 38th st., No. 311 West. $25x98.9$ 39th st., No. 307 West. $20x98.9$ 39th st., No. 309 West. $25x98.9$ 39th st., No. 309 West. $25x98.9$ 39th st., No. 311 West. $25x98.9$ 40th st. $35x98.9$ 40th st. $35x98.9$ $35x98.9$ $35x98.9$ $35x98.9$ $35x98.9$ <	$12,000 \\12,000 \\12,000 \\12,500 \\12,500 \\12,500 \\16,000 \\16,000 \\130,000 \\$	$16,500 \\ 16,500 \\ 18,500 \\ 18,500 \\ 18,500 \\ 18,500 \\ 16,500 \\ 27,000 \\ 165,000 \\ 165,000 \\ 165,000 \\ 165,000 \\ 100,000 \\ 10$	$12,000 \\12,000 \\12,000 \\12,500 \\12,500 \\12,500 \\12,500 \\16,000 \\17,000 \\130,000 \\$	$\begin{array}{c} 16,000 \\ 17,000 \\ 21,000 \\ 18,500 \\ 18,500 \\ 16,500 \\ 29,000 \\ 165,000 \end{array}$
$\begin{array}{cccccccccccccccccccccccccccccccccccc$	$\begin{array}{c} 63,000\\ 62,000\\ 52,000\\ 82,000\\ 54,000\\ 54,000\\ 83,000\end{array}$	$\begin{array}{c} 65,000\\ 64,000\\ 54,000\\ 95,000\\ 59,000\\ 59,000\\ 91,000 \end{array}$	$\begin{array}{c} 63,000\\ 62,000\\ 52,000\\ 82,000\\ 54,000\\ 54,000\\ 83,000\end{array}$	$\begin{array}{c} 65,000\\ 64,000\\ 54,000\\ 95,000\\ 59,000\\ 59,000\\ 91,000 \end{array}$
$\begin{array}{cccccccccccccccccccccccccccccccccccc$	$\begin{array}{r} 50,000\\ 350,000\\ 400,000\\ 360,000\\ 182,000\\ 465,000\\ 230,000\end{array}$	$\begin{array}{r} 54,000\\ 390,000\\ 433,000\\ 360,000\\ 199,000\\ 515,000\\ 245,000\end{array}$	$\begin{array}{c} 50,000\\ 350,000\\ 445,000\\ 385,000\\ 187,000\\ 510.000\\ 240,000\end{array}$	$\begin{array}{r} 54,000\\ 390,000\\ 492,000\\ 405,000\\ 210,000\\ 560,000\\ 255,000\end{array}$
5th av., Nos. 428 and 430. .50x100 5th av., No. 432. .24.8x100 5th av., No. 535. .30x100 5th av., No. 537. .30x100 5th av., No. 537. .30x100 7th av., Nos. 421.423. .30.0½x80.3xirreg. 7th av., No. 425. .19.6½x60 7th av., No. 427. .19.6½x60	$\begin{array}{c} 520,000\\ 259,000\\ 259,000\\ 325,000\\ 325,000\\ 240,000\\ 58,000\\ 58,000\end{array}$	$\begin{array}{c} 545,000\\ 275,000\\ 285,000\\ 350,000\\ 355,000\\ 250,000\\ 61,000\\ 61,000\end{array}$	$\begin{array}{c} 550,000\\ 271,000\\ 271,000\\ 325,000\\ 325,000\\ 290,000\\ 73,000\\ 73,000\end{array}$	$\begin{array}{c} 575,000\\ 287,000\\ 297,000\\ 350,000\\ 355,000\\ 295,000\\ 79,000\\ 75,000\end{array}$
7th av., No. 429 . .20.8x100 7th av., No. 431 . .24.834x100 7th av., No. 433 . .24.834x100 7th av., No. 435 . .24.834x100 7th av., No. 435 . .24.834x100 7th av., No. 435 . .24.834x100 7th av., No. 936 . .25.5x100 7th av., Nos. $932-934$. .56x100 7th av., Nos. $926-930$. .69x100	$\begin{array}{c} 85,000\\ 100,000\\ 100,000\\ 100,000\\ 80,000\\ 130,000\\ 130,000\\ 160,000\end{array}$	$\begin{array}{c} 88,000\\ 104,000\\ P\ 110,000\\ P\ 110,000\\ 86,000\\ 135,000\\ 135,000\\ 165,000\end{array}$	$\{\begin{array}{c}103,000\\123,000\\325,000\\106,000\\140,000\\145,000\\180,000\end{array}\}$	$\begin{array}{c} 105,000\\ 126,000\\ 380,000\\ 110,000\\ 145,000\\ 150,000\\ 185,000\\ \end{array}$

SUBWAY SITUATION UN-CHANGED.

Estimate Board in Executive Meeting-McAneny and Miller Issue Statements.

The subway situation assumed a new aspect this week following an executive meeting of the Board of Estimate as a Committee of the Whole. Borough President Miller of the Bronx came out with a statement in which he favored the building of an independent subway system on the East Side, although he believes that the Interborough should be permitted to construct the subway on the West Side.

Borough President McAneny who has proved the stumbling block to the subway ideas of Messrs. Prendergast and Mitchel, has taken the stand that the Interborough Company should be granted the right to build the subway, although he believes that the original plan of the company should be modified in many respects. Mr. McAneny thinks that while one system is best there should be numerous modifications, such as the proposed extension to Jamaica connecting the Steinway Tunnel and the Queensboro Bridge with Woodside in one direction, and Astoria in the other. The Borough President holds that these extensions are essential to the growth of this borough. Mr. McAneny is also in favor of immediate extensions in Brooklyn to Fort Hamilton or to a point opposite St. George in order to permit the earliest start on the connecting tunnel to Staten Island. Continuing Mr. Mc-

Aneny says: "I have suggested that the Board consider the assessment plan as a proper basis for the construction of all roads running through undeveloped territory. An act enabling the city to adopt this plan was passed last year. I think that an I think that an equitable basis would be to permit the city to pay half the cost of each operation of the sort and lay the other on a properly drawn assessment area covering the property to be benefited.

"If the assessment were applied to the Pelham Bay Park and the Jerome av extensions in the Bronx, as well as to the new lines in Queens and the Fort Hamilton extension, the plan of a half-and-half division with the same amount of money available would permit a start upon all of these at once and not in the Bronx alone.

"The principal consideration naturally is the operation of extensions and the bearing of the incidental losses to the point where each of these lines becomes profitable in itself. If the Interborough gets the contract it cannot expect to continue to reserve its 17 per cent. profit or anything like it in any protected zone. These profits are abnormal and were never contemplated when the company was given the lease of the present lines. I favor a proposition that would guarantee a fair percentage of return on all moneys privately invested, but that is a question that remains to be debated."

Both Controller Prendergast and President of the Board of Alderman Mitchel will maintain their present attitude. This was plainly demonstrated when at Thursday's meeting of the Board Borough Pres-ident McAneny suggested that Mayor Gaynor appoint a committee of three to confer with the Public Service Commission. 1

RECORD AND GUIDE

McADOO BACK IN SUBWAY FIGHT. Independent System Logical One For The

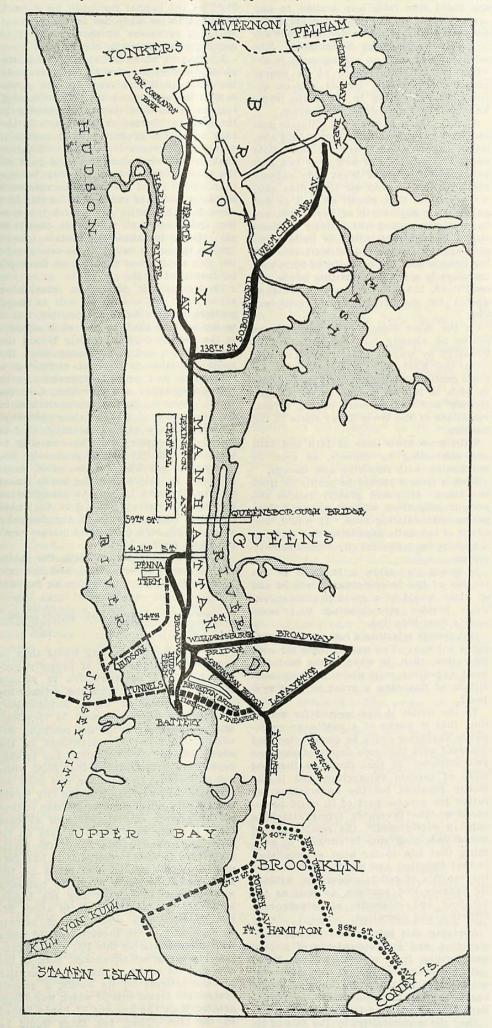
City-Could Be Built For \$107,000,000.

WILLIAM G. McADOO, president of W the Hudson & Manhattan Co., speaking Thursday night at a dinner under the auspices of the Trustees of Plymouth Church in Brooklyn, set forth a practical railroad man's plea for an independent subway system. While he did

not say that he would bid on the equipment and operation of the system which he described, it is understood that he will be prepared to do so should the city decide to build.

The points made by him in his argument for an independent system are, that

Independent Subway System Suggested by William G, McAdoo.



The sections indicated by a solid line, Mr. McAdoo says can be built in five years for \$107,000,000 and equipped for \$47,000,000. Dotted lines indicate extensions not included in this estimate.

assuming that at the beginning only twothirds as many passengers were carried as on the Interborough, he figured that for the first year a traffic of 2,478,000 passengers per mile of single track, with a total mileage of 106, he figured a gross traffic of 262,668,000. This would yield a gross revenue of \$13,133,400. From this he figured the first year's income as follows: Gross operating revenue...\$13,133,400 Net revenue of......\$7,880,040 Add revenue from advertising.......\$7,880,040

Total net revenue
Surplus, first year \$442,540
From this beginning in the first year of operation, assuming that a sinking fund of 1 per cent. on the city's investment were established, beginning with the fourth year, Mr. McAdoo computed the following profits by years accruing to the independent system:
First year \$442,540 Second year 1,104,514 Third year 1,766,548 Fourth year 1,358,552 Fifth year 2,020,556 Sixth year 2,682,560

becond year	1,101,011
Third year	1,766,548
Fourth year	1,358,552
Fifth year	2,020,556
Sixth year	2,682,560
Seventh year	3,344,564
Eighth year	4,006,568
Ninth year	4,668,572
Tenth year	5,330,576

Total\$26,725,580 In discussing the right of the city to repossess itself of the new subway after ten years he gave the following com-parison of the cost of an independent system and that proposed by the Interborough:

1	nterborough.	Independent.
City investment	\$53,000,000	\$107,000,000
Private capital	75.000.000	
15 per cent. on private		21,000,000
capital	11,250,000	7,050,000
Cost of Connections to	11,200,000	1,000,000
Complete Sustem		
Complete System :	1 000 000	
Lex. Av. to 7th Av White Plains to Pel-	4,323,000	
White Plains to Pel-		
ham Park		
Brooklyn extension to		
4th Av	1,335,000	
Lafayette Av. to 4th	-,,,	
Av	600,000	
Eastern Parkway to		
4th Av	2,000,000	
Lex. Av. Line from		
42d St. to Battery	23,000,000	
Total cost	\$171.093.000	\$161,050,000
	+=.=)===)===	+===;===;===
Less Credits Sinking		
fund of 1 per cent.		
per year on private		
capital:		
Interborough, 10 per		
cent. in ten years		
on \$75,000,000	\$7,500,000	
Independent, 10 per		
cent. in ten years		
on \$47,000,000		\$4,700,000
Cipling fund of 1 non		φ1,100,000
Sinking fund of 1 per cent. per year on		
cent. per year on		
city investment:		
Interborough, 10 per		
cent. in ten years		
on \$53,000,000	5,300,000	
Independent, 7 per		
cent in seven years		
op \$107 000 000		7 490 000
on \$107,000,000		7,490,000
on \$107,000,000 Profits resulting to the		7,490,000
on \$107,000,000 Profits resulting to the city from its equal		7,490,000
on \$107,000,000 Profits resulting to the city from its equal participation in sur-		7,490,000
on \$107,000,000 Profits resulting to the city from its equal participation in sur- plus earnings (after		7,490,000
on \$107,000,000 Profits resulting to the city from its equal participation in sur- plus earnings (after deduction of all		
on \$107,000,000 Profits resulting to the city from its equal participation in sur- plus earnings (after deduction of all		7,490,000
on \$107,000,000 Profits resulting to the city from its equal participation in sur- plus earnings (after		
on \$107,000,000 Profits resulting to the city from its equal participation in sur- plus earnings (after deduction of all fixed charges	\$12,800,000	13,363,000
on \$107,000,000 Profits resulting to the city from its equal participation in sur- plus earnings (after deduction of all	\$12,800,000	
on \$107,000,000 Profits resulting to the city from its equal participation in sur- plus earnings (after deduction of all fixed charges Total credit		13,363,000 \$25,553,000
on \$107,000,000 Profits resulting to the city from its equal participation in sur- plus earnings (after deduction of all fixed charges Total credit Net cost		13,363,000
on \$107,000,000 Profits resulting to the city from its equal participation in sur- plus earnings (after deduction of all fixed charges Total credit Net cost Less city's original in-	\$158,292,000	13,363,000 \$25,553,000 \$135,497,000
on \$107,000,000 Profits resulting to the city from its equal participation in sur- plus earnings (after deduction of all fixed charges Total credit Net cost		13,363,000 \$25,553,000
on \$107,000,000 Profits resulting to the city from its equal participation in sur- plus earnings (after deduction of all fixed charges Total credit Net cost Less city's original in- vestment	\$158,292,000 53,000,000	13,363,000 \$25,553,000 \$135,497,000
on \$107,000,000 Profits resulting to the city from its equal participation in sur- plus earnings (after deduction of all fixed charges Total credit Net cost Less city's original in- vestment	\$158,292,000 53,000,000	13,363,000 \$25,553,000 \$135,497,000 107,497,000
on \$107,000,000 Profits resulting to the city from its equal participation in sur- plus earnings (after deduction of all fixed charges Total credit Net cost Less city's original in- vestment	\$158,292,000 53,000,000	13,363,000 \$25,553,000 \$135,497,000
on \$107,000,000 Profits resulting to the city from its equal participation in sur- plus earnings (after deduction of all fixed charges Total credit Net cost Less city's original in-	\$158,292,000 53,000,000	13,363,000 \$25,553,000 \$135,497,000 107,497,000 \$28,497,000
on \$107,000,000 Profits resulting to the city from its equal participation in sur- plus earnings (after deduction of all fixed charges Total credit Net cost Less city's original in- vestment Required from city after ten years	\$158,292,000 53,000,000	13,363,000 \$25,553,000 \$135,497,000 107,497,000
on \$107,000,000 Profits resulting to the city from its equal participation in sur- plus earnings (after deduction of all fixed charges Total credit Net cost Less city's original in- vestment	\$158,292,000 53,000,000 \$105,293,000	13,363,000 \$25,553,000 \$135,497,000 107,497,000 \$28,497,000

"The above comparison," Mr. McAdoo says, "means that the independent system provides twenty-two miles more track than the Interborough. The independent system is a complete system in itself. The city can take it over at the end of ten years without any additional construction, whereas the Interborough extensions are all disconnected, and if the city takes them over at the end of ten years the city

will have to spend \$31,000,000 of money to build the necessary connections to create a system. The independent system can be acquired at the end of ten years upon payment by the city of the small sum of \$28,497,000, whereas the Interborough extensions, with the additional money required to connect them and to create a new system, will require the city to pay \$105,293,000. After all this has been done the 'Interborough extenssion system,' so to speak, will have twenty-two miles of track less than the independent system, and it will have cost the city \$22,796,000 more in actual money. The independent system will have been in operation for ten years with a well-es-tablished business earning large profits, whereas the Interborough extension system will have to be created anew and will have to build up a traffic for itself.

"The independent system will be superior in its general construction and equipment to the Interborough system and will have a larger capacity because the cars will be sixty-six feet long as against the Interborough's thirty-two-foot car, insuring greater economy in operation, and the dimensions of the tunnel will) larger, assuring better track, better operating conditions, and better ventilation."

WHY NOT A CITY OWNED MONOPOLY?

Perpetual Franchise Now Owned By the City Its Greatest Asset.

Editor Record and Guide:

Sir-Owing to the acute stage the Subway problem has reached, and the importance of the matters involved, will you be so kind as to permit, through the medium of your paper, a brief discussion of the question from a somewhat new point of view? For it has seemed to your correspondent that if the subject were approached with a little more confidence, we should realize that so far from the city being at the mercy of capital or of any special interests, it was in a position of peculiar advantage, and that there w offered to it a great and unusual opportunity. Think, for a moment, if any successful financier, or any of the well-known captains in the field of railroad construction, found himself in the position occupied by the city with, as it were, a perpetual franchise to use at will the streets of the greatest, or the second greatest, city in the world without having to pay anything for the privilege, would he find it difficult to solve the subway question? Would he not rather feel that his principal difficulty was in selecting the best of the many solutions that would occur to him, from any one of which he would expect to realize a veritable mine of wealth? Thus it is plain that the right to build subways is a very valuable right which should not be lightly given away. It is an asset which, if properly developed, will not only afford transit facilities for the public, but will also yield to the city a constantly increasing revenue.

But subway construction, whatever else it may be, is a great business enterprise, and to be successful it must be undertaken and conducted on business principles. The aim and purpose of new subways should certainly not be to cripple or injure previous construction, but rather to supplement what has been done in that direction, and thereby relieve the present congestion and the bad service so largely due to it. And further such new construction, while supplementing the lines already built, should at the same time form an independent system, complete in itself, and one that would serve as a nucleus for future expansion. Therefore, before laying out or building any new routes, the whole subway field should be carefully examined, for all new construc-

tion should simply be part of a well conceived whole.

The broad general scheme and scope of such a work, speaking, for the sake of convenience and brevity, more particularly with reference to Manhattan and the Bronx, without any intention, however, of disregarding the needs of the other boroughs, should comprise such north and south subways as may from time to time be needed, as well as various cross-town lines, such, for instance, as subways at Canal, 14th, 23d, 34th, 59th, 72d, 96th sts, etc., together with a comprehensive transfer system so that for a single fare one could ride from any station to any other station in the same general direction, using any of the cross-town subways The to make the necessary connections. advantage of such an arrangement is obvious not only by reason of its convenience to the public, but as well on ac-count of its helping to distribute traffic and thereby to diminish congestion.

Such being, in general, the ultimate goal at which subway construction should aim, let us consider what are the immediate needs of the city, and how they can best be satisfied. That a West Side subway south of 42d st, and an East Side subway north of that street, as well as one on the East Side south of Park Row, are imperatively needed will scarcely be questioned by any one. But to build these subways by themselves without connecting links would, of course, be of little use; therefore to meet such existing needs and conditions, the following routes are suggested for consideration and criticism, viz.:

On the West Side, the 7th and 8th av routes as already laid out, extended to Brooklyn by way of Liberty or Wall st.

On the East Side, the Lexington av route continued south through that avenue to 34th or 23d st, thence by 3d av, the Bowery and one or more of the several variations of the lower 3d av route to the Battery.

With cross-town lines at 14th and 34th sts, connecting by tunnels, as soon as practicable, with Brooklyn and Queens.

Such a system should be profitable from the start. It would greatly relieve the present congestion without unfairly competing with existing lines. It would, too, admit of indefinite expansion, and serve as a nucleus for a general city owned subway system.

It would also allow a Madison av extension of the Interborough north of 42d st which would be a great public convenience besides straightening that company's East Side line.

But merely selecting a route is not building a subway. The second topic for consideration, then, is what is the best and most expedient way under existing conditions of financing a great subway system?

To the writer it has seemed for a long time that if works of a public, or quasipublic character could be constructed and operated with the same degree of economy and efficiency as that found in the best class of private enterprises, and if the money required for the undertaking, or rather the greater part of it, could be secured on the favorable terms attaching only to public credit, the result reached would be a long step in advance of anything that has so far been accomplished in that direction, and we should then have the benefits of public ownership, without its dangers and burdens, as well as the economy and enterprise of private construction and operation.

Applying this principle to subway construction, and for convenience of discussion putting it in a definite form, without, however, cumbering the statement with legal details, though the legal aspect has been carefully considered, the plan I have to suggest is as follows:

That the municipality, by the sale of its bonds from time to time as needed, furnish three-quarters of the money required for the construction and operation of a new subway system, and receive therefor a three-quarters interest in such system, together with a first lien on the entire net income of the system to the extent of the interest accruing on the bonds and the amount legally required for amortization purposes, or for convenience let us say 51/4% in all.

2. That private capital furnish the remaining one-quarter of the money rerequired, and receive therefor a one-quarter interest in the said subway system, together with enough of the income to pay $5\frac{1}{4}\%$ on the capital furnished by it, such payment to be made out of the first net earnings in excess of those required to pay $5\frac{1}{4}\%$ on the public capital.

3. That in all subsequent earnings the public interest share with the private in the ratio of 1/2% increase on the public capital to every 1% on the private capital, instead of all such earnings accruing to the private interest as 1s practically the case under the present subway contract; with, moreover, this further limitation that in no event shall the rate paid on the money furnished by the city be less than within 1% of the maximum rate such money would have received if the city had furnished the entire capital for the system and received all the profits, that is to say, if, for instance, the system earned 10% on the entire outlay, in no case should the city receive less than 9% on the capital furnished by it.

The necessary provisions concerning supervision and control as well as many matters of mere detail are omitted, but it seems obvious that, in any such scheme, to the private capital properly belong the direct control and management, while the public function is that of exercising a reasonable and proper supervision over both construction and operation, each interest, however, having representation in the directorate of the operating company.

Under such a plan, it is plain that it would be necessary for the company to earn only 3 15-16% net, or practically 4%, in order to pay $5\frac{1}{4}\%$ on the public capital, i. e., $4\frac{1}{4}$ interest on the bonds issued by the city, and 1% on the amortization account, the private capital in that case receiving nothing; while if the company earned $5\frac{1}{4}\%$, both public and private capital would receive $5\frac{1}{4}\%$.

If the company earned 5%%, the public capital would receive 5%%, and the private capital 6%%, and so on as follows:

	Rate paid	Rate paid/
Net	on the	on the
earnings.	public capital.	private capital.
61/2%	61/4%	71/4%
71/8%	634%	81/4%
	&c., &c	

The interests of the city would thus be protected, and the plan, if properly presented, should be attractive to private capital. The public and the private in-terests, instead of being antagonistic, would, in a great measure, be identical, and as the business of the company developed, each would participate in the added profits. Neither public nor private capital could receive more than 51/4% without an increase to the other, and until the company had earned 51/4%, the city would be in a very much superior position to that of the private capital, while in no case could the city receive a less rate on its investment than within 1% of the maximum rate it would receive if it had furnished all the capital and taken all the profits, and then only when the company was earning enough to pay the bonds, both principal and interest, in about fifteen years. The economies of private management, it is thought, would more than compensate for this 1%, without considering the great advantage, both to the city and its credit, of having as security for the interest on its bonds, a transit system the actual cost of which was 331/3% greater than the amount of bonds issued by the city. Then, too, there would be the greatest incentive to economical con-

January 21, 1911.

struction and management, and to the completion of the work in the shortest possible time. Every economy practised would add to the dividend capacity of the company, while every unnecessary delay would not only postpone the time when dividends on the private capital could be paid, but by increasing the cost of construction, would reduce them in amount when the time for payment finally came. Last, and perhaps most important of all, there would be a true and vital profit and loss account which is so commonly absent or lost sight of in the case of public construction.

Again, if the subways so built earned $7\frac{3}{4}\%$ on their actual cost, the bonds issued by the city for their construction would be fully paid in less than twentyfive years; or if they earned $10\frac{1}{4}\%$, in about fifteen years; and the city would then own a three-fourths interest in a transit system which it would have acquired simply by a loan of its credit for a comparatively short period. The debt it had incurred would thus have been exchanged for an asset from which it might expect to derive large and constantly increasing returns.

Further, under the proposed plan, it seems probable that either at once or in the near future, a large part of such bonds as the city might have issued for subway purposes could be made exempt from the debt limit in accordance with the provisions of the recent Constitutional amendment relating to subway and dock bonds.

A comprehensive and truly effective scheme of subway construction seems to the writer too large an undertaking at the present time for either public or private capital, alone. In the case of private construction it would mean an undue proportion of the whole amount of available capital diverted to a single object. Nor is the city able, nor would it be justified, under existing conditions, in undertaking, to build at once all the new subways that are so urgently required. On the other hand, it is believed, that by a just cooperation of public and private resources in some such manner as that outlined above, the city could at once enter upon a broad general plan of subway construction, beginning with those subways that are immediately needed, and proceeding to make extensions and additions with all practicable despatch, but so shaping the original plan that all future construction should tend to develop a comprehensive and harmonious whole. In this way, it is thought, that in a comparatively short time the city could practically own and control a successful transit system that would be capable of indefinite expansion.

One word as to the Interborough offer before closing. There is no doubt that the proposition submitted by that company is attractive in many ways, at least on It means, if accepted, that the surface. something will be done, that the present situation will be relieved, and that there will be some certainty to which business interests generally, as well as the many special interests that are directly affected by new subway construction, can adjust themselves. On the other hand, the acceptance of the Interborough offer is practically a renunciation by the city of all intention on its part to secure a comprehensive city owned and controlled subway system, and the conferring of a great and indefinitely increasing monopoly upon a single private corporation.

The city is now at the parting of the ways, and the real issue is not between competition and monopoly, but rather between two kinds of monopoly, public and private.

The community, however, is not in a mood to await indefinitely. It wants immediate results and it will not scrutinize too carefully the means by which they are attained. Its present attitude is that of preferring half a loaf to no bread. It is incumbent, therefore, on those who do not favor the Interborough proposition to have some definite and comprehensive substitute to offer, and it is for this reason, among others, that your correspondent presents the foregoing paper. Whether it contains the true solution of the question or not, it is hoped at least that it may suggest a line of thought that will lead to practical results. I am sir, etc.,

G. P. MONTAGUE,

PRIVATE REALTY SALES. SOUTH OF 59TH STREET.

ELDRIDGE ST.—The Rinaldo estate sold 52 Eldridge st, a 3-sty building, on lot 21.1x86.8, between Canal and Hester sts. The parcel had not changed hands in over half a century.

FRONT ST.—The trustees of the Waubun Co. sold 110 Front st, a 4-sty building, on lot 21.1x83.8, about 63 feet south of Wall st. The buyer is an adjoining owner. The Waubun Co. recently sold 113 Water st, abutting.

HOWARD ST.—R. J. Casey is reported to have sold for the Jacobs estate, 5 Howard st, which with three other parcels forms the entire block front between Centre and Lafayette sts. The new building of the American Brass & Copper Co. is opposite.

STANTON ST.—Rosa Cohn sold to Michael Spinard the 3-sty building 274 Stanton st, on lot 20x75.

TOMPKINS ST.-Walter D. Starr sold for J. T. Haviland and others the vacant plot, 25x200, running through from 19 Tompkins st to 26 Mangin st.

WASHINGTON SQUARE WEST.— James Knott, owner of the 7-sty hotel known as the "Holley," at 36 Washington Square West, has added to his holdings by the purchase of 35, adjoining from Trinity Corporation. It is a 4-sty and basement dwelling on plot 27.6x128, and will be altered and used in connection with the Holley. Mr. Knott controls the Hotel Earle and the Judson in the same neighborhood.

WASHINGTON PL.—George E. Baldwin sold for Henry B. Auchincloss 66, 68 and 70 Washington pl, three 4-sty houses on plot 63x55, located 65 ft. west of Washington sq. The buyer plans to erect a garage on the site. The plot is just around the corner from the Hotel Holley, where David H. Knott has just secured an adjoining parcel on which he is to erect an addition to the hotel. On the opposite north corner, are a group of dwellings which are still used for residential purposes. The owner of record is Henry B. Auchincloss.

18TH ST.—Furey & Co. sold for Mrs. Lilly J. Mott to an investor the 3-sty and basement dwelling 329 West 18th st, on lot 21.10x92. The property has been owned by the selling family for about fifty years.

21ST ST.—Edwin F. Walton sold to Frank G. Budd 46 West 21st st, a 4-sty and basement building, on lot 25x92, for \$64,500.

Sold From the Plans.

25TH ST.—The new 12-sty store and loft building at 127 to 131 West 25th st, occupying a plot 75x98.9, has been sold by the John E. Olson Construction Co., to an investor, a client of Morris H. Hayman. The buyer gives in part payment to Mr. Olson two 6-sty flats, on plot 107x 158, on the west side of Washington av, 250 feet north of 178th st. Mr. Olson acquired the site from the Kaywood Realty Co. last May and announced his intention of improving it with a tall structure. Shortly after he arranged to sell the property from the plans to the present purchaser.

27TH ST.—Henry Brady sold for Emily Clasback the 3-sty and basement dwelling 357 West 27th st, on lot 21.3x98.9. The property had not been transferred since 1864.

29TH ST.—The Acme Mortgage Co., Aaron Coleman, president, sold to the Twenty-fifth Construction Co., of which George Felt is president, the stable property at 143 and 145 West 29th st, on plot 48x98.9, between 6th and 7th avs. The buyer will build a 12-sty loft building from plans by F. C. Zobel.

"House of Art" Increases Holdings

29TH ST .- William J. Roome & Co. sold 110 West 29th st for Harry G. Goss to Alexander Kahn. The adjoining house 108 was sold in November by the same brokers for Frank B. Scofield to Edwin G. Tweed. It is understood that the above named parties represent Reinthal & Newman of the "House of Art," the real purchasers, and together with their 106 control a plot 64x98.9. An interesting fact regarding these sales is that 108 and 110 West 29th st were sold by the late John La Farge, the artist, through the same firm in April, 1854, to Richard and William Bogardus, and the property has been in the Bogardus family for nearly sixty The land was purchased at that vears. time for \$11,000 each.

31ST ST.—The Henry M. Weill Co. sold for George W. Eccles, of Flushing, L. I., to Aaron Coleman 254 West 31st st, a 4sty building, on lot 25x100. Mr. Coleman will make extensive alterations to the property, after which it will be occupied by a restaurateur, who has leased it for a long term of years.

31ST ST.—Amelia Bingham, the actress, sold through G. A. Derschuch the 4-sty English basement house 40 East 31st st, on lot 20x98.9.

37TH ST.-J. Everett Frith purchased from the estate of Amelia M. Graham through the J. P. Whiton-Stuart Co., 37 West 37th st, a 4-sty house, on a lot 25x 98.9. Mr. Frith is the owner of 35, adjoining, and now controls a plot 50x98.9. The new owner has not yet determined upon any plan for the improvement of the plot, and has leased 37, through the same brokers, to Miss Graham until May 1, 1912.

Brook Club Adds to Its Holdings.

41ST ST.-William K. Vanderbilt, Jr., Moses Taylor and Thomas B. Clarke, as trustees for the Brook Club, have bought the dwelling at 14 East 41st st, 20.10x 98.2, from Frederick G. Reighley. The club, through these trustees, also holds title to the adjoining houses 10 and 12, and now controls a frontage of 62.6 feet on the south side of 41st st, directly at the rear of its present house at 7 East 40th st. Mr. Clarke said that the purchase of the 41st st properties was merely a precautionary move and that while the club house might some day be extended through the block, no such plan has yet been considered.

AV B.—John E. Olsen bought 292 to 306 Av B, two 6-sty tenements, covering the block front on the west side of the avenue, between 17th and 18th sts. Each house measures 92 feet on the avenue and 95 feet on the street.

Mr. Woolworth's Plans Growing.

BROADWAY.—F. W. Woolworth made an important addition to the site of his proposed skyscraper this week by the purchase from the Hamilton estate of the plot 46.4x141.9x irregular, containing a 6sty building, at the northwest corner of Broadway and Barclay st. With this purchase Mr. Woolworth now owns the entire block front on Broadway from Barclay st to Park pl. The property fronts 151.7 feet on Broadway, 192.5 on Barclay st and 197.9 on Park pl. All of it will be utilized for the erection of an office building which will rise to a height of 750 feet above the curb, or 50 feet higher than the Metropolitan tower. The work of sinking the foundations is already well under way on the Park pl side. This week's purchase was negotiated by Edward J. Hogan of the firm of John N. Golding. Herbert A. Sherman represented the Hamilton estate.

BROADWAY.—The Charles F. Noyes Co., announces an interesting sale. Some months ago they sold for the Jay Estate to F. S. Jerome and James H. Wright, 370 Broadway, a 5-sty building, on lot 25x150, running through to Cortlandt alley. The property it is said was immediately resold to T. G. Peck, the owner of 372, adjoining, giving him a plot 50x 150. He is said to have paid \$135,000 for 370.

GREENWICH ST.—Ennis & Sinnott resold through John H. Dye Co., 53 Greenwich av a 4-sty building on a lot 21x73 adjoining corner of Perry st; the buyer is Nathan Glassheim, who will alter the building for business purposes.

TTH AV.—Victor Griser as administrator of Pierre Griser sold to Aaron Coleman 239 7th av, a 3-sty building, on lot 19.9x80, about 40 feet south of 24th st. Mr. Coleman paid \$35,000 for the property.

NORTH OF 59TH STREET.

66TH ST.—George C. Smith sold 16 East 66th st, a 5-sty American basement dwelling on lot 25x100. The buyer, Charles B. Squier, will occupy the house after making alterations. The property is on the south side of 66th st, about midway between 5th and Madison avs, and is diagonally opposite the Schieffelin residence at 5 East 66th st. Douglass Robinson-Charles S. Brown Co., were the brokers.

72D ST.—Gertrude B. Miller sold 330 West 72d st, a 5-sty American basement dwelling, on lot 24x102.2. The property is directly opposite the entrance to Riverside Drive and it was held at \$125,000.

73D ST.—The Operating Realty Co., 137 East 78th st, purchased through Douglas Robinson, Charles S. Brown Co., the 3sty and basement private residence 130 East 73d st, 15x102.2. This property has been held for some time at \$30,000.

80TH ST.—Daniel Rosenbaum sold to Edward S. Beach, 175 East 80th st, a 3sty dwelling on lot 16.8x100, for \$19,250.

81ST ST.-Millard Veit sold for the estate of August Blumenthal 167, 169, 171 and 173 West 81st st, four 5-sty apartment houses, each occupying a plot 38.6x 102.2, located forty-six feet east of Amsterdam av. The buyer is Mrs. Lizzie A. Steers, who gave in part payment 2213 to 2217 7th av, southeast corner of 131st st, a 5-sty apartment house, with three stores, on plot 45x100. The Eighty-first st houses were acquired by Mr. Blumenthal in 1890. Adjoining them on the east is a row of private dwellings, and the West End synagogue, a low structure, abuts the property at the rear.

82D ST.—Snowber & Smith sold for the Mack estate 228 West 82d st, a 3-sty dwelling, on lot 16.8x102.2. The house adjoins the southeast corner of Broadway, which is owned by Henry D. Chapin.

89TH ST.—The O'Brien estate sold 320 West 89th st, a 4-sty and basement dwelling, on lot 21x100.8, near Riverside Drive. The house was owned and occupied for many years by Miles M. O'Brien, who died recently.

91ST ST.—Louis H. Lowenstein sold for the Maxlow Realty Co., 108 and 110 East 91st st, adjoining the southeast corner of Park av, two 5-sty double flats, on plot 54x100.8.

105TH ST.—The Harlem Federation and the Union Settlement were given permission on Tuesday to exchange their properties. The federation headquarters, at 238 and 240 East 105th st, adjoin the settlement chapel at 236, and for the latter the federation gives a property of equal value at 227 East 104th st. The exchange was ratified by the directors "to promote the good of both organizations."

115TH ST.—L. Levy bought from the Coe estate, 18 West 115th st, a 3-sty and basement stone front dwelling, on lot 20x 100.11, near Lenox av. The property has been in the possession of the Coe family for about twenty-five years.

116TH ST.—Mandelbaum & Lewine sold 428 to 434 East 116th st, two 6-sty new law flats, on plot 70x100, to Frank Garafolou.

122D ST.—The Henry M. Weill Co. sold for Aaron Coleman to James V. Graham 269 to 273 West 122d st, three 4-sty single flats, on plot 60x98, about 70 feet east of 8th av.

123D ST.—Shaw & Co. sold for Caroline L. Burnap and Eleanor B. Staats 204 West 123d st, a 3-sty and basement dwelling; 16x55x100.11.

131ST ST.—S. Osgood Pell & Co. sold for A. Schriner the 3-sty and basement dwelling 139 West 131st st, between Lenox and 7th avs, on lot 18x99.11.

131ST ST.—Geo. R. Read & Co. and William A. Darling & Son sold for Marthe Ungrich to the Sound Realty Co., 105 West 131st st, a 3-sty high-stoop dwelling, on lot 18.9x99.11, near Lenox av.

151ST ST.—Uhlfelder & Weinberg sold the two 7-sty elevator apartment houses, 512 and 518 West 151st st, the Manchester and Marlborough, to Mene Brown for investment.

163D ST.-B. G. Burtnett and Edward McVicker sold for Marie Hergesheimer, 448 West 163d st, a 5-sty new law house, on plot 40x112, near Amsterdam av, to an investor.

CENTRAL PARK WEST .- The Melrose apartments, two 7-sty elevator structures at 478 to 481 Central Park West, northwest corner of 108th st, on plot 100.11x100, have been bought by the Brown Realty Co. from the Brower estate. The Brown Realty Co. gave in exchange 215 West 148th st, a 5-sty flat, on a plot 37.5x99.11; also, 337 lots in Vreeland av, between 17th and 20th avs, Paterson, N. J.; 19 Rumsey road, a 3-sty dwelling, on a plot 50x125, in the Park Hill section of Yonkers, and also a flat house at Cliffside, on the Palisades. The transaction involved about \$450,000. Geo. M. Ehrgott and the Consolidated Board of Brokers negotiated the deal. The Melrose apartments were acquired by the Brower estate in 1903 from the Barnard Realty Company.

Historic Ground Sold.

CONVENT AV .- E. H. Ludlow & Co. sold to Judson S. Todd the entire block front on the west side of Convent av, from 142d to 143d sts, 170 feet on each street, about 15 lots. This plot was the site of the 13 trees alleged to have been planted by Alexander Hamilton to commemorate the Union of the 13 original States of the Revolution. At various times during the past ten years several historical societies have petitioned the city authorities to purchase the property and erect thereon some suitable memorial. "The Grange," formerly the home of Alexander Hamilton, still stands just north of St. Luke's P. E. Church at Convent av and 141st st, and the whole tract comprising Hamilton Grange, extended from 140th to 145th st, Amsterdam to St. Nicholas av. This entire tract passed into the hands of Wm. H. De Forest, who restricted it in 1886 for 25 years to private houses exclusively, with the exception, however, of a 30-foot strip along Amsterdam av. This restriction expires in November, 1911, when the property will be improved by Mr. Todd, the buyer, with 10-sty apart-ment houses. The present seller, Mr.

David C. Leech, acquired the property through E. H. Ludlow & Co. in 1898.

EDGECOMBE AV.—Thomas & Son sold for August Gerleit the 3-sty and basement dwelling 209 Edgecombe av, on lot 16.8x 100, near 145th st. The buyer is Henry C. Gartner, a client of W. J. Huston & Son.

EDGECOMBE AV.—Hayden & Co. sold for George A. Feld 187 Edgecombe av, a 3-sty dwelling, on lot 16.4x100. The buyer is understood to be Frederick Glasser.

MADISON AV.—Benjamin H. Davis sold 1780 Madison av, a 5-sty flat, with stores, on lot 25x90, adjoining the southwest corner of 117th st.

The "Cliff Haven" Sold.

RIVERSIDE DRIVE .- The J. J. Hearn Construction Co. sold to Dr. Samuel G. Gant the Cliff Haven, a 13-sty elevator apartment house at the southeast corner of Riverside Drive and 114th st. The plot has a frontage of 52 feet on Riverside Drive, 135.6 on 114th st, 124.8 on the southerly line and 50.11 on the easterly line. The gross rental is about \$53,000, and the property is said to have sold for \$455,000, the buyer giving in exchange the 4-sty dwelling, on lot 17x100.5, at 43 West 52d st, which was held at \$60,000. The dwelling was free and clear and the apartment house sold subject to a mortgage of \$300,000 at five per cent.

5TH AV.—Lowenfeld & Prager resold to an investor, 1370 5th av, southwest corner of 114th st, a 5-sty flat, on plot 38.6x100.11. This property together with the adjoining house at 4 West 114th st, was recently taken in exchange for the southeast corner of West End av and 84th st.

7TH AV.—Harry L. Rosen sold to P. Adolph 1831 7th av, southeast corner of 112th st, a 5-sty flat, on lot 27x100.

BRONX.

138TH ST.—Hugh D. Smlth sold 415 East 138th st, near Willis av, to a client of S. H. Frankenheim. This property has not changed hands in about twentyfive years.

FAILE ST.—The Board of Estimate at its meeting on Thursday agreed to purchase for \$9,000 the property at the southwest corner of Faile st and Seneca av, and the property on the west side of Washington av, 157 feet south of 172d st; both properties are for use of the Fire Department.

223D ST.—Thomas A. Wilson sold for Amanda Falihee the plot 200x228 on the north side of 223d st, running through to 224th st, 280 feet west of White Plains rd.

3D AV.—David Vogel resold for A. M. Meyers the plot of six lots on the west side of 3d av, about 225 feet north of 181st st, 150x128. The seller acquired the property through the same broker last month.

CYPRESS AV.-M. H. Meyers and Gilbert Robbins sold for Henry Rosenberg the plot 100x80, at the southeast corner of Cypress av and 139th st. The buyer is Martin Ungrich, who will improve the property.

CROTONA AV.—James J. Connor and James J. Crowe sold for John McGovern the 3-sty flat 2340 Crotona av, on lot 20x 100, to M. Begley, who gives in part payment his cafe with a ten-year lease at 1103 3d av.

FRANKLIN AV.—James T. Barry resold 1392 and 1394 Franklin av, two 5sty flats, on plot 74x100.

INTERVALE AV.—Geo. R. Read & Co. and William A. Darling & Son sold for Max Marx to Martin Ungrich, for investment, 1369 Intervale av, a 5-story apartment house on plot 40x100, adjoining the southwest corner of Jenning st. JEROME AV.—Shaw & Co. sold the

plot 75x100 on the west side of Jerome av, 400 feet north of 176th st. PLYMPTON AV.—Hayden & Co. sold January 21, 1911.



for Madeline E. Claussen 2831 Valentine av, a 3-sty 2-family frame dwelling, on lot 25x155, to a client for investment.

WEBSTER AV .- H. A. McDonough sold for Mary E. Stanton the 3-sty, 3 family house with store known as 1341 Web-ster av, near East 169th st, on lot 20x90, to a client for an investment.

LEASES.

x158, beginning at a point 250 feet north

of 178th st.

M. & L. Hess have leased for E. Mommer, the store and basement in the building 40-2 East 19th st, to F. Albert Thomas proprietor of the Thomas Restaurant and

for Eugene Deweerdt the 4-sty dwelling 146 West 65th st to J. M. Gali, and for Susie Scott Hall the store at 426 West 125th st to the Walton Clothing Co.

CAMMANN, VOORHEES & FLOYD have leased for Sigmund Ashner to Crew, Levick & Co. the building 170 Front st; also the building 48 Stone st through to 81 Pearl st for Eliza Van Namee to C. A. Van Rensselaer & Co.; also the building

 $42~{\rm Water}$ st for Daniel Birdsall to Taunton-New Bedford Copper Co.

CROSS & BROWN CO. has leased the entire twelfth floor in the Centurian Building, 1182-4 Broadway, for a term of years to the Chester Lace Mills, Chester, Pa., and has leased office space in this same building to the following firms and individuals: Spencer Turbine Cleaner Co., A. Epstein & Co., of Philadelphia, Benjamin & Johnes and M. Frank & Co., of Philadelphia.

FREDERIC FOX & CO. have leased for the James Livingston Const. Co. the seventh loft in the new building 161-3 West 36th st for a long term of years to Tullar Meredith Co.; for Robert S. Finney the tenth loft 149-51 West 36th st for a term of years to Every Woman's Magazine; for Ralph Wilson the fifth loft 12 East 33d st for a term of years to Fred Warne & Co.; for the Realty Holding Co. the first loft, and through Heilner & Stern the second loft in the new 12-sty basement loft building at 22-24 West 27th st. This completes the leasing of the entire building.

COLLIER'S NATIONAL WEEKLY has secured through the Duross Co. a twentyone years' lease on the Abingdon storage warehouse, containing 60,000 square feet of space, at 421-423-425 West 13th st. The building is fireproof and each floor has a bearing capacity of 250 pounds to the square foot. The building was erected about six years ago for a warehouse and leased to W. & J. Sloane for storage of carpets. The property is owned by Catherine and Elizabeth Bagot and others. About a year ago the Duross Co. leased another property of the same size to Collier's Weekly, Nos. 424-426-428 West 13th st, on the opposite side of the street.

WILLIAM BAUMGARTEN & CO., now located at 323 5th av, leased from William C. Langdon 715 5th av, together with 2 and 4 East 56th st, forming an "L" around No. 717 5th av. and the southeast corner of these thoroughfares, also owned by Mr. Langdon. The lease, which was negotiated through Frank D. Vieller, in conjunction with William Cruikshank's Sons, is for a term of twenty-one years, with the privilege of two renewals for similar periods. The plot has a frontage of 28 feet in the avenue and 40 feet in the street, and will be improved with a modern 6-sty building. Possession will be taken as soon as the structure is completed.

DUROSS CO. have leased for James Fagan & Son, the house 19 Perry st, to John Kelly for a term of three years; to Mrs. Dausend the house 205 West 13th st, for a term of years; for Mr. Cole, two lofts at 174 6th av, to Mrs. Daniels for a term of years; the 3-sty building, 348 West 24th st, to Lena Trodoux for a term of three years; also the 3-sty building 109 West 16th st, to William W. Halahan for a term of years; the store and basement at 302 West 14th st, to the Prager Co. and 312 West 23d st, 4-sty brownstone house to Emma Crichton for a term of years; also store 152 West 14th st, to Louis Samuelson for a term of three years.

DENZER BROTHERS have leased for a term of years for the Bush Terminal Co. and Frank Seely to Schlenoff Brothers the entire 6-sty store and loft building 311 West 15th st, at an aggregate rental of \$50,000; for Schlenoff Brothers to Albert Oliver and the Clinton Fireproofing Co. the ground floor at 518-20 West 22d st: for the Land Brokerage Co. the store and basement 325 4th av, adjoining the north-east corner of 24th st, for a term of years at an aggregate rental of \$45,000; they were the brokers in the recently reported lease of the corner store in the Donald Building at 32d st and 6th av to David A. Schulte. With the exception of two small stores, this completes the renting of the entire store floor in this building by these

brokers for the Sixth Avenue Realty Co. Negotiations are now pending on the leasing of the balance of the space.

MARK RAFALSKY & COMPANY have rented for the Harwell Realty Co., the ground floor, basement, first and second floors of the 14-sty building at the northwest corner of 43d st, to the "Maison Maurice" a new corporation organized to deal in high grade millinery and ladies apparel. The quarters have been leased for a term of 21 years at a rental approximating \$1,100,000. The lessees have commissioned Herts & Tallant to prepare plans for the conversion of the premises into one of the finest shops on Fifth avenue, fashioned after a French The alterations, including a prisalon. vate elevator from the basement to the second floor, are estimated to cost about \$50,000. The Harwell Realty Co. obtained the building on a 42-year lease last February through Mark Rafalsky & Company, from the Camolin Realty Co., which completed the structure in September and subsequently sold it to Mrs. Angie M. Booth.

CHARLES F. NOYES CO. has leased the store 154 William st, corner of Ann (size 15x50), to Moran & Scanlon for a period of years at an aggregate rental of about \$40,000; also the store and basement 25 Old Slip for H. V. Roddy, Jr., to George V. and Ferdinand Gross; for the Underwriters' Building Co. offices in the new 16-sty Hilliard Building to Lewis H. Smith; for S. F. Myers Realty Co. offices in 49 Maiden lane to Sirvius & Shulman; for Spencer Realty Co. offices in 95-7 Liberty st to the Atlas Preservative Co., and offices in the Frankel Building to Wagner Brothers & Co. and William J. Tighe; the building 196 West st, extending through to Caroline st for a term of years, at an aggregate rental of \$35,000, to the Markt & Hammacher Co. The tenants will make extensive improvements, including elevators, and occupy the premises in conjunction with their present building at 193-4-5 West st.

M. & L. HESS have leased for J. W. Riglander and another the most easterly store and basement situated on the 11th st side of the building located at the northeast corner of 11th st and University pl to Levy & Garfunkel; for the estate of Joseph Larocque, through A. H. Matthews, agent, the upper part of the building at 10 Chatham sq to Chas. L. Fox; for Wm. H. Whiting, as agent, the seventh loft at 313 Lafavette st to Morris Mickola; for the Manhattan Office Bldg Co., through Webster B. Mabie, as agent, the fifth loft at 59 4th av to the Binger Co.; for David Guth the second loft at 21 West 17th st to A. Altman & Co.; for the Pacific Realty Co. the second and third lofts at 12-14 West 32d st to H. Leonard Simmons Co. and Swing Bros., respectively; and for the Realty Holding Co. the store and basement in the new building 5-7-9 West 37th st to F. Schumacher & Co., dealers in upholsteries and decorative fabrics, for a term of 15 years, at a rental aggregating \$200,000.

SUBURBAN.

GLADSTONE, N. J.-F. W. Jones, Jr., sold to Joseph Larocque, Jr., of the law firm of Choate & Larocque, 40 Wall st, the property known as the Zachariah Smith farm, consisting of about 140 acres, as well as the "Rush" Smith farm consisting of 130 acres at Gladstone, N. J. This property lies adjacent to the farm recently sold to Mr. Frederic Bull, of Edward Sweet & Co., by the same broker.

THE TITLE GUARANTEE & TRUST CO. loaned to Miltner Brothers, \$60,000, on the two 5-sty brick and limestone apartment houses on plots 50x168 feet, each, in course of construction on the east side of Marion av, north of 194th st.

POINTS OF LAW.

Legal Opinions on Matters Relating to Real Estate.

A FIRE INSURANCE QUESTION. Editor of Record and Guide:

I find in talking with a client of mine that some misapprehension has been caused by an answer which you recently gave to a question about the rights of a first and second mortgagee, where the first mortgagee alone had insurance on the property destroyed by fire.

I think your answer was perfectly correct, but I find that in reading it people do not understand the facts stated in the questions. I venture, therefore, to call your attention to one or two propositions.

Under any contract its benefits are confined to the parties to the contract; this is true of any insurance contract. An owner of real estate and each mortgagee, however many there may be, has each a separate interest in the property and each can insure his interest irrespective of the others.

The usual method, of course, is for the owner to take out a policy in his own name and make loss, if any, payable to the mortgagee, and have the New York standard mortgagee clause attached. Under such a contract the owner and the mortgagee are both parties to the contract and upon payment to the mortgagee, provided the owner has done nothing to render the policy void, the mortgage is reduced by the amount of the payment and the company is not entitled to subrogation.

The reason why the company was subrogated in the case stated in your former issue was that the owner was not insured. The company made a contract with the mortgagee, and the owner, not being a party to it, of course, could have no benefit under it. When the mortgage procures the insurance on his own interest, then when the loss is paid to him, he is bound to assign the mortgage to the insurance company. The insurance company practically buys the mortgage and this, of course, it has a right to do.

The second mortgagee mentioned in the question submitted to you could have no claim against anybody except under his mortgage, for he has no contract of insurance with anybody. These principles are not new, but there are numberless cases in the Court of Appeals to this effect.

See Grosvenor vs. Atlantic Fire Ins. Co., 17 N. Y., 391 Hastings vs. Westchester Fire Ins. Co., 73 N. Y., 141; Eddy vs. London Assurance Co., 143 N. Y., 311.

Remarks.—The above is of interest in connection with a query of recent date on the standing of a second mortgagee with respect to fire insurance to which he is not a party. The original query, not full enough for more than a general answer, is now made clear; and with the above remarks added to our former answer, it is made of general and valuable interest.— Ed. (See Record and Guide of December 24, 1910.)

THE WOODLAWN HEIGHTS TAXpayers' Association has planned a big mass meeting on the subway question to be held to-night, at 8 p. m., at the new Hopewell Masonic Temple, at 425 East 240th st, 1½ blocks west of junction of Webster and McLean aves., at which Hon. John Purroy Mitchel, Pres. Bd. of Aldermen; Hon. Wm. A. Prendergast, Controller, and Hon. John E. Eustis, Bronx Member of Public Service Commission, will make addresses. The Temple holds about 750, and it is expected to have it packed with an earnest and enthusiastic lot of local residents who are seeking light in subway matters.

THE TAX LAW OF NEW YORK CRITICISED. Its Purposes and Enforcement—Personal Property Tax Obsolete

-Methods For Assessing Real Estate One Hundred Years Old

Secretary A. C. Pleydell, of the New York Tax Reform Association, in an address delivered at the State conference on taxation at Utica, N. Y., in a thorough discussion of the New York State tax law called attention to its many defects. He said:

The purpose of this conference is to consider the laws governing taxation and the methods of assessing persons and property in the State of New York.

Taxes should be levied and collected by exact and enforceable statutes. Taxation is the enforced payment by individuals to the public funds to meet the expenses of government which are for the common benefit. The law whereby the individual is thus deprived of part of his property should be so plain that he can understand both its language and the method of its workings.

Tax laws should be simple and effective. They should be simple, so that each person who pays a tax bill can know whether his share of the tax has been calculated fairly and accurately. They should be effective, so that every class of persons, property or business made liable to taxation, shall pay all the law requires without evasion or partiality.

The laws of the State of New York for the taxation and assessment of property are contained chiefly in the chapter of the consolidated laws of 1909 known as the Tax Law, and it is with the provisions of this chapter that we are now concerned. The Education law affects somewhat the collection of taxes, but, in the main, refers back to the Tax Law for authority and procedure. There are a few minor tax provisions in the Insurance law and the Highway law. While the Liquor law provides considerable revenue, its purpose is largely regulative and it does not come within the scope of our consideration.

The present tax law is derived chiefly from the old statutes providing for what is known as the general property tax, a system which New York has had since colonial days. This tax is based upon the theory of assessing every taxable person for the estimated value in money of all his property, regardless of its character, and taxing him according to this assessment at a rate which, applied to the total of assessments, is expected to produce sufficient revenue for the public needs.

It was not long, however, before this system was modified. The attempt to assess the individual in accordance with his total possessions was confined to those of his belongings other than real estate, and these were classed as "personal property"; real estate being assessed separately.

In the last fifty years our general property tax has been modified further: (1) by the entire exemption of certain classes of property; (2) by the substitution of special taxes on corporations or on privileges, and a consequent exemption of some kinds of personal property; (3) by the enactment of special taxes upon privileges or property without involving any exemption.

Among these special taxes are the state tax upon corporations, the premium taxes on insurance companies, the gross earnings taxes on railroads and other public service corporations, the inheritance tax, the tax on the shares of banks and trust companies, the mortgage recording tax, the stock transfer tax, and the special franchise tax.

These various forms of special taxes yield, in the City of New York, more than

ten millions of dollars a year from property formerly taxed as personalty, and another twelve or fifteen millions from values formerly untaxed. About one-half of this goes to the State.

Although the addition of these various special taxes has changed the entire character of the tax system of the state, there has been no substantial change in the old forms of local assessment of real and personal property.

So far as it relates to the taxation of personal property, the general property tax system has utterly broken down in this state as elsewhere. Substitute after substitute has been enacted whereby personal property formerly taxed under the general property tax system has been placed in special classes, taxed at special rates, assessed by special methods, and exempted from the operation of the ordinary personal assessment. And yet the remnant of the old personal property tax still remains, admittedly ineffective, annoying, and unjust.

The real estate tax has offered difficulties of another kind. It can be collected with a fair degree of certainty and it is chiefly in the assessment that the trouble exists.

Real estate is still assessed, except in a few cities, by substantially the same methods employed 100 years ago, when every property owner in the district knew with fair accuracy the size and value of the real estate holdings of every other owner, and when there were comparatively few holdings of property by persons who did not live in the district. Under these conditions, an assessment by any resident picked out from time to time for the purpose, was and had to be satisfactory to the rest of the inhabit-ants or they protested quickly. These In the cities conditions have changed. and in the suburban districts much real estate is owned by persons who do not live there. Even in the rural districts there is an increasing tendency for investors to buy property at a distance from where they reside. It is no longer from where they reside. It is no longer easy for the assessor or the residents of the district to know the boundaries of the various ownerships of property or their values.

Yet, in most of the State, the assessment roll is made up alphabetically, which precludes a proper comparison of areas and values, and the law requires a separate roll for non-resident property, which frequently results in the loss of taxes to the district. The provision which requires that property which overlaps two districts shall be assessed in the one where the residence is located, complicates assessment work, and is also unjust when the district which contains by far the largest part of the property receives no share of the tax.

Another difficulty that has been of gradual growth is the overlapping of assessing and collecting jurisdictions, resulting from the creation of new forms of districts for tax purposes, such as school districts, highway districts, lighting districts, and from retaining villages as parts of towns. The growth of public service corporations doing business in several towns or counties has increased this evil.

The individual taxpayer frequently pays several tax bills for the same property based on assessments made by different officials at different times, and is thus put to needless trouble and expense. The corporation finds itself called upon to pay seventeen varieties of taxes and hundreds of separate bills.

Some of the special taxes imposed by the state are likewise defective in their

methods of valuation and collection. The state tax on business corporations is needlessly complicated and even a diagram will scarcely help the ordinary business man to understand its provisions and rates. Millions of dollars annually are received through this law and yet there is no way by which either the taxpayer or the public can test the accuracy of the assessments.

The special franchise law requires an assessment by the State Board at full valuation, which the courts hold must be equalized to the ratio used in each locality, and yet this can only be done either by litigation or by settlements, both of which are undesirable.

New York is not going backward in its tax system, but it is not keeping pace with the rapid development of industry and commerce. This state now has nearly three-quarters of its population in cities of over 5,000 people, yet it still retains many of the tax methods of primitive communities.

There is, however, a bright side to the picture that also should be mentioned.

It is not so long ago that the only complaint in regard to taxation was as to the amount. People are beginning to see that taxation should conform to correct principles.

In every successful business the sources and certainty of income demand consideration as well as the expense account. This rule applies also to public business. The method by which taxes are raised is often more important than the amount. A small tax will sometimes fall so heavily upon a particular industry exposed to competition as to destroy it or drive it out of the taxing district; while another district may raise a larger amount of taxes without bearing appreciably upon production or trade.

With the increasing demand for the extension of government services, and with the growing needs of cities in particular, there is certain to be in the next few years an insistent demand for more revenue. It is important to guard against new taxes that would hamper the commerce and industry of the state.

Proper economy in the administration of public affairs is desirable, but increase in expenses is not of itself evidence of extravagance. An increase in the density of population causes a still greater necessity for public services, and it causes also an increase in taxable values. Expenditures wisely made, will increase taxable values, and taxes wisely laid will fall in proportion to the benefit conferred. The tax system of the State of New York is better than that of most states, but its assessment methods are among the worst, and taxpayers are put to needless trouble and expense.

Accurate assessment is second in importance only to the system of taxation. Wasteful expenditures deprive the entire community of benefits that might otherwise be enjoyed; harmful taxes that are impartially enforced fall with equal weight upon all in the class affected; but unjust assessment takes from individuals more than their proper share, without arousing the general protests that follow extravagance or excessive tax rates.

To the individual citizen good assessment methods may be far more important than improvements in the tax system, however desirable these improvements may be for the community. If a bad tax is enforced thoroughly and impartially, all whom it affects will urge its repeal, but a tax unequally enforced affects chiefly the few victims who can do little to remedy the injustice, even when they realize it, which they frequently do not.

There may be honest differences of opinion as to the classes of property which should be taxed or exempted, and as to the rates. But whatever property is subject to taxation should be assessed without possibility of favoritism, and taxes should be collected cheaply, certainty, and with the least possible annoyance or expense.

The New York Tax Reform Association has been engaged for twenty years in the effort to secure improvement in tax laws and assessment methods. Much of this time necessarily has been devoted to laying the foundation by educational work designed to bring forcibly to public attention the gravity of these problems. We have aimed to cooperate with legislators and public officials, and to be helpful rather than obstructive, though at times the danger of legislation which we believed would be harmful to the state, has compelled an opposition which has always been open and candid.

In the mass of legislation that comes before the representatives assembled at Albany, it is not easy to secure consideration for these subjects. Taxation is a question not generally understood and largely, for that reason, considered to be dry and uninteresting.

Public attention during the past four years has been directed so much to other matters that the tax law has not received due consideration, but there are signs of a change.

The cordial appreciation that has been expressed by the press and by others of the proposal to hold this conference, and the appointment of delegates from all parts of the state, is an indication that people have come to realize that these matters must receive consideration.

It has been a pleasure to undertake the work of arranging the details of this conference, so that representatives of all sections and of all interests and opinions could meet on a common ground and take counsel. From such agreement as we arrive at here we may look for progress.

THAT ELUSIVE UNEARNED IN-CREMENT.

How Vancouver Gets Revenue—Neither Personal Property nor Real Estate Improvements Taxed.

VANCOUVER, B. C., with a population of about 80,000, is distinguished as being the only city of metropolitan size in the world where a definite and so far successful attempt has been made to obtain adequate local public revenue without taxing either personal property of individuals or real estate improvements. This result has been arrived at gradually, real estate improvements having been at first exempted to 50 per cent. of their value, later to the extent of 75 per cent., and finally in 1910 exempted altogether.

The city government for 1910 was elected pledged to continue the experiment, and apparently the large majority of citizens are well content to have the tax system as it is. Statistics covering population, amount of annual building permits. character of buildings being erected, and growth of land values, all point to phenomenal results as accompanying this interesting municipal experiment, and the mayor's office is being constantly appealed to by correspondents from all countries as to how the thing which is being done works out in detail.

Vancouver owns its own waterworks and gets some revenue from street railways and license taxes on business places, but the bulk of its revenue comes from a tax of \$2 per \$100 on the value of land, considered as bare and unimproved, and

all other sources of revenue could be dispensed with without adding much to the tax rate. Expert valuers are employed to assist city officials. Land values as assessed for 1910 approached closely the average of one thousand dollars per capita of the population.

It is much to be desired that the Vancouver experiment be closely watched by city and town authorities in the United States, so that the results arrived at may be well understood. To be able to exempt buildings and all goods and materials and stocks of merchandise from taxation must have a tendency to reduce house and factory rents and to keep down the general cost of living. Placing almost the entire burden of the cost of government on land values only has in Vancouver certainly not depreciated these values, but has been accompanied by a steady growth in values which must have been very satisfactory to owners.

Students of taxation will note that if the Vancouver experiment was intended to enable the community treasury to get a greater share in the "unearned increment" than would otherwise have been the case, the attempt has been an utter failure. The Vancouver indications are that the "unearned increment" is a very elusive thing, indeed. The fact is land values are not like the values of products of labor. They have the peculiar quality of being capable of a sort of illimitable expansion. No one can set a limit on the possible value of a city lot. To exempt buildings and personalty from taxation is to increase the desirability of locations, and an advance in land values is assured. A little thought will show that it is so with many other improvements which might be made. The old Hindu saying, "White parasols and elephants mad with pride are the fruits of a grant of land," is true enough in modern times and places, especially when urban and suburban improvements in governmental and quasi-governmental ser-vices and facilities are wonderfully extended.

Maybe our Canadian friends will go further with their experiment, and will appropriate so much money for current expenses and for improvements and extensions in municipal service that a higher tax rate will be necessary. It will surely be interesting to note what will then happen. The tendency of a higher rate will be to reduce the selling value of lands, but the tendency of fuller ex-penditures for municipal facilities and services, if value is received for money expended, will be to increase the sum of advantages attaching to locations in the city. Theoretically, an annual tax of 5 per cent. on land values would bring into a public treasury about one-half the annual use value, and reduce the selling value to one-half of the value the land would have if not taxed at all, but what the actual result would be is by no means easy to determine.

The single taxer's dream is that all pubrevenues, local, state and national, shall be drawn from the one tax on land value, and that in order to do this about 90 per cent. of the annual use value of land will need to be taken, necessitating an annual tax of from 50 to 100 per cent. of the capital or selling value! How little the average man knows of the possibilities of this method of taxation may be inferred from the astonishment that one feels at the mere thought of such a tax as 100 per cent. a year. Yet the calculation is one of simple arithmetic, the only disturbinig factor being that population will increase and the use value of urban and suburban lands will tend

to rise in spite of tax requisitions. To explain. If it be considered that the annual use value of a plot of land is stationary, the effect of taxation upon its selling value will be substantially the

same as a tax on the selling value of an annuity. A perpetual annuity of \$100, if interest be figured at 5 per cent., is worth about \$2,000, and a plot of land the annual use value of which is \$100, would also be worth about \$2,000 if not taxed at all. If the annuity were taxed \$50 its selling value would drop to \$1,000, and \$50 is 5 per cent. of \$1,000, so that a 5 per cent. tax would be the necessary rate of tax on selling value. The same thing works out in the case of land value. Again, if \$90 of an annuity of \$100 were to be taken by taxation, the net selling value would be but \$200, and it would take a tax of 45 per cent. of selling value to produce the tax. Again, if \$95 or thereabouts out of \$100 annuity or annual use value of land were taken by taxation, the selling value of the net income could not be more than just about one year's taxes, a tax rate of 100 per cent. on selling value being necessary to bring in the amount of tax!

Thus the chase after the elusive "unearned increment" seems to involve not only the sole resort to the tax on land values and the careful assessment of lands at their full capitalized value, but also the increase of the tax rate to a height altogether out of ordinary comprehension.

A rate of 2 per cent. on full capitalized value of land in a perfectly stationary community would apparently absorb about 28-100ths of the "unearned increment," but in a place where things move rapidly a tax at this rate is not burdensome, not enough to discourage speculative purchase and holding or sale, and not sufficient to justify any claim that the "unearned increment" has been captured and made to stand and deliver.

GEORGE WHITE.

159 West 24th st, New York, Jan. 12, 1911.

Herman A. Metz Suggested for the Public Service Commission.

At the last meeting of the United Real Estate Owners' Association of the City of New York, a federation consisting of delegates representing seven distinct local real estate bodies in our city, comprising in its membership many thousands of taxpayers, a resolution was passed to urge upon Governor Dix the appointment of Hon. Herman A. Metz, former Comptroller of the City of New York, as a member of the Public Service Commission for the First District. At this meeting the gentlemen whose names are given below were appointed a committee to further the candidacy of Mr. Metz. The resolution addressed to the Governor reads:

"It is hardly necessary to speak of the important work of the Public Service Commission in the near future; and of the need to add to its membership at this time a man who is thoroughly conversant with the many problems which confront it.

"We believe that Mr. Metz has peculiar qualifications for this office, because of his wide experience in public affairs, and his thorough knowledge of municipal needs. We know him to be a man of integrity and signal ability, as demonstrated by his performance of public duties in the past.

"We firmly believe that his appointment will reflect great credit upon your administration."

The petition is signed by Messrs. Ira J. Ettinger, Chairman; Adolph Bloch, Thomas Krekeler, Dr. Henry W. Berg, Dr. Abraham Korn, as members of the committee.

M. JUST has been appointed the renting agent for the 300 apartments and 28 stores which are now being completed by the Hensle Realty & Construction Co. & Realty Operating Co. at 207th st and 10th av.

NEWS CULLED FROM THE WEEK'S DOINGS

ASSESSMENT IN RECORD TIME.

Assessment for Broadway Improvement Confirmed in Ninety Days—New Mark Set.

An improvement, the assessment for which was confirmed in record time, has just been made public by the Board of Assessors. It is in connection with the paving of that part of Broadway from Spuyten Duyvil to the City Line. The improvement also includes the regulating and grading of this portion of Broadway.

The assessment list was forwarded by the Comptroller's office on Oct. 24, 1910, it was advertised on Nov. 11 and confirmed on Dec. 23, of the same year. Thus, the process through which the improvement went covered a period of about ninety days.

When it is considered that the expenditure involved aggregated the sum of \$231,278.20, some idea may be gained of the amount that was saved to the city. Joseph P. Hennessy, president of the Board of Assessors says that the saving is about four per cent. of the sum which was expended for the improvement.

It is understood that the policy of the Board of Assessors will in the future look toward the speedy confirmation of all assessments. The work of the Board is rich in detail, and notwithstanding this fact the clerical force is not very large. As a matter of fact there has been a reduction in the staff of the Board, while the appropriation which the Board gets is not more than \$40,000. Mr. Hennessy in referring to the dispatch which marked the Broadway improvement said to a reporter of the Record and Guide:

"I don't think that any improvement was carried through in so brief a period in the history of the Board. My object during the past year has been to eliminate as much red tape and unnecessary detail as possible. We are trying to have the assessments confirmed in the shortest time in order that the taxpayers may be afforded a saving. I hope that we will be able to do this all the time, and in fact there is no reason why we should not, although the staff we have here is extremely small and the work is very heavy."

Mr. Hennessy has just completed his annual report which has been forwarded to the Mayor. It contains a detailed account of the work of the Board and also many suggestions and recommendations.

WILLIAM A. COKELEY, right of way agent of the New York, Westchester & Boston Railway Co. was elected Chairman of the Local Board, District 26, Borough of the Bronx, on Friday, Jan. 13. Mr. Cokeley recently resigned the presidency of the Taxpayers' Alliance of the Borough of the Bronx.

WINFRED M. STERN, formerly of Cahn, Stern & Cahn has associated himself with David Mintz at 391 East 149th st., under the firm style of Mintz & Stern, and will continue in the real estate brokerage and mortgage business at the above address.

FREDERICK JOHNSON is the purchaser of the plot 102.2x55 at the northwest corner of Park av and 76th st, the sale of which by Senator W. A. Clark was reported last week. The buyers own the opposite southwest corner of these thoroughfares, where they are erecting a costly apartment house. They acquired the Clark plot so as to control the improvement of that corner.

Reductions Should Be Granted, Editor Record and Guide:

During December, 1910, 68 parcels of real estate, below 100th st, in Manhattan, were sold at auction, of which 28 realized less than the 1910 assessed valuations. Many private sales have also been made at less than the 1910 assessments, but the assessed values for 1911 show a general increase, with the exception of a few unfavored districts. If the assessors recognize the present market value of property, they should grant many reductions.

Theoretically the city is worth \$850,-000,000 more than last year; actually, the enforcement of this theory detracts from the real value, for this commodity is now less marketable. The unearned increment no longer repays for the hard-earned income. Yours very truly,

William Floyd.

CHURCH E. GATES & CO. lumber dealers recently took title to a plot of land 527,332 square feet in area; it is in the Hunts Point section and is bounded by the Eastern Boulevard, Tiffany st and the East River; Frank E. Barnard of 75 Central Park West, made them a loan of \$200,000.

THE NORTH SIDE BOARD OF TRADE will hold its annual dinner at Ebling's Casino, 156th st & St. Ann's av, on March 9, 1911. The committee in charge of the affair is exerting a special effort to make it a success.

BRONX ZOOLOGICAL SOCIETY have been beautifying the Zoological Gardens for the past 10 years, they have added to the beauties of the Park by reconstructing the old dam that stops up the water of the Bronx Lake in the Park.

MORRIS HEIGHTS taxpayers have begun an agitation for a bridge over the Harlem River from a point near the New York and Putnam Station to Dyckman st in Manhattan. The Local Board of the 35th District will soon be asked to sanction the project, for which the Department of Bridges has prepared plans.

On the Manhattan side, the bridge will pass over the speedway and descend on a curve to Dyckman st, and is to be about midway between Washington Bridge and the Fordham Heights Bridge at 207th st. The cost of the improvement is estimated at \$1,200,000.

THE BRONX CIVIC LEAGUE has passed a resolution endorsing Commissioner John E. Eustis of the Public Service commission. The resolutions are as follows:

Resolved, That the Civic League of the Bronx most heartily endorses the position that Hon. John E. Eustis, of the Public Service Commission, has taken in the matter of urging the proposed rapid transit lines for the Bronx, and is entitled to the support of every citizen of the Borough upon the firm stand he has taken in the matter and upon the fair and just treatment he has accorded to everyone who has appealed to him.

LEON S. ALTMAYER and W. E. & W. I. Brown, Inc., have placed for The Schorn & Shadt Construction Co., a first mortgage of \$27,500, at 5% for a long term of years on the 5-sty apartment house recently completed on the west side of Crotona Park north, 54 feet south of 175th st, on a lot 40x84x96.

HENRY L. BRIDGES, who has been in charge of the bureau of information established by the Bronx Borough President for the benefit of taxpayers, has received a 30-day leave of absence which he will spend at Hot Springs, Arkansas, for the benefit of his health.

BUSINESS IN COUNTY CLERK'S OFFICE INCREASES.

The report which County Clerk Willian F. Schneider has filed with the Comptroller, shows a large increase in business in his office over the previous year. Receipts for 1910 were \$164,000, as against \$123,000 for 1909, or a total increase of \$41,000 over 1909.

The Naturalization Bureau business increased from \$8,400 in 1909 to \$32,001 in 1910, and the Certificate Desk increased from \$18,001 in 1909 to \$30,242 in 1910; these two departments together show an increase of over \$36,000.

Some idea can be gathered of the vast amount of work turned out in the County Clerk's office, which is also the office of the Clerk of the Supreme Court of this Judicial District, by the following figures: Over 32,000 actions are instituted yearly in the Supreme Court of this County, comprising the Boroughs of Manhattan and The Bronx. On the average there are about six papers to each law and equity action, making a total of nearly two hundred thousand papers to be handled yearly in the law-and-equity departments alone.

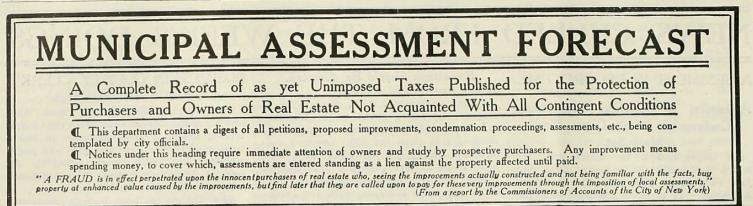
In the Docket Room, where money judgments are filed, the papers filed totaled 58,000. The entries of transcripts and other papers filed totaled 227,000. The papers issued, such as transcripts, executions, etc., numbered 26,000. The number of clerks employed handling the work of this room is eleven.

This large increase in business has been done without any additional expense to the city. In fact, the appropriation for the County Clerk's Office for 1911 is \$1,-000 less than for 1910. The office shows a profit to the city for 1910 of \$22,000.

During 1910 there were 32,359 Transcripts and Judgment Rolls filed; 9,181 Lis Pendens and Foreclosure Suits; 2,976 Mechanics Liens; 312 Assignments of Money due on Contracts; 752 Building Loan Contracts; 327 Ship liens, showing a total of 58,056 papers filed in Room 9; there were 40,759 entries in the judgments dockets, 55,105 entries in the lis pendens dockets, 4,245 entries in the Mechanics' lien dockets, 341 entries of assignments of money due on contract, 813 entries in building loans, 332 entries in the ship lien docket, 13,414 entries in judgment dockets of returned executions, 40,759 entries in the Vowel (Judgment) Index; 55,105 entries in Vowel (Lis Pendens) Index, 3,930 entries in Property Index, 12,149 entries in various dockets of miscellaneous papers, making a total number of 226,952 entries in the various dockets and indicies. There were 11,117 executions issued, 3,942 certificates issued and 10,432 transcripts.

Dyckman Apartments Completed.

The Chas. Hensle Realty Co, of 3210 Broadway have just completed six 6-sty elevator apartment houses, covering the block front on Emerson st, the south side, between Post and Sherman avs in the Dyckman section of Manhattan. The buildings have 310 ft frontage, and a depth of 100 ft on each avenue, with sixteen stores and 160 apartments in the six houses of 2, 3, 4, 5 and 6 rooms. Three will be known as "Hazel Court" and the other three will be known as "Hazlewood Court." The company has also completed two five story apartments, one 50x115 and one 50x135, known as the Emerson Apartment on the west side of 10th av, south of the 207th st Subway station. Out of 60 apartments and 4 stores the company has rented 31 apartments and 3 stores.



HEARINGS FOR THE COMING WEEK.

BUREAU OF STREET OPENINGS, 90 WEST BROADWAY MONDAY, JANUARY 23.

TAYLOR ST (assessment), from East River to Westchester av, 3 p. m.

UNNAMED ST, from Underhill av to Aqueduct av, 11 a. m. GLEBE AV (assessment), from West-

chester av to Overing av, 10 a.m.

EAST 180TH ST (assessment), from Bronx River to West Farms rd, 10 a. m. EAST 161ST ST, from Brook av to 3d av, 3 p. m.

WILLIS AV BRIDGE, from 125th st to 134th st, 10.30 a. m.

UNNAMED ST (assessment), from Amsterdam av to Audubon av, 2.30 p. m.

BRONX BOULEVARD, from Old Boston Post rd to East 242d st, 2.30 p. m.

WESTCHESTER AV, from Bronx River to Main st, 10 a. m. EAST 211TH ST, from Woodlawn av

to Perry av, 10 a. m. WALTON AV (closing) from East 167th

st to Tremont av, 10.30 a.m.

TUESDAY, JANUARY 24.

UNNAMED ST (assessment), from Undercliff av to Aqueduct av, 11 a.m. CRUGER AV, from Williamsbridge rd

to South Oak Drive, 10 a. m. THROG'S NECK BOULEVARD, from

Eastern Boulevard to Shore Drive, 3 p. m. CASTLE HILL AV, from West Farms

rd to Public pl, 11 a.m. ZEREGA AV, from Castle Hill av, near

Hart's st to Castle Hill av, near West Farms rd, 1 p. m.

WEST 176TH ST, from St. Nicholas av to Broadway, 11 a. m. WEST 176TH ST (assessment), from

St. Nicholas av to Broadway, 11.30 a. m. WEDNESDAY, JANUARY 25.

WEST 235TH ST, from Spuyten Duyvil Parkway to Riverdale av, 3 p. m.

WHITE PLAINS RD, from West Farms rd to East River, 10.30 a.m.

BUENA VISTA AV, from Haven av to

West 176th st, 4 p. m. SEAMAN AV, from Academy st to Dyckman st, 2 p. m.

THURSDAY, JANUARY 26. MAGENTA ST, from White Plains rd

to Colden av, 10.30 a.m.

HAVEN AV, from West 170th st to Fort Washington av, 2 p. m. EAST 177TH ST, from Tremont av to

Morris Park av, 1.30 p. m. HAVEN AV (assessment), from West

170th st to Fort Washington av, 2.30 p. m.

FRIDAY, JANUARY 27. GRAND BOULEVARD, from 158th st, to East 164th st, 3 p. m. from East

BY PUBLIC SERVICE COMMISSION. TRIBUNE BUILDING. MONDAY, JANUARY 23.

CITY OF NEW YORK AND JOHN B. McDONALD .- "Arbitration of determination of Geo. S. Rice, Chief Engineer," 11 a. m.

INTERBOROUGH RAPID TRANSIT CO .- "Block Signal system, subway local tracks." Chairman Willcox, 2 p. m.

CONEY ISLAND & BROOKLYN R. R. CO .- "Application for approval of \$109,-740 bond issue." Commissioner Bassett, 2.30 p. m.

TUESDAY, JANUARY 24. KINGS COUNTY LIGHTING CO.-

Commissioner Bassett, "Rate for Gas." 2.30 p. m.

KINGS COUNTY LIGHTING CO.-"Application for approval of sliding scale for rates of gas." Commissioner Bassett, 2.30 p. m.

QUEENS BOROUGH GAS & ELEC-TRIC CO.—"Informal hearing as to rate for gas." Commissioner Maltbie, 2.30 p. m.

QUEENS BOROUGH GAS & ELEC-TRIC CO .- "Informal hearing as to rate for electricity." Commissioner Maltbie, 2.30 p. m.

WEDNESDAY, JANUARY 25.

METROPOLITAN STREET RAILWAY CO .- "Service on Broadway, 7th av, Broadway-Columbus and Broadway-Amsterdam lines." Commissioner Maltbie, 2.30 p. m.

FORTY-SECOND STREET, MANHAT-TANVILLE & ST. NICHOLAS AVE. RY. CO .- "Application for the approval of change of motive power on 110th street Commissioner Malthie, 3.15 p. m. line."

KINGS COUNTY ELECTRIC LIGHT & POWER CO .- "Application for approval of convertible debenture bonds for \$5,-Commissioner Maltbie, 4 p. m. 000 000 "

COMMISSIONERS OF ESTIMATE AND APPRAISAL IN CONDEMNATION

PROCEEDINGS, 258

BROADWAY.

MONDAY, JANUARY 23. 15TH TO 18TH ST, 2.30 p. m. TUESDAY, JANUARY 24.

LOOP 1, Centre and Walker sts, 2 p. m. BROOKLYN BRIDGE Arches, 11 a. m.

WEDNESDAY, JANUARY 25. 15TH TO 18TH STS, 2.30 p. m.

THURSDAY, JANUARY 26. 18TH TO 23D STS, 10.30 a. m.

LOOP 1, Centre and Walker sts, 2 p. m.

FRIDAY, JANUARY 27. 15TH TO 18TH STS, 2.30 p. m.

Proposed Assessments.

following proposed assessments The have been completed and are lodged in the office of the Board of Assessors for examination by all persons interested.

The area of assessment of the improvements extends to half the block at the intersecting streets.

All persons whose interests are affected by the proposed assessments and who are opposed to the same, are requested to present their objections, in writing, to the Secretary of the Board of Assessors, 320 Broadway, on or before February 14, at 11 a. m., at which time and place the objections will be heard and testimony received in reference thereto.

171ST ST .- Paving and curbing between Ft. Washington av and Broadway.

215TH ST.-Paving and curbing from Broadway to a point 450 ft east of 9th av.

161ST ST .- Paving and curbing between Prospect and Union avs.

ASSESSMENTS. DUE AND PAYABLE.

The Comptroller gives notice to all perthe following assesssons affected by ments, which were confirmed, that the same are now due and payable. IInless paid on or before date mentioned interest will be charged at the rate of 7 per centum per annum from the date when such assessments become liens to the date of payment:

COLLEGE AV .- Paving, from One Hundred and Sixty-fifth to One Hundred and Sixty-sixth st. Area of assessment: Both sides of College av from One Hundred and Sixty-fifth to One Hundred and Sixty sixth st, and to the extent of half the block at the interesecting streets. March 18.

BECK ST .- Paving, from Longwood av to Intervale av. Area of assessment: Both sides of Beck st from Longwood av to Intervale av, and to the extent of half the block at the intersecting streets. March 18.

159TH ST .- Paving, from Brook av to St. Ann's av. Area of assessment: Both sides of One Hundred and Fifty-ninth st from Brook av to St. Ann's av, and to the extent of half the block at the intersecting streets. March 18.

170TH ST .- Paving, from Wilkins av to Charlotte st. Area of assessment: Both sides of One Hundred and Seventieth st from Wilkins av to Charlotte st at the intersecting streets. March 18.

176TH ST .- Paving, from Arthur av to the Southern Boulevard. Area of assessment: Both sides of East One Hundred and Seventy-sixth st, from Arthur av to Southern Boulevard, and to the extent of half the block at the intersecting streets. March 18.

NAGLE AV .- Receiving basins on Nagle av, both sides, about 270 ft north of Dyckman st, and on the southeast corner of Hillside av. Area of assessment: East side of Nagle av and west side of Hillside av, from Elwood st to Hillside av, and both sides of Nagle av from Dyckman st to Academy st. March 18. 177TH ST.—Paving, from St. Nicholas

to Fort Washington av. Area of assessment: Both sides of One Hundred and Seventy-seventh st from St. Nicholas to Fort Washington av, and to the extent of half the block at the intersecting and terminating avs. March 18.

213TH ST .- Paving, from Tenth av to Broadway. Area of assessment: Both sides of Two Hundred and Thirteenth st, from Tenth av to Broadway, and to the extent of half the block at the intersect-March 18. ing streets.

MOSHOLU PARKWAY SOUTH-Paving the roadway, from Webster av to Briggs av. Area of assessment: Both sides of Mosholu Parkway South from Webster av to Briggs av, and to the extent of half the block at the intersecting and terminating streets and avenues. March 14.

GUN HILL RD .- Sewer in Gun Hill rd. between Perry av and Woodlawn rd; in Woodlawn rd, between Gun Hill rd and East Two Hundred and Tenth st; in Wayne av, between Gun Hill rd and East Two Hundred and Tenth st; and in Tryon av, between Gun Hill rd and Reservoir Oval. Area of assessment; affecting Gun Hill rd, between Perry av and Woodlawn rd; Putnam av, E. 211th st, Kings College pl, Tryon av, Wayne av, Woodlawn rd, between E. 210th st and Jerome av; Jerome av, between Gun Hill rd and Mount Vernon av; Dekalb av, between Gun Hill rd and E. 213th st; Rochambeau av, between Gun Hill rd and E 211th st; E 210th st, between Woodlawn and Wayne avs. March 14.

TITLE GUAR. & TRUST CO.

Reports to Stockholders—Queens Business the Feature—Rap at Torrens System.

I N the annual report of the trustees to the stockholders of the Title Guarantee & Trust Company it is stated that the year 1910 shows a decrease in earnings and in business compared with 1909, but that when it is considered from the standpoint of additions to surplus, 1909 was the best year in the company's history, it is not strange that 1910 did not exceed or equal its record.

"The country at large complains of poor business and there are very few sanguine reports from those engaged in real estate operations in Greater New York and vicinity. We can, however, report increased business in the Boroughs of Queens and Richmond and in the counties of Nassau and Suffolk. Business has, substantially, held its own in Westchester County. In the Boroughs of Manhattan, Brooklyn and the Bronx there has been a falling off.

"There has been no 'large' real estate business in Greater New York, either in sales of large and important properties or in mortgage operations of the class that marked the years 1908 and 1909. The feature of the year has been the growth of the Borough of Queens. More deeds have been recorded this year in Queens than in both Manhattan and the Bronx taken together and the number of mortgages made in Queens amounts to 14,124, compared with 14,754 in Manhattan and the Bronx combined, although the total amount of mortgages in Queens County amount to only one-tenth of those recorded in Manhattan and the Bronx.

"The increase in expenses for the year amounted to \$116,460, or about seven per cent. It has cost the company \$72.26 to examine each title during the year 1910, and the average amount received has amounted to \$96.06. The payroll of the company now contains 1,264.

"The amount paid in losses during the year is \$45,879.62. Of this amount \$16,-000 is the result of losses occurring from forged mortgages.

"A woman claimed to be the owner of a house in Brooklyn, and identified herself through the introduction of her husband, who was known to us, and the production of the deed of the property in which she resided and which she stated had been deeded to her some years be-fore in her unmarried name. The company made a first mortgage loan to her itself and also guaranteed the title in the case of a second mortgage subsequently secured by her on the same property. She then sold the property and died. It was discovered that the person mentioned in the deed was really her mother, who had died, leaving the daughter a life interest with a remainder over to the children. The company made good the amount of the two mortgages, as the property now belonged to the children, and the mother had no power to mortgage it.

"If the much talked of Torrens system could accomplish what is claimed for it, and if this woman had registered the property as belonging to her, and six months had elapsed, both mortgages would have been valid liens against the title, and the purchaser from the mother would have received a good title under the registration. The innocent children would have lost their property absolutely.

"Under our system of guaranteed titles no one loses anything except the title company. Under the Torrens system the so-called guarantee fund protects no one but the party holding the certificate. The rights of the children would have been cut off by the six months' limitation and they would have had no claim on the guarantee fund. It remains to be seen whether the general public will be better satisfied with a system which throws the iosses on the title guarantee company and protects the innocent and helpless infants, or with one which allows them to be robbed of their land with the greatest ease.

"The mortgage sales for the year amount to about \$9,000,000 less than for 1909. The difference is explained by the fact that the mortgages recorded in Greater New York in 1910 were \$92,000,-000 less than in 1909, the figures for 1909 \$602,638,372 and those for 1910, 92,953. The decrease in the combeing \$510,192,953. pany's sales amount to less than 14 per cent. and in the recorded mortgages amounts to more than 15 per cent. The company for five years has each year handled an increasing proportion of all the mortgage business of Greater New York. The mortgages for this year have not resulted from a period of real estate They come from real esspeculation. tate transactions undertaken by those who were building to supply some definite, recognized necessity by home builders in outlying and suburban districts and from those necessary changes of mortgages resulting from expirations and changes in rates of interest. New York City is go-ing through one of those periods when it is recovering from over-production in building. The ever increasing population always before has taken up the over-production and there is reason to suppose that it will do this time and that speculative building among high-class operators may be expected again within a few years.

"The sentiment of investors in the Borough of the Bronx seems to be tending toward guaranteed mortgages. For the present, this is perhaps a position that is wisely taken, as the district is large and so far as many investors are concerned, unknown.

"The confidence with which investors 'follow the guarantee' shows us there will be a market for Bronx loans that will be determined only by the rate of interest and by the size of the loans that experience teaches can be safely guaranteed. The growing popularity of guaranteed mortgages convinces us more and more of our wisdom in having helped to organize and build up so substantial and conservative a company as the Bond & Mortgage Guarantee Company. The banking department shows a marked gain in earnings over last year.

"Our stockholders are reminded that the Title Guarantee & Trust Company is one of the few title companies in the world that has proved financially successful. Its location in Greater New York with its active real estate market accounts to some extent for this success. Much is due to the efficient corps of employees that the company has been fortunate enough to identify with itself.

"The management has under consideration a profit sharing plan to apply to those who have reached a certain grade of employment and have been with the company for a certain number of years."

The following trustees were re-elected for terms expiring 1914: John Jacob Astor, William A. Nash, Robert Goelet, Henry Roth, Clarence H. Kelsey, James Speyer, Edgar L. Marston, Sanford H. Steele, Charles Matlack and Louis Windmuller. Board of Estimate Notes.

There was a very brief meeting of the Board of Estimate on Thursday, and the session consumed about an hour. A communication was received from the chairman of the Citizens Committee on New Sources of Municipal Revenue. Attached to the letter was a copy of the resolution adopted at a meeting of representatives of civic, commercial, educational and philanthropic organizations, requesting the Board to appoint a committee of its members on new sources of revenue for the city, and to appoint an advisory committee of citizens to cooperate with the Board. At the suggestion of Controller Prendergast steps will be taken to accomplish this.

Upon the recommendation of the Controller a resolution was adopted recommending the purchase, at private sale, at a price not exceeding \$9,000, of property on the southwest corner of Faile st and Seneca av, the Bronx, for the use of the Fire Department.

Another resolution was passed sanctioning the purchase at private sale at a price not exceeding \$15,000, of property on the westerly side of Washington av, distant 157.06 ft southerly from the intersection of the westerly side of Washington av, with the southerly side of East 172d st, Bronx, for the use of the Fire Department.

The contract between the City and Contractor J. C. Rogers for the construction of the extension of Riverside Drive adjacent to Fort Washington Park was cancelled. The sum of \$65,108.89 was paid in settlement.

Borough President McAneny said that the City in cancelling the contract and settling for the sum stated was saving considerable money. The contract was let in the previous administration, and it involved only part of the improvement contemplated. When Mr. McAneny came into office he realized at once that the improvement which would ultimately assume large proportions and involve considerable moneys could not be carried out in the near future, and that it would be best to have the matter dropped for a while.

East Tremont Taxpayers Association.

At the last meeting of the association the following officers were elected: John A. Steinmetz, president; F. J. Muhlfeid, 1st vice-president; Henry S. Gamp, 2d vice president; Henry Boschen, secretary; Henry Mahnken, treasurer; Simon. Klein, sergeant-at-arms: A. C. Hottenroth, attorney; Charles A. Schrag, trustee. Delegates to Taxpayers' Alliance: Charles Forbach, Henry Boschen, John A. Steinmetz, Henry Mahnken, Christ McRea, William Peters, George S. M. Schultz, J. E. Dougherty. At this meeting many important matters were brought up and acted upon. Some time ago a committee of the association was appointed to see the Public Service Commission in regard to transfers to be issued at the junction of 177th st and Boston rd by the Interborough Railway Co. and the Union Railway Co. Said complaint was made and met with good result. In the near future transfers will be given at this junction. The association is making preparations for their annual banquet, which will be one of the most prominent affairs in the upper Bronx this winter. The next meeting of the East Tremont Taxpayers Association will be on Friday evening, January 27th, 1911, 8 p. m., at Prospect Hall, Prospect and Tremont avs, and all taxpayers interested in the upper section of the Bronx are invited to attend.

THE CROSS & BROWN CO. announced that Mr. Loring Delano is now associated with their office as manager of their mortgage department.

REAL ESTATE AND BUILDING STATISTICS

AUCTION SALES, CONVEYANCES, MORTGAGES, LEASES

JUDGMENTS, FORECLOSURE SUITS, LIS PENDENS, LIENS, ETC.

MANH	ATTAN	AND	THE	BRONX.
		and the second second		

CONVEYA	ANCES.	
1911.		1910
Jan. 13 to 19, inc.	Jan. 1	4 to 20, inc.
Total No. for Manhattan 178	Total No. for Manhattan	203
No. with consideration 8		15
Amount involved \$543,450	Amount involved	\$1,887,337
	Number nominal	188
	1911.	1910
Total No. Manhattan, Jan. 1 to date	530	618
No. with consideration, Manhattan, Jan.		
1 to date	51	42
Total Amt. Manhattan, Jan. 1 to date	\$2,646,190	\$2,762,024
Lobal Ame, Manadal, Can 2 to another		
1911.		1910
Jan. 13 to 19, inc.	Jan. 1	
Total No. for the Bronx 174	Total No. for the Bronx	154
No. with consideration 11	No. with consideration	10
Amount involved \$90,030	Amount involved	\$28,261
Number nominal 163	Number nominal	144
		1910
	1911	386
Total No., The Bronx, Jan. 1 to date	417	
Total Amt., The Bronx, Jan. 1 to date	\$238,819	\$67,801
fotal No. Manhattan and The	947	94
Bronx, Jan. 1 to date	947	9.4
TotalAmt. Manhattan and The Bronx, Jan. 1 to date	\$2,585,009	2,829,825
Assessed Value	Manhattan. 1911.	1910
ALT AND ALL STATEMENT AND ALL STATEMENTS		
	Jan. 13 to 19, inc. Jan. 1	15
Total No. with consideration	\$543,450	\$1,887,337
Amount involved	\$458,500	\$1,591,500
Assessed value		188
Total No. nominal	110	100 200 200

Total No. nominal			170	188
			\$7,328,550	\$26,309,300
Assessed value				
TotalNo. with consid., from Ja	n. 1 to	odate	51	\$2,762,024
Amount involved	44	**	\$2.646.190	\$2,762,024
			\$2,326,000	\$3,352,500
Assessed value				
Total No. nominal	**		479	566
	"	**	\$24,547,050	\$43,835,200
Assessed value			Q=1,01,000	

MORTGAGES.				
1911.			1910.	
	Jan. 13 to 19, inc		Jan. 14 to 20, Inc	
	Manhattan.	Bronx.	Manhattan	Bronx
Total number Amount involved No. at 7% Amount involved	*\$3,909,254	126 \$1,194,497	166 \$5,607,409	141 \$1,013,916
No. at 6% Amount involved No. at 5½% Amount involved	$ \begin{array}{c} $	50 \$511,572 18 \$153,650	54 \$379,833 4 \$322,000	51 314,200 11 50,000
No. at 5% Amount involved No. at 43%	31 \$1,238,000 1	34 \$371,555	38 \$895,802	40 \$412,866
Amount involved No. at 4 ¹ / ₂ % Amount involved No. at 4 ¹ / ₄ %	\$337,900		\$1,762,500	
Amount involved No. at 4% Amount involved No. with interest not give	ven 19		\$105,000 37	
Amount involved No. above to Bank, Tr and Insurance Compa Amount involved	nies 30	\$157,720 14 \$171,000	\$2,142,274 37 \$2,161,500	12
		1	1911.	1910.
Total No., Manhattan, J Fotal Amt., Manhattan, Total No., The Bronx, J Total Amt., The Bronx.	Jan. 1 to date Jan 1 to date Jan 1 to date	*512,15	$407 \\ 57,524 \\ 376 \\ 9,533$	537 \$34,962,385 424 \$3,721,928
Fotal No., Manha Bronx, Jan. 1 t Fotal Amt. Manha Bronx, Jan. 1 t	o date ttan and The o date	*815,60	-	961 38,684,313

*Does not include mortgages given by City of New York, covering transfer of tax liens at 12 per cent.

E	XTENDED MO	ORTGAGES	1	
	1911.		19	10.
Ja	n. 13 to 19, inc	c	- Jan. 14	to 20, inc
	Manhattan.		Manhattan.	Bronx
fotal number Amount involved No.at 6 %	7	\$126,600 2	27 \$653,250 8	\$181,000 1
Amount Involved No. at 5½% Amount involved	\$57,700 2 \$242,000	\$8,000	\$34,000	\$4,000 2 \$6,700
No, at 5¼% Amount involved No. at 5% Amount involved	21 \$600,000		\$243,500	11 \$168,800
Amount involved Amount involved No. at 4%	\$35,000 6			
Amount involved No. at 4%	\$470,888	·····	\$316,500	
No. with interest not given Amount involved		\$13,600 ³	\$59,250	\$1,500
and Insurance Companies Amount involved	12 \$856,000	\$105,000	\$179,000	\$124,500
			1911	1910
Fotal No Mannattan, Jan. 1 Fotal Amt., Manhattan, Jan Fotal No., The Bronx, Jan. 1	.1 to date	\$9,00	187)7,388 34	\$7,090,750 46
Total Amt., The Bronx, Jan. Total No., Manhatta	1 to date		0,929	\$526,482

• 221

\$9,568,317

182

\$7,617,232

Bronx, Jan. i to date..... Total Amt. Manhattan and The Bronx, Jan. 1 to date......

PROJECTED	BUILDINGS.	
	1911	1910
Fotal No. New Buildings: Manhattan The Bronx	Jan. 14 to 20, inc. Jan 11 8	. 15 to 21, inc. 16 34
Grand total Total Amt. New Buildings:	19	50
Manhattan The Bronx	\$1,992,000 110,800	\$1,436,400 500,500
Grand total Total Amt. Alterations :	\$2,102,800	\$1,936,900
Manhattan The Bronx	\$127,325 8,900	\$68,500 26,525
Grand total Total No. of New Buildings:	\$136,225	\$95,025
Manhattan, Jan. 1 to date The Bronx, Jan. 1 to date	26 25	40 84
Mnhtn-Bronx, Jan. 1 to date Total Amt. New Buildings:	51	1:24
Manhattan, Jan. 1 to date The Bronx, Jan. 1 to date	\$11,033,200 433,400	\$5,710,000 1,807,900

BROOKLYN.

Mnhtn-Bronx, Jan. 1 tc date Total Amt. Alterations :

Mnhtn-Bronx, Jan. 1 to date

\$11,466,600

\$436,437

\$7.518.600

\$494,810

CONVEY	ANCES.	
	1911.	1910.
	Jan. 12 to 18, inc.	Jan. 13 to 19, inc
fotal Number		498
No. with consideration	25	63
Amount involved	. \$252,713	\$250,945
Number nominal	455	435
Total number of Conveyances Jan. 1 to date	1 010	. 1 000
Total amount of Conveyances	1,216	1,398
Jan. 1 to date	\$665,033	\$541,062
MORTG	AGES.	
Total number	170	
Amount involved	. 479 \$1,519,870	481
No. at 6%		\$2,007,777 260
Amount involved	\$550,170	\$1,036,046
No. at 51/2%	118	48
Afidunt involved	. \$513,602	\$228,706
No.at 51%		
Amount involved		
No. at 5%	. 73	142
Amount involved		\$631,975
No. at 4½% Amount involved		\$10,500
No. at 4%		
Amountinvolved		
No. at 3%	1	1
Amount involved	\$1,000	\$1,500
No. with interest not given	. 32	28
Amount involved	\$94,088	\$99,050
Jan. 1 to date	. 1,104	1,301
Total amount of Mortgages		1,
Jan. 1 to date		\$5,045,789
DD 0 TD 0 TD 0 TD 0	Destanda	
PROJECTED		
No. of New Buildings	. 47	61
Estimated cost	. \$200,850	\$452,500
Total Amount of Alterations	. \$41,199	\$71,535
Total No. of New Buildings		
Jan. 1 to date	109	172

QUEENS.

\$648,588

\$79,189

\$981.950

\$528,350

1010

PROJECTED BUILDINGS.

Fotal Amt. of New Buildings. Jan. 1 to date.....

Total Amount of Alterati ns, Jan. 1 to date.....

	1911	1910
J	an. 13 to 19, inc.	Jan. 14 to 20, inc
No. of New Buildings	71	17
Estimated cost	. \$240,438	\$61,850
Total Amount of Alterations	\$5,445	\$2,640
Total No. of New Buildings.		
Jan. 1 to date		70
Total Amt. of New Buildings		A Sharp to an and
Jan. 1 to date	\$1,217,738	\$513,440
Total Amount of Alterations		
Jan. 1 to date	\$19,860	\$11,403

THE WEEK'S STATISTICS.

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The total number of sales reported in this issue is 59, of which 20 were below 59th st, 25 above, and 14 in the Bronx. The sales reported for the corresponding week last year were 93, of which 23 were below 59th st, 55 above, and 15 in the Bronx.

The total number of mortgages recorded for Manhattan this week was 111, as against 174 last week, and in the Bronx 126, as against 163 last week. The total amount was \$5,103,751, as against \$6,-584.572 last week.

The amount involved in the auction sales this week was \$393,694, and since January 1, \$1,709,662. Last year the total for the week was \$1,218,774, and from January \$2,714,448.

RECORD AND GUIDE



Fred'k G. Hobbs, Pres. Fred'k H. Birch, Treag. Geo. L. Slawson, Vice-Pres. Chas. D. Hobbs, Secy. SLAWSON & HOBBS

Real Estate 162 WEST 72D STREET

VOLUNTARY AUCTION SALES.

JOSEPH P. DAY. Jan. 24.

Jan. 24, Bowery, No 161, 23.4x116, 7-sty bk loft & str bldg. 36th st, Nos 219 & 221 W, 36.8x88.3, two 3-sty bk dwgs. 185th st, s s, 100 e Amsterdam av, 50x79.11, vacant. Pine st, No 83, 20.4x40.2, 5-sty bk loft bldg. 51st st, No 16 W, 21.6x100.5, 4-sty stn dwg, leasehold. 29th st, No 8 W, 25x98.9, 3-sty bk & stn bldg, with str. Front st, No 93/24.11x203.5 to South st, 4-sty & South st, No 48/5-sty bk loft bldgs. 81st st, No 20 E, 20.5x100.2, 4-sty bk & stn dwg. 37th st, No 1324 E, 18.9x49.5, 4-sty bk & wg. 98th st, No 320 to 324 E, 75x100, two 2-sty bk & 1-sty fr bldgs, & 2-sty bk stable in rear. 95th st, No 119 E, 16x100.8, 3-sty bk & stn dwg. BRYAN L. KENNELLY.

BRYAN L. KENNELLY.

Jan. 25.

44th st, No 535, n s, 325 e 11th av, 25x100.5, 5-sty bk & stn tnt. 12th st, No 539, n s, 148 w Av B, 22x103.3, 3-sty bk bldg with str. CHARLES A. BERRIAN.

Jan. 25. 58th st, No 355, n s, 95 e 9th av, 30x100.5, 5-sty stn tnt with strs.

ADVERTISED LEGAL SALES.

Jan. 21. No Legal Sales advertised for this day.

Jan. 23. West Bway, Nos 566 to 576. Washington Square South, No. 64, or 4th st, No. 72.

3d st, Nos 65 & 67. n w cor 3d st, runs w 50 x n 153 x e - x n 56.8 to Wash Square south, x e 25 x s 209.6 to beg, two 3-, one 4- & one 10-sty bk loft & str bldgs. Lewis A London et al agt Wash-ington Square Realty Co et al; Sohmer & Son-nenthal, att'ys, 277 Bway; Bertram L Kraus, ref. (Amt due, \$35,917.21; taxes, &c, \$708.90; sub to a mt of \$150,000.) By Bryan L Ken-nelly. nelly. Jan. 24.

sub to a mt of \$100,000.) By Bryan L Kennelly. Jan. 24.
West Farms rd|s e s, intersec s w s Freeman st, Freeman st | runs s e 138.4 x w 193.5 to Longfellow av | Longfellow av, x n 7.1 x n e 152.10 to beg, vacant. Julie S Gaddis agt Hyman Horwitz et al; Edw Miehling, att'y, 258 Bway; Chas J Leslie, ref. (Amt due, \$8,-348.25; taxes, &c, \$6,500.) Mt recorded Jan 31, 1905. By Joseph P Day.
Waverly pl, No 30, on map Nos 28 & 30, s s, 62.9 w Greene st, 37.10x80.67.10x80.9, S-sty bk loft & str bldg. Julius Loewenthal agt Franklin Haines et al; Bernheim & Loewenthal, att'ys, 35 Nassau st; Jas A Lynch, ref. (Amt due, \$26,782.12; taxes, &c, \$5,468.62; sub to a mt of \$90,000.) Mt recorded Nov 9, 1906. By Joseph P Day.
Prince st, Nos 131 to 135, n s, 40 w Wooster st, 60x71.3, 7-sty bk loft & str bldg. Phebe W McConihe agt Annie F Brandt et al; Warren McConihe, att'y, 42 Bway; Geo Haas, ref. (Amt due, \$25,563.63; taxes, &c, \$--; sub to a first mt of \$75,000.) Mt recorded April 25, 1909. By Joseph P Day.
106th st, No 225, n s, 275 w 2d av, 25x100.11, 6-sty bk tnt & strs. Jas Buchanan et al, trustees, agt Jos Grande et al; Taylor More, att'y, 30 Broad st; J Hampden Dougherty, ref. (Amt due, \$27,625.01; taxes, &c, \$547.54.) Mt recorded Jan. 3, 1906. By Joseph P Day.
Ist av, No 330, e s, 23 n 19th st, 26.8x96, 4-sty bk tnt & strs. Richard S Tobin agt Geo E Tobin et al; Clarence D W Rogers, att'y, 141 Bway; Jno A McEveety, ref. (Partition.) By Joseph P Day.
99th st, No 257, n s, 192 w Bway, 17x100.11, 2 ot h dw for dw Frade W and S A S S

Joseph P Day. Jan. 25. 99th st, No 257, n s, 192 w Bway, 17x100.11, 3-sty & b stn dwg. Fredk W Marks agt Mary B Cunningham et al; James, Schell & Elkus, att'ys, 170 Bway; Benno Lewinson, ref. (Amt due, \$17,633.46; taxes, &c, \$246.37.) Mt recorded Jan. 30, 1909. By Herbert A Sher-man. man

man., Mercer st, Nos 217 & 219, w s, 305.2 s 3d st, 56.10x52x42.7x50, 5-sty bk loft & str bldg. Fredk Sellar agt Stanley Crawford et al;

Phillips & Avery, att'ys, 41 Park Row; Millard Davis, ref. (Amt due, \$23,393.27; taxes, &c., \$1,977.96; sub to a prior mt of \$43,500.)
Matison av second by the second

Jan. 26.

Jan. 26. 102d st, No 110, s s, 175 w Columbus av, 25x 100.11, 5-sty bk tnt. Sheriff's sale of all right. title, &c, which Ann T Slowey had July 13, 1910, by Fredk W Noble, att'y, 132 Nassau st; John S Shea, sheriff. By Danl Greenwald. Wales av, e s, 50 s 145th st late Crane st, 48x 100, vacant. Anna C Fedden agt Minnie Heck et al; Warren S Burt, att'y, 99 Nassau st; Hugo Levy, ref. (Amt due, \$5,472.47; taxes, &c, \$1.037.54.) By Daniel Greenwald. Webster av, Nos 1522 & 1524 on map 1522, e s, 172.1 n 171st st, 37.6x113x38.4x105.8, 5-sty bk tnt. Edwin Baldwin, trustee, agt Saml Hess et al; Fredk S Fisher, att'y, 31 Nassau st; Wm T Keleher, ref. (Amt due, \$31,501.33; taxes, &c, \$568.93.) Mt recorded Jan. 11, 1907. By Jacob H Mayers. Jan. 27.

Jan. 27.

Jan. 27. Barry st |n w cor Longwood av, 65.2 Longwood av, No 1129| x20.2x63.11x20.3, 2-sty fr dwg & str. Sheriff's sale of all right, title, &c, which Margaret A Downey had on Nov 11. 1910, or since; Benj I Shiv-erts, att'y, 63 Park Row; John S Shea, sheriff. By Daniel Greenwald. William st, Nos 80 & 82]s e cor Maiden lane, runs Maiden lane, No 66 | e 32.7 x s 61.11 to Lib-Liberty st, No 13 | erty st, x w 25.7 x n 72.8 to beg, 13-sty bk & stn office & str bldg. Anzonetta B Wolfe et al, trustees, &c, agt Lorena R Jones et al; Jno M Knox, att'y, 80 William st; Frank W Chambers, ref. (Amt due, \$142.811.87; taxes, &c, \$15,500.) By Jo-seph P Day. Jan. 28 and 30.

Jan. 28 and 30. No Legal Sales advertised for these days.

AUCTION SALES OF THE WEEK.

The following is the complete list of property sold, withdrawn or adjourned during the week ending Jan. 20, 1911, at the New York Real Estate Salesroom, 14 and 16 Vesey St. 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. account

JOSEPH P. DAY.

HERBERT A. SHERMAN. 12th st. No 314, s s, 243 e 2d av, 33x103.3. 5-sty bk tnt & strs. (Amt due, \$2,849.01; taxes, &c, \$1,794.98.) Withdrawn

SAMUEL MARX. SAMUEL MARX. 5th av, No 12, w s, 28.6 n 8th st, 26.3x100, 9 & 10-sty bk & stn tnt. (Amt due, \$34,620.27; taxes, &c, \$3,138.43; sub to prior mt of \$125,-000.) Twelfth Ward Bank of the City of N Y, party in interest.182,500

Total Corresponding week, 1910..... Jan. 1st, 1911, to date.... Corresponding period, 1910..... \$393,694 1,218,774 1,709,662 2,714,448

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when about to order any Building Materials. It may save you HUNDREDS and possibly THOUSANDS of dollars, as it contains the names of practically all the important Building Material firms and allied interests in Greater New York. If you do not find just what you want, please write or phone us. We will gladly procure, gratis, just such information as will interest you. Prompt attention given to all inquiries.

RECORD AND CUIDE, Tel. 4430 Madison || E. 24th Street. N. Y.

Conveyances

1st.-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. 2d.-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. 3d.-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.

4th.—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 Depart-ment of Public Works.

CONVEYANCES

January 13, 14, 16, 17, 18 and 19.

BOROUGH OF MANHATTAN.

Allen st, No 200, e s, 97 s Houston st, 25x87.6. Satisfaction of asst of rents. Royal Bank of N Y to Tarsus Realty Co. 1 E 106th st. Jan 10. Jan 18, 1911. 2:417. nom Same property. Satisfaction of asst of rents. Royal Bank of N Y to Tarsus Realty Co, 1 E 106th st. Jan 10. Jan 18, 1911. 2:417.

nom

Broome st, No 217, s s, 100 e Essex st, 25x100, 5-sty bk tnt & strs. Release judgment. Cilie Weingarten to Abraham C Weingarten, 229 W 137th st, Lena Weinstein, 208 W 119th st, & Max Gold-wasser, 85 E 7th st. Jan 17. Jan 18, 1911. 2:351-12. A \$27,000-\$37,000.

nom property. Abraham C Weingarten et al to Dora Shapiro, 253 nd st. Mts \$34,375. Jan 10. Jan 18, 1911. 2:351. Same

- 100
- A 100
- nom
- nom
- \$27,000-\$37,000. Same property. Abraham C Weingarten et al to Dora Shapiro, 253 Grand st. Mts \$34,375. Jan 10. Jan 18, 1911. 2:351. O C & 100 Bleecker st, Nos 323 & 325, e s, 20.11 s Christopher st, runs s 39.8 x e 72.4 x n 33.2 x w 25.5 x s w 54.9 to beginning, 6-sty bk tnt & strs. Isaac Schmeidler to Adolf Schmeidler, 1219 Mad av. All liens. Jan 12. Jan 14, 1911. 2:591-43. A \$23,000-51,000. Beekman st, No 113, s w s, 92.2 s e Pearl st, 19.2x50.9x19.1x48.10, 4-sty bk loft & str bldg. Etagloc Holding Co to E & H Levy, a corpn, 280 Pearl st. Mt \$12,000. Jan 16, 1911. 1:95-23. A \$9,200-\$12,000. 100 Clinton st, No 177, w s, abt 175 s Grand st, 25.6x100, 5-sty bk tnt & strs. Barnet Lerner to Fanny Lerner his wife, 160 Orchard st. Mt \$30,025. Jan 14. Jan 16, 1911. 1:313-26. A \$25,-000-\$34,000. non Canal st, No 260, s s, 74.10 w Lafayette st late Elm st (as in year 1872), 25.4x88.3x25.6x85.5, 5-sty stn loft & str bldg. Fredk Roosevelt & ano trustees David L Bruce-Brown, will of Geo Bruce Brown to David L Bruce-Brown, 13 E 70th st. Jan 17. Jan 19, 1911. 1:196-18. A \$33,500-\$48,000. non Dominick st, No 45, n s, 100 e Hudson st, 20x87.6, 2-sty & b bk dwg. Adelia A Carpenter TRUSTEE Isaac T Carpenter to Aaron A Carpenter, 309 King st, Portchester, N Y, & Isaac Carpenter, at Purchase, N Y, TRUSTEES Isaac T Carpenter, dec'd. Jan 7. Jan 14, 1911. 2:579-42. A \$8,000-\$85.00. non Division st, No 265, s s, 107.2 w Gouverneur st, 20.6x42.7, 3-sty bk tnt. Bertha Keating to Frida Wattenberg, 1203 Franklin av. Mts \$7,350. Dec 5. Jan 16, 1911. 1:287-41. A \$9,000-\$10,-000. 0 C & 100 nom

- 000. 0 & 200 0 C \$50,

- Rebecca Lipschitz to Rose G Lewin, 173 Hooper st, Bklyn. All liens. Nov 4. Jan 17, 1911. 1:283-70 & 75. A \$33,000-\$50,-000. O C & 100 Forsyth st, No 56, e s, 51.3 s Hester st, 24.9x75, with all title to strip adj on n 0.2x75, 5-sty bk tnt & strs. Rebecca Lipschitz to Rose G Lewin, 173 Hooper st, Bklyn. Nov 4. Jan 17, 1911. 1:301-13. A \$17,000-\$25,000. O C & 100 Front st, No 139 |n e cor Depeyster st, 18x67x16.8x68.5. Depeyster st, No 25| Depeyster st, No 27, e s, 68.5 s Front st, 20.7x48.10x18.3x49.10. Depeyster st, No 29, e s, 89 s Front st, 19.10x48.10x20.3x48.5, two 3 and one 5-sty bk bldgs & strs. Eagle Fire Co of N Y to Nathan & Morris I Horwitz, both at 221 East Bway. Jan 11. Jan 13, 1911. 1:37-27 to 29. A \$37,400-\$49,400. nom Forsyth st, No 206, e s, 150 s Houston st, 25x100, 5-sty bk tnt & strs & 3-sty bk shop in rear. Michl Weiser to Saml Weiser, 1101 1st av. All title. All liens. Jan 18. Jan 19, 1911. 2:422-43. A \$19,000-\$28,000. nom Goerck st, No 90, e s, 81.3 n Rivington st, 15.4x99.11, 5-sty bk tnt. FORECLOS, Jan 6, 1911. Louis B Hasbrouck referee to Sophie & John Bohnet, 460 E 17th st, Bklyn, EXRS, &c, Mary Braun, dec'd. Jan 11. Jan 13, 1911. 2:324-1. A \$9,500-\$16,000. 7,500 Grand st, No 478, n s, 25 w Willett st, 25x100, 6-sty bk tnt & strs.
- Grand st, No 478, n s. 25 w Willett st, 25x100, 6-sty bk tnt & strs.

- strs. Park av, Nos 1523 & 1525|s e cor 111th st, 100.11x52.6, 6-sty bk 111th st, Nos 100 to 104 | tnt & strs. Henry Harris to Nina Realty Co. 99 Nassau st. B & S. All liens. Jan 16. Jan 17, 1911. 2:336-24. A \$25,000-\$45,000; 6:1638-72. A \$26,000-\$75,000. O C & 100 Greene st, No 170, e s, 150 s Bleecker st, 24.4x100, 6-sty bk loft & str bldg. Fredk A Elliott to Emma M Raymond, 2101 Bway. Mt \$20,000. Oct 19. Jan 17, 1911. 2:523-7. A \$24,000-\$42,000. Oct 19. Jan 17, 1911. 2:523-7. A \$24,000-0 C & 100 Houston st, Nos 480 & 482, on map Nos 476 & 478, n s, 50.3 w Goerck st, 50x68.6, 6-sty bk tnt & strs. Dore Golding to Louis Lentschner, S3 Lenox av. Mt \$35,000. Jan 13. Jan 19, 1911. 2:356-23. A \$34,000-\$60,000. O C & 100

5th.—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.

6th.—The figures in each conveyance, thus, 2:482—10, denote that the property mentioned is in section 2, block 482, lot 10.

7th.—It should also be noted in section and block numbers that the instrument as filed is strictly followed.

the instrument as filed is strictly followed. Sth.—A. \$20,000 — \$30,000 indicates the assessed value of the prop-erty, 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 1910. 9th.—T. S. preceding the consideration in a conveyance means that the deed or conveyance has been recorded under the Torrens System. Sth.—A.

System.

- Hudson st, No 71 |w s, 60.7 n Jay st, 25x91.1 to Staple st, x25x90.4, Staple st | 7-sty bk loft & str bldg. Bordens Condensed Milk Co to Frank W McConnell, 509 Chestnut st. Borough of Queens. Jan 16. Jan 17, 1911. 1:180-3. A \$40,000-\$60,000.
- nom

- Queens.
 Jan 16.
 Jan 17, 1911.
 1:180-3.
 A \$40,000-\$0,000.

 nom
 nom

 Same property.
 Frank W McConnell to Mohawk Condensed Milk

 Co at St Johnsville, N Y.
 Jan 16.
 Jan 17, 1911.
 1:180.
 nom

 Jumel pl, w s. 366.3 n 167th st.
 25x100, vacant.
 Margt E Williams 50 S0 Simmons, 605 W 112th st.
 $\frac{1}{2}$ part.
 Jan 16.
 Jan 18,

 1911.
 8:2112-40.
 A \$3,500-\$3,500.
 O C & 100

 Jumel pl, w s.
 366.3 n 167th st.
 25x100, vacant.
 Eastman Realty

 Co to Margt E Williams 39 Jumel pl.
 Jan 16.
 Jan 17, 1911.
 1:212-40.

 S:2112-40.
 A \$3,500-\$3,500.
 nom
 nom

 Ludlow st, No 19, n w s, 157.11 s w Hester st, 19x87, 7-sty bk
 loft & str bldg.
 Aaron Goodman to Saml Rosenberg.
 115 W

 114th st.
 B & S.
 Mts \$28,700.
 Jan 17, 1911.
 1:298-24.
 A

 \$15,000-\$
 O
 O
 C & 100
 Leroy st, No 40
 s w cor Bedford st.
 18.9x50, 3 & 4-sty bk tnts

 Bedford st, No 45 |
 & strs.
 Fredk W Voss HEIR Chas & Anna M
 Voss to Chester A Luff, 122 S 11th st, Newark, N J.
 1-8 part.

- 100 &

- 000.
 Jan 11.
 Jan 16, 1911.
 1:267-28.
 A \$14,000-\$22,-nom

 Madison st, Nos 321 & 323 |n e cor Gouverneur st, 37x73.8x37x74,
 Gouverneur st, No 32 | 6-sty bk tnt & strs.
 Abraham Bernstein to Henry Pinkus, 964 3d av.
 Mts \$59,125 & all liens.
 Dec

 30.
 Jan 13, 1911.
 1:267-1.
 A \$30,000-\$62,000.
 O C & 100

 Monroe st, No 169, n s, 162.6 w Montgomery st, 23x100, 6-sty bk
 tnt & strs.
 Wolf Bagel to Chaie Fine, 14 Morningside av East,

 & Annie Seigel, 60 W 119th st.
 Mt \$35,800.
 Jan 17.
 Jan 18.

 1911.
 1:269-10.
 A \$15,000-\$35,000.
 O C & 100

 Monroe st, No 257, n s, 200.8 w Jackson st, 24.10x93.5x25.2x93.1,
 6-sty bk tnt & strs.
 Annie Benjamin to Libby Lippman, 193

 Vernon av, Bklyn, & Minnie Lippman, 1814 Prospect pl.
 Bklyn.
 All liens.
 Jan 16.
 Jan 18, 1911.
 1:266-30.
 A \$17,000-\$36,-000.

 Suffolk st.
 No 135, w s, 150,00.
 0.
 A \$17,000-\$36,-000.
 0.
 Nom

- All liens. Jan 16. Jan 18, 1911. 1:266-30. A \$17,000-\$36,000. nom Suffolk st, No 135, w s, 150 s Stanton st. 25x100.4, 5-sty bk tnt & strs. Mollie Harris to Jos L Green, S10 Fox st & Yetta Kurtz, 778 Kelly st. Mts \$25,000. Jan 16. Jan 17, 1911. 2:354-64. A \$24,000-\$34,000. O C & 100 Suffolk st, No 135. Satisfaction of assignment of rents for \$676. Moses N Schleider to Mollie Harris, 156 Vernon av. Bklyn. Jan 16. Jan 18, 1911. 2:354. nom St Marks pl, Nos 99 & 99½ (8th st), n s, 162.6 e 1st av, 37.6x110, two 5-sty bk tnts & strs. Barnet Lerner to Fanny Lerner his wife, 160 Orchard st. Mt \$50,050. Jan 14. Jan 16, 1911. 2:436-52. A \$34,000-\$52,000. nom Washington st, Nos 634 to 6421n w cor Barrow st, runs n 100 x w Barrow st. No 114 | 40 & 32 x s 90 to Barrow st x e| 69.11 to beginning, five 3-sty bk tnts with str on cor. Christopher st, No 160, s s, 80.6 w Washington st, 20x75.4x20.4 x75.7. 3-sty bk tnt. Mary O Newell to Chas Gronich, 315 E 84th st. B & S. Jan 12. Jan 13, 1911. 2:604-19 to 23. A \$33,000-\$40,500, & 14. A \$10,500-\$12.000. | s, 236.5 n Morris st, 42.8x181.6 to w Washington st, Nos 60 & 62 | s Washington st, 42.8x181.9, 5-sty bk loft & str bldg. Stephen Coremaz (?) signs Corkemaz, to Corkemaz Realty Co, 40 West st. Jan 17. Jan 18, 1911. 1:17-10. A \$81,000-\$11,000. Sd st E. No 352, s s, 31 w Manhattan st, runs s 46.2 x e 0.2 x s 12.8 x w 0.2 x s 10 x w 31.1 x n 68.11 to st x e 31.4 to begin-ning, 6-sty bk tnt & strs. Clara Pressman to Cecella Neumann, 317 E 6th st. All liens. Dec 30. Jan 18, 1911. 2:357-12. A \$17,000-\$36,000. nom St h st E. No 715. Ante-nuptial agreement. Saml Birn, 715 E 5th st, to Sophie Birn, same address. Jan 11. Jan 16, 1911. Miscl. nom Tth st E, No 281, n s, 77 w Av D, 24x73. Nom

- nom 7th st E, No 281, n s, 77 w Av D, 24x73. 7th st E, No 279, n s, 101 w Av D, 14x73, 2, 5-sty bk tnts & strs. FORECLOS, Dec 29, 1910. Frederic I Lockman ref to Louis Celler, 61 W 94th st. Sub to 1st mt of \$27,000, taxes &c. Jan 16. Jan 17, 1911. 2:377-47 & 48. A \$16,000-\$27,000. 9th st E, No 619, n s, abt 275 e Av B, 25x92.3, 4-sty bk tnt & strs & 4-sty bk tnt in rear. Harris Brown to Lena Brown his wife, 86 W 113th st. All liens. Nov 14. Jan 13, 1911. 2:392-53. A \$17,000-\$23,000. 10th st E, No 261, n e s, 344 n w Av A, 25x94, 5-sty bk tnt & strs. Easter Realty Co to Peter Eckert. 468 Lenox av, Mt \$30,-000. Jan 12. Jan 13, 1911. 2:438-47. A \$17,500-\$35,000. 0 C & 100
- O C & 100
- 14th st E, No 432, s s, 419 e 1st av, 25x94.2 to former c 1 of Stuyvesant st x29.10x110.6, 6-siy bk tnt. Tessie E Moss et al to Nautilos Realty Co, 35 Nassau st. Mts \$35,200. Apr 30. Jan 16, 1911. 2:441-23. A \$19,000-\$40,000. 0 C & 100

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- 14th st W, No 215, n s, 175 w 7th av, 25x120, 4-sty & b stn dwg. Emma B Eldridge to Mary De B Macauley of Paris, France. Jan 9, 1903. Jan 17, 1911. 3:764-30. A \$19,500-\$25,000. omitted
 18th st E, No 403, n s, 70 e 1st av, 20x34, the bldg only 4-sty bk tnt & str. John E Heartt & ano EXRS, &c. Margt Heartt to N Y Life Ins & Trust Co, 52 Wall st, TRUSTEE Marg Griffin, dec'd. All title. May 25, 1910. Jan 14, 1911. 3:950-7. A \$4,000-\$6,500.
 19th st E, No 336, s s, 260 n w 1st av, 20x92, 3-sty & b bk dwg. Daisy Strauss to Sarah Strauss, 155 W 57th st. All title. Mt \$6,000. Dec 31. Jan 18, 1911. 3:924-47. A \$9,500-\$11,500. nom

- Same property. Sarah Strauss to Saml Strauss, 46 E 75th st. All title. B & S. Mt \$6,000. Jan 18, 1911. 3:924. nom Same property. Saml Strauss to Kate Strauss his wife, 46 E 75th st. Mt \$6,000. Jan 18, 1911. 3:924. nom 19th st W, No 21, n s, 345 w 5th av, 25x92, vacant. John Mc-Carthy to Solomon Oppenheimer, 60 E 67th st. C a G. Mts \$47,000. Jan 11. Jan 18, 1911. 3:821-27. A \$44,000-\$44,000.

- Same property. Solomon Oppenheimer to Fabian Const Co, 319 W 89th st. Mts \$47,000. Jan 12. Jan 18, 1911. 3:821. 100 20th st W, Nos 40 to 46, s s, 192.4 e 6th av, 107.8x92, 12-sty bk loft & str bldg. Fabian Constn Co to Eliza Guggenheimer, 923 5th av. Mt \$450,000 & all liens. Jan 16. Jan 17, 1911. 3:-821-66 to 70. A \$224,000-\$-...O C & 100 21st st W, No 451, n s, 225 e 10th av, 16.8x98.8, 4-sty & b stn dwg. Wm F Donnelly to Mildon Realty Co, 99 Nassau st. All liens. Jan 11. Jan 14, 1911. 3:719-12. A \$7,500-\$10,500. 100 21st st W, No 46, s s, 620 w 5th av, 25x92, 4-sty & b stn bldg. CONTRACT. Edwin F Walton with Frank G Budd, 108 W 84th st. Mts \$55,000. Dec 9. Jan 13, 1911. 3:822-66. A \$52.000-\$57,000. 22d st E, Nos 338 & 340, s w s 100 n w 1st or 50.05 c + ...6450
- CONTRACT. Edwin F Waiton with Frank & Bud, 105 & 50m a. Mts \$55,000. Dec 9. Jan 13, 1911. 3:822-66. A \$52,000- \$57,000. 64,500 22d st E, Nos 338 & 340, s w s, 100 n w 1st av, 50x97.6, two 5-sty bk tnts. Annie E Fitzpatrick to Kramer Contracting Co. 35 Nassau st. Mt \$50,000. Jan 13, 1911. 3:927-34. A \$22,000- \$55,000. 0 c & 100 24th st W, Nos 148 & 150, s s, 175 e 7th av, 50x98.9, 12-sty bk loft & str bldg. Boreas Realty Co to Willard Amerman, 240 La-fayette av, Bklyn. Mts \$235,000 & all liens. Jan 12. Jan 13, 1911. 3:799-67 & 68. A \$40,000-\$-Same property. Willard Amerman to Security Mortgage Co, 76 William st. Mts \$215,000. Jan 12. Jan 13, 1911. 3:799. O C & 100 25th st W, No 224, s s, 233.3 w 7th av, 16.9x98.9, 4-sty bk dwg. Severino Pauli to Geo B Everitt, 325 E 239th st. Mts \$10,000.

- O C & 10 O C & 10 25th st W, No 224, s s, 233.3 w 7th av, 16.9x98.9, 4-sty bk dwg. Severino Pauli to Geo B Everitt, 325 E 239th st. Mts \$10,000. Jan 18, 1911. 3:774-54. A \$9,000-\$11,500. O C & 10 27th st W, No 432, s s, 350 e 10th av, 25x½ blk, 5-sty bk tnt. Morris H Park to Rachel Bonn, 1771 Mad av. ½ R T & I. All liens. Jan 17, 1911. 3:724-54. A \$10,000-\$27,000. 10 29th st E, Nos 309 & 311, n s, 135 e 2d av, 40x98.9, 2, 4-sty bk tnts. Jno J Welstead to Chas E Delage, 62 W 47th st. Mt \$16,-000. Jan 16. Jan 17, 1911. 3:935-10 & 11. A \$16,000-\$22,000. O C & 10 20th st E, No 310 s s 160.7 e 2d av, 21x98.9, 3-sty & b brk dwg. 100
- 100

- tnts. Jno J Welstead to Chas E Delage, 62 W 47th st. Mt \$16,-000 Jan 16. Jan 17, 1911. 3:935-10 & 11. A \$16,000-\$22,000. O C & 100 20th st E, No 310, s s, 160.7 e 2d av, 21x98.9, 3-sty & b brk dwg. Louis Fisher et al to Pauline & Sarah Fisher, both at 25 Clar-mont av. All title, Q C. Dec 27. Jan 16, 1911. 3:935-54. A \$8,500-\$11,500. O C & 100 30th st W, Nos 19 & 21, n s, 322 w 5th av, 48x98.9, two 4-sty & b stn dwgs. Holland Holding Co to Winona Constn Co, 41 Park row, Mt \$125,000. Jan 13. Jan 14, 1911. 3:838-30 & 31. A \$144,000-\$168,000. O C & 100 38th st W, No 431, n s, 407.6 w 9th av, 26.7x98.9, 5-sty bk tnt. George & John H Karsch EXRS, &c, Henry Karsch to Conrad Alheidt, 305 W 52d st. Jan 12. Jan 13, 1911. 3:736-17. A \$10,500-\$22,500. O C & 100 41st st E, No 116, s s, 255 e Park av, 25x98.9, 1 & 3-sty bk garage. Robt D Douglass et al EXRS &c Robt G Dun to Thos L Jaques at Peham, N Y. Jan 3. Jan 17, 1911. 5:1295-61. A \$20,000 -\$27,000. 47,500 41st st E, No 14, s s, 202.6 e 5th av, 20.10x98.2, 4-sty stn bldg & str. Fredk G Reighley to Thos B Clarke, 22 E 35th st. Wm K Vanderbilt Jr, 49 E 52d st & Moses Taylor at Mt Kisko, N Y * as joint tenants at 7 E 40th st. C a G. Mt \$75,000. Jan 5. Jan 17, 1911. 5:1275-64. A \$74,000-\$85,000. Jan 5. Jan 17, 1911. 5:1260-66. A 88.5 All liens. Nov 27, 1909. Jan 17, 1911. 5:1337-9 & 10. \$19,000-\$32,000. Jan 13, 1911. 4:996-40% to 42. A \$121, 500-\$325,500. nom 45th st W, No 116, s s, 205 w 6th av, 20x100.4. 44th st W, No 116, s s, 205 w 6th av, 20x100.4. 44th st W, No 116,

- nom
- \$53,000. 0 C & 10 48th st W, No 148, s s, 281.3 e 7th av, 18.9x100.5, 4-sty stn dwg. Chas A Ritter et al HEIRS &c Casper H Ritter to Margt C Magan, 133 W 56th st. Jan 12. Jan 17, 1911. 4:1000-53. A \$30,000-\$31,000. 52d st W, No 57 n s, 175 e 6th av, 20x100.5 cmm, 1 b, 0 C & 10
- 52d st W, No 57, n s, 175 e 6th av, 20x100.5, owned by party 1st part.
- 53d st W, No 54, s s, 178 e 6th av, 21x100.5, owned by party 2d ith
- Boundary line agreement. Elgin R L Gould, 57 W 52d st, with Kath L Smith, 54 W 53d st. Dec 20, 1910. Jan 16, 1911. Boundary I. Kath L Smith, 54 W 5:1268. 52d st E, No -, N Y. Tompkins av, cor Wall st, New Brighton, S I. Exemplification & copy of last will of Mary D W Felt dec (by will) to Edwin M Felt her husband. June 24, 1899. Jan 18, 1911. 0 n s. 308 w 5th av, 23x100.5, 4-sty & b stn dwg. Ctern, 7 W 53d st. Dec 7. Jan 16, 0 C & 1 N th th nom

- 53d st W, No 9, n s, 308 w 5th av, 23x100.5, 4-sty & b stn dwg. Geo W Vanderbilt to Benj Stern, 7 W 53d st. Dec 7. Jan 16, 1911. 5:1269-25. A \$77,000-\$92,000. O C & 10 54th st E, No 333, n s, 264 w 1st av, 19.9x100.5, 5-sty bk tnt & 100
- str.
- 54th st E. No 335, n s, 244 w 1st av, 20x100.5x19.6x-, 4-sty bk tnt & str & 3-sty fr tnt in rear.

- 54th st E, No 331, n s, 283.9 w 1st av, 19.9x100.5, 5-sty bk tnt] str & str. 54th st E, No 329, n s, 323.4 e 2d av, 23.3x100.5, 5-sty bk tht & str. 54th st E, No 327, n s, 289.2 e 2d av, 24.2x100.5, 5-sty bk tht
- one
- Dry Dock st, No 19 [s w cor 12th st, 75x84, four 3-sty & 0 12th st, Nos 722 to 728] 4-sty bk thts with strs in Nos 19 728
- Markus Weil to Sallie Weil, 203 E 72d st. B & S. Jan 9. Jan 14, 1911, 5:1347-13 to 16. A \$37,500-\$78,500; 2:381-18 to 21. A \$26,000-\$35,000. O C & 10
 57th st W, No 54, s s, 120 e 6th av, 25x100.5, 4-sty & b stn dwg. Anna T Fliess to Robt T Oliver, 611 W 141st st. ³/₄ parts. Mt \$35,000 on whole. Jan 18, 1911. 5:1272-69. A \$84,000-\$93,000 & 100
- 000. nom bk
- 57th st W, Nos 421 & 423, n s, 225 w 9th av, 50x100.5, 6-sty bl tnt. Fredk A Elliott to Emma M Raymond, 2101 Bway. Mt \$50, 000. Oct 11. Jan 17, 1911. 4:1067-22. A \$26,000-\$65,000 100

- O C & 10 O C & 10 Dth st W, No 41, n s. 325 e Col av, 20x100.5, 4-sty & b stn dwg. Jacob Wolf to Aimee M Wolf his wife, 41 W 70th st. B & S. All liens. Nov 19. Jan 17, 1911. 4:1123-14. A \$18,000-\$36,-000. 70th st W 0 C 100

- All files. Nov 15. Jan 11, 1911. 4:1125-14. A \$15,000-\$50, 000. O C & 100 75th st W, No 116, s s, 220 w Col av, 20x102.2, 4-sty & b stn dwg. Edith M Clark to Chas Gronich, 315 E 84th st. Mt \$24,000. Jan 16. Jan 17, 1911. 4:1146-42. A \$14,000-\$28,000. nom Same property. Chas Gronich to Edith M Clark, 242 W 73d st & Moses Tanenbaum, 31 W 75th st as joint tenants. Mt \$24,000. Jan 16. Jan 17, 1911. 4:1146. nom 75th st W, No 116, s s, 220 w Col av, 20x102.2, 4-sty & b stn dwg. Ray E Sprague to Edith M Clark, 242 W 73d st. B & S. Jan 16, 1911. 4:1146-42. A \$14,000-\$28,000. nom 76th st W, No 171, n s, 100 e Ams av, 20x102.2, 4-sty & b bk dwg. John C Travis EXR, &c, Mary E Travis to Manuel E Amador, 300 W 109th st. Jan 16, 1911. 4:1148-5. A \$14,000 -\$24,000. 77th st E, Nos 430 & 432, s s, 388 e 1st av, 50x102.2, 2, 5-sty bk bk
- -\$24,000. 77th st E, Nos 430 & 432, s s, 388 e 1st av, 50x102.2, 2, 5-sty bk tnts. Jos H Austen to Eliza Smith, 430 E 77th st. All liens. Jan 16. Jan 17, 1911. 5:1471-32 & 33. A \$16,000-\$41,000. O C & 10 100
- Jan 16. Jan 17, 1911. 5:1471-32 & 33. A \$16,000-\$41,000.
 S0th st E, No 175, n s, 166.8 w 3d av, 16.8x100, with all title to strip, 16.8x2.2 in rear, 3-sty stn dwg. CONTRACT. Danl Rosenbaum, 175 E 80th st with Edw S Beach, 149 Bway, residing at Ridgefield, Conn. Mt \$6,000. Jan 10. Jan 19, 1911. 5:1509-29½. A \$8,500-\$13,500.
 Same property. Assign CONTRACT. Edw S Beach to Mallly P Beach. Same address. Jan 10. Jan 19, 1911. 5:1509. non Slst st W, No 136, valuation \$27,500. Certificate of payment of transfer tax of \$239,28. Michl J Walsh, Deputy Comptroller of State N Y, to Washington Content. as EXR Augusta Content. Jan 6. Jan 14, 1911. 4:1211.
 Slst st E, No 438, s s, 206.6 w Av A, 25x102.2, 4-sty bk tnt. Thos McGrath to Patrick J Brady, 146 E 52d st. Mt \$8,000. Dec 15. Jan 14, 1911. 5:1560-33. A \$8,500-\$13,000.
 S5th st W, No 230, on man Noc 228 6 2200 and 207 and 19,250
- nom

- Dec 15. Jan 14, 1911. 5:1560-33. A \$8,500-\$13,000. O C & 100 S5th st W, No 330, on map Nos 328 & 330, s s, 275 w West End av, 50.5x102.2, 6-sty bk tnt. Eleanor P wife Edwin Palmer to B Crystal & Son, 21 W 34th st. Mt \$80,000. Jan 16, 1911. 4:1246-44. A \$33,000-\$95,000. O C & 100 87th st E, No 62, s s, 133.4 w Park av, 25.6x100.8, 5-sty bk tnt. Cath E Fitzpatrick to Eliz A Fitzpatrick, 62 E 87th st. Mts \$30,-000. Jan 19, 1911. 5:1498-43. A \$20,500-\$32,500. nom 88th st W, No 310, s s, 163 w West End av, 20x100.8, 4-sty & b bk dwg. Eliz J Presby to Louisa D Simpson, 310 W 88th st. Mt \$22,000. Jan 12. Jan 18, 1911. 4:1249-39. A \$12,000-\$28,-000. 100

- \$22,000. Jan 12. Jan 18, 1311. 4.1245 dot 11.1245 dot 11.1245 dot 10.000. 89th st E, No 434, s s, 207 w Av A, 25x100.8, 5-sty stn tnt. Christian T Johannsen to Otto Meisel, 104 East End av. Mts \$16,-000. Jan 18, 1911. 5:1568-33. A \$5,500-\$19,000. O C & 100 89th st E, No 217, n s, 285 e 3d av, 25x100.8, 5-sty bk tnt. Max J Kempter to Franz Foerster, 513 E 86th st. Mt \$13,000. Jan 16, 1911. 5:1535-12. A $\$10\,000-\$21,000.$ O C & 100 90th st E, No 59, n s, 197 w Park av, 19x100.8, 3-sty stn dwg. Adolph G Hupfel Jr to Hall B Waring at Bedford, N Y & Harry G Waring, at Yonkers, N Y. Jan 18. Jan 19, 1911. 5:1502-28. A \$16,000-\$22,000. 100 91st st E, Nos 108 & 110, s s 96 e Park av, 54x100.8, two 5-sty bk tnts. Maxlow Realty Co to Llewellyn Realty Co. Mt \$61,000.Jan 16. Jan 18, 1911. 5:1519-67 & 68. A \$32,000-\$56,000.O C & 100
- 91st st E, No 167, n s, 150 w 3d av, 20x100.8, 4-sty stn tnt. Bernard Carlin to Rachel Wertheimer, 1222 Mad av. Mt \$15,000. Jan 12. Jan 16, 1911. 5:1520-30. A \$10,000-\$14,500. 0 C & 100
- O C & 100 91st st E, No 162, s s. 191.8 w 3d av, 33.4x100.8, 5-sty bk tnt. Kramer Contracting Co to Eliz Gilmore, 129 E 97th st. Mt \$38,-000 & all liens. Jan 12. Jan 13, 1911. 5:1519-45. A \$17,000 -\$41,000. O C & 100 94th st W, No 202, s s, 100 w Ams av, 78.11 to e 1 old Bloom-ingdale road, closed, x56x-x56, 6-sty bk tnt. Jacob Wolf to Aimee M Wolf his wife, 41 W 70th st. ½ part. All liens. Jan 14. Jan 18, 1911. 4:1241-38. A \$35,000-\$85,000. O C & 100 98th st E, No 213, n s, 210 e 3d av, 25x100.11, 5-sty bk tnt. Isaak Syrop to Benni Feuer, 426 E 81st st. Mt \$20,000. Jan 12. Jan 14, 1911. 6:1648-9. A \$9,000-\$20,000. nom

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99th st E, Nos 62 & 64, s s, 225 e Mad av, 37.6x100.11, 6-sty bk tnt & strs. Albert H Atterbury to Hermitage Co. 30 Broad st. Mt \$45,350. July 16, 1909. Jan 13, 1911. 6:1604-42. A \$14,000-\$44,000. nom 99th st W, No 144, s s, 309.7 e Ams av, 15.4x83.1x15.4x82.3, 3-sty & b bk tnt. Louise Smith to Harry Hemlin, 137 W 98th st, & Herbert Smith, 1826 Lex av. Mt \$6,000. Jan 14. Jan 16, 1911. 7:1853-52. A \$5,000-\$8,000. 100 104th st W, No 308, s s, 140 w West End av, 20x100.11, 3 & 4-sty & b stn dwg. Edwin D Tucker to Estelle K wife Edwin D Tucker, 308 W 104th st. Mt \$15,000. Jan 16. Jan 17, 1911. 7:1890-65. A \$14,400-\$26,000. nom 104th st E, No 227, n s, 250 w 2d av, 16.8x100.10, 3-sty bk dwg. Simon Epstein et al to Uptown Talmud Torah Assoc, 132-142 E 111th st. Q C. Jan 10. Jan 19, 1911. 6:1654-14¼. A exempt-exempt. nom 104th st E, No 227, n s, 250 w 2d av, 16.8x100.10, 3-sty bk dwg.

17751

- st. Mts \$230,000. Jan 7. Jan 10, 1911. 1.1002-01 0. C & 100 112th st E, No 19, n s, 282 e 5th av, 19x100.11, 5-sty bk tnt. Debra Simon to Saml A Krulewitch, 19 E 112th st. Mts \$19,000. Jan 5. Jan 17, 1911. 6:1618-12. A \$9,000-\$18,000. nom 113th st W, Nos 549 & 551, n s, 125 e Bway, 100x100.11, 6-sty bk tnt. Llewellyn Realty Co to Maxlow Realty Co, 106 W 118th st. Morts \$175,000 & all liens. Jan 16. Jan 18. 1911. 7:1885-7. A \$60,000-\$175,000. O C & 100 115th st E, Nos 415 to 419 on map Nos 415 to 421, n s, 145 e 1st av, 70x100.11, 2, 6-sty bk tnts & strs. Chas A Pecora to Jos Rubano, doing business as Felice Rubano & Son, 412 E 116th st. Mts \$84,500. Jan 3. Jan 17, 1911. 6:1709-7 & 9. A \$17,000-\$76,000. O C & 100
- Rubano, doing business as refres 1. 6:1709-7 & 9. A \$17,000-Mts \$84,500. Jan 3. Jan 17, 1911. 6:1709-7 & 9. A \$17,000-0 C & 100 117th st W, No 117, n s, 213 w Lenox av, 19x100.11, 5-sty bk dwg. Maxlow Realty Co to Llewellyn Realty Co, 35 Nassau st. Mt \$15,500. Jan 16. Jan 18, 1911. 7:1902-23. A \$9,800-\$20.000. 0 C & 100 17 th st photon for structure for s
- 100
- & 100
- nom
- \$10,300. Jan 16. Jan 18, 1911. 7:1902-23. A \$9,800-\$20,000. O C & 10
 118th st W, No 106, s s, 109 w Lenox av, 17x100.11, 3-sty & b stn dwg. Victor Lowenstein et al to Llewellyn Realty Co, 35 Nassau st. Mt \$13,500. Jan 16. Jan 18, 1911. 7:1902-38. A \$8,700 -\$13,000. O C & 10
 118th st W, No 83, n s, 85 e Lenox av, 20x100.11, 3-sty & b stn dwg. Maxlow Realty Co to Llewellyn Realty Co, 35 Nassau st. Mt \$14,000. Jan 16. Jan 18, 1911. 6:1717-5. A \$11,000-\$15,000. O C & 10
 119th st E, No 72, s s, 115 w Park av, 25x100.10, 5-sty bk tnt & strs. Release dower. Tillie wife Saml Wacht to Aaron S Rat-kowsky, 11 Attorney st. Dec 8. Jan 18, 1911. 6:1745-42. A \$10,000-\$22,000. nor 121st st W, No 354, s s, 173 w Manhattan av, 16x100.11, 3-sty & b stn dwg. Geo N Kanenbley to Geo G Hyde, 425 W 162d st. All liens. Jan 13. Jan 14, 1911. 7:1947-57½. A \$7,600-\$12,-500. nor nom
- 21st st W, No 226, s s, 268 w 7th av, 18x100.11, 5-sty bk tnt. Arthur Schreiner to Willy Ehrenhauss, 28 W 116th st. Mts \$16,000. Jan 12. Jan 17, 1911. 7:1926-44½. A \$9,300-\$16,-121st st W,

- \$16,000. Jan 12. Jan 17, 1911. 7:1920–1172. 1. (1910) 1000. 121st st W, No 354, s s, 173 w Manhattan av, 16x100.11, 3-sty & b stn dwg. Geo G Hyde to Geo N Kanenbley, 354 W 121st st. All liens. Jan 14, 1911. 7:1947–57½. A \$7,600–\$12,500. nom 121st st E, Nos 449 to 453, n s, 50 w Pleasant av, 50x50.5, three 3-sty bk dwgs. Thos D Richardson to Wells Holding Co, 159 W 125th st. B & S & C a G. Mt \$10,500. Dec 14. Jan 13, 1911. 6:1809–22¼ to 2234. A \$8,400–\$14,400. o C & 100 124th st W, Nos 511 & 515, n s, 199.6 w Ams av, runs n 25 x w 0.6 x n 75.11 x w 52.6 x s 100.11 to st x e 53 to beginning, 6-sty bk tnt. Lydia B Gray to Harry B Davis, at Mt Vernon, N Y. Mts \$65,000. Jan 16, 1911. 7:1979–23. A \$25,000– \$80,000. nom
- N Y. Mts \$65,000. Jan 10, 1011. 1010. 1011
- 000. 125th st W, No 532, s s, 352.6 e Bway, 26.6x100.11, 5-sty bk tht & strs. Blanche M Corse to Friend Hoar, 347 W 51st st. Mts \$27,500. Jan 16. Jan 18, 1911. 7:1979-50. A \$11,600-\$26,-000. 100
- \$27,500. Jan 10. Jan 10, 1011.
 100.
 000.
 125th st E, Nos 155½ & 157, n s, 226.8 w 3d av, 33.4x99.11, two
 4-sty bk tnts & strs. Geo G De Witt et al EXRS Matilda W
 Bruce to Ess Eff Realty Co. 122 E 25th st. & Abraham M
 Elkus, 62 W 70th st, & Isaa Leubrie, 320 Central Park West.
 Dec S. Jan 13, 1911. 6:1774-27 & 27½. A \$45,000-\$56,000.
 56,000.
- 126th st W, No 313, n s, 175.10 w 8th av, runs n e 2.1 x n 97.11 x w 17.11 x s 99.11 to st x e 17.1 to beginning, 3-sty & b bk dwg. Jas A Hennessy to Stuard Hirschman, 316 W 86th st. Mt \$7,-000. Jan 6. Jan 13, 1911. 6:1953-25. A \$7,800-\$9,000.
- Jas A Hennessy to Stan 13, 1911. 6:1953-25. A \$7,800-\$9,000. O C & 100 126th st W, No 34, s s, 372.6 w 5th av, 18.9x99.11, 3-sty & b stn dwg. Eliz J Presby to Louisa D Simpson, 310 W 88th st. Mt \$10,000. Jan 12. Jan 18, 1911. 6:1723-51. A \$11,000-0 C & 100 0 C & 100
- 310,000.
 126th st W, No 251, n s, 300 s e 8th av, 25x99.11, 4-sty stn tnt. Caroline B White INDIVID et al as EXRS, &c, Eliz W Balm-forth to Frank Wanier, 120 W 126th st. B & S. Mt \$12,000. Jan 16. Jan 18, 1911. 7:1932—13. A \$11,000—\$17,500. 14,40
 Same property. Geo H Williams & ano EXRS Eliz W Balmforth to same. All title. Mt \$12,000. Jan 17. Jan 18, 1911. 7:1932. 14.400
- 14.400
- 14,40 127th st W, Nos 277 & 279, n s, 100 e Sth av, 50x99.11, 2, 4-sty bk tnts. Alfred Lewin to Henry Acker, 901 Prospect av. Mt \$34,888.16. Dec 30. Jan 17, 1911. 7:1933-5 & 6. A \$22,000 -\$36,000. nom

- ND GUIDE
 Manhattan
 January 21, 1911.

 12Sth st W, Nos 28 & 30, s s, 310 w 5th av, 75x99.11, two 7 & S-sty bk tnts. Florentine M Fuld to Leonhard Realty Co, 130 E 110th st. Mts S130,000. Jan 11. Jan 14, 1911. 6:1725-49. A \$38,000-\$115,000.
 500

 131st st W, No 105, n s, 93.9 w Lenox av, 18.9x99.11, 3-sty & b stn dwg. Martin Ungrich to Max Marx, 419 Convent av. Mt \$9,000. Jan 14. Jan 16, 1911. 7:1916-2742. A \$8,200-\$13,-000.
 0 C & 100

 131st st W, No 139, n s, 391 w Lenox av, 18x99.11, 3-sty & b stn dwg. Willy Ehrenhauss to Arthur & Nathalie Schreiner, both at 365 Lenox av. Mt \$13,000. Jan 12. Jan 18, 1911. 7:1916-1542. A\$7,900-\$13,500. nom
 nom

 131st st W, No 139, n s, 391 w Lenox av, 18x99.11, 3-sty & b stn dwg. Louis Cohen to Willy Ehrenhauss, 28 W 116th st. Mt \$13,000. Jan 12. Jan 17, 1911. 7:1916-1542. A \$7,900-\$13,-500. O C & 100
 132d st. Mts \$6,600. Dec 30. Jan 13, 1911. 6:1729-52. A \$6,000-\$8,500.
 nom

 132d st W, No 36, s s, 385 w 5th av, 15x99.11, 3-sty & b stn dwg. Cornelius W McDougald to John M & Geo W Royall. Mt \$6,000. Sept 16, 1909. Jan 14, 1911. 6:1732-29. A \$6,-500-\$7,500. No 65 & 67, n s, 75 e Lenox av, 50x99.11, 6-sty nt. Menno Brown to Louvre Realty Co, 132 Nassau st. Mt \$54,000. Jan 16. Jan 19, 1911. 7:2029-42. A \$8,500-\$17,000. O C & 100

 144th st W, No 65 & 67, n s, 75 e Lenox av, 50x99.11, 6-sty kt nt. Menno Brown to Louvre Realty Co, 132 Nassau st. Mt \$54,000. Jan 16. Jan 19, 1911. 7:2029-42. A \$8,500-\$17,000. O C & 100

 144th st W, No 512 to 518, s s, 275 w Ams av, 100x99.11, 2, 7-sty bk tnt. Louvre Realty Co to Peter Eckert, 468 Lenox av. Mt \$18,0000. Jan 12. Jan 13, 1911. 7:2029-42. A \$8,500-\$17,000. O

- O C & 100 201st st W, n s, 325 w 9th av, 18x-x-, gore, vacant. FORECLOS, Jan 11, 1911. Earle Scott referee to Solomon Moses, 219 W 70th st. Jan 12. Jan 13, 1911. 8:2198-35. A \$50-\$50. 100 Av A |s w cor 93d st, runs w 119 x s 100.8 x e 25 93d st, Nos 438 & 440 | x n 25 x e 94 to w s of Av A, x n 75.8 to beg, 1-sty bk & f bldg. Av A, w s, 75.8 s 93d st, 75x94, part 1-sty fr bldg & vacant. Jacob Ruppert & Anna his wife to Jacob Ruppert a corpn, 1639 3d av. All title. All liens. Dec 31. Jan 17, 1911. 5:1572-26 to 30. A \$40,000-\$44,000. nom Av A, Nos 287 & 289 |s w cor 18th st, 46x94, 4, 5-sty bk tnts with 18th st, Nos 438 to 442| strs on av. Fredk Behr to Jessye E Lubet-kin, 200 W 109th st. Nov 6, 1909. Jan 19, 1911. 3:949-30. A \$27,500-\$45,000. O C & 100 Av A, No 1409 |n w cor 75th st, 25.6x75, 5-sty bk tnt & str. Anna

- \$27,500-\$45,000. Av A, No 1409 |n w cor 75th st, 25.6x75, 5-sty bk tnt & str. Anna 75th st, No 443 | Jiran to Anton Jiran, 1409 Av A. Mt \$27,000. Oct 13. Jan 19, 1911. 5:1470-22. A \$11,500-\$27,000. nom Av B, No 93 |n e cor 6th st, 20.2x93, two 4-sty bk tnts & strs. 6th st, No 601 | Rudolph Lederer to Hugo Realty Co. Mt \$22,-000. Nov 20, 1907. Jan 13, 1911. 2:389-1. A \$25,000-\$35,-000. O C & 100 Amsterdam av, No 702 & 704|n w cor 94th st, 40.8x100, 5-sty bk 94th st, Nos 201 & 203 | tnt & strs. Nathan Grabenheimer et al to Lewis Jackson, 133 E 46th st. Mt \$75,000. Jan 16. Jan 17, 1911. 4:1242-29. A \$52,000-\$86,000. O C & 100 Same property. Lewis Jackson to Nathan Grabenheimer & Danl Katz both at 2643 Bway. Mt \$75,000. Jan 17, 1911. 4:1242. O ° C & 100
- Amsterdam av, Nos 2501 to 2511 | n e cor 184th st, 99.112200 184th st | x99.11 to New av. x 200, New av | except small gore at s e cor of above which lies within lines of New av, 1-sty fr bldg, 2-sty fr dwg & vacant. Ernst Thalmann to Barney Estate Co, 135 Bway. Mt \$37,000. Jan 12. Jan 18, 1911. 8:2149-30 to 33. A \$42,-000-\$42,200. Amsterdam avis, w con 175th st 100x150, wacant Brook Const & 100

- Same property. Saml Williams to Saml Grodginsky, 60 E 93d st. 1/4 part. Mt \$46,000. Oct 31. Jan 14, 1911. 1:289. no nom

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- Bradhurst av |s e cor 151st st, 49.11x85, 6-sty bk tnt. 151st st, Nos 308 & 310| Jacob Hyman to Max Welz, 80 Willett st. Mt \$57,150. Jan 16. Jan 19, 1911. 7:2046-20. A \$11,000-\$62,000. O C & 10 100
- \$62,000. O C & 10 Claremont av, No 25, w s, 338.4 s 119th st, 78.1x100, 11-sty bk tnt. B Crystal & Son to Eleanor P Palmer at Waterford, Conn. Mt \$260,000. Jan 16. Jan 17, 1911. 7:1990-13. A \$60,000-\$P95,000. O C & 10 100
- \$P95,000.
 \$P95,000.
 \$P95,000.
 \$O C & 10\$
 \$Columbus av, No 926, w s, 75.11 n 105th st, 25x75, 5-sty bk tnt
 \$w str. Release mt. Harry L Rosen to N & Z Realty Co, 217
 Lenox av. Jan 16, 1911.
 \$T:1860-32.
 \$A\$17,500-\$26,000.
 \$1,000.
 \$m e property.
 \$M & Z Realty Co to Jos Hoffart, 79 W 101st st.
 Mt \$25,000.
 Jan 16, 1911.
 \$T:1860.
 \$C & 10\$
 \$C & 10\$
 \$Lenox av, Nos 307 & 309 [n w cor 125th st, 99.11x75, four 4-sty
 \$125th st, Nos 101 to 105 | bk & 'stn this & strs.
 \$Go G De Witt et al EXRS Matilda W Bruce to Cath W Loney, 2 W 55th st.
 Dec 8. Jan 14, 1911.
 \$T:1910-29.
 \$A\$235,000-\$285,000.
 Lexington av, No 645.
 \$C = \$755 p 54th st.
 \$C = \$55,000. 1.000
- t st. & 100
- 355.000
- Let 3. Jan 14, 1911. 1,1910-29. A \$253,000-\$253,000bet 3. Jan 14, 1911. 1,1910-29. A \$253,000-\$253,000Lexington av, No 645, e s, 75.5 n 54th st, 25x100, 5-sty bk tnt & str with 2-sty bk extension. Victor Lowenstein et al to Llewel-lyn Realty Co, 35 Nassau st. Mt \$30,000. Jan 16. Jan 18, 1911. 5:1309-20. A \$20,000-\$355,000. O C & 100 Lexington av, No 645] 118th st, No 106 W | Power of attorney to sell or mortgage above. Viola L Jones to Louis H Lowenstein, 106 W 118th st. Dee 16. Jan 17, 1911. Madison av, No 1529]s e cor 104th st, 17.7x70, 4-sty bk tnt & str. 104th st, No 46 | Rebecca Lipschitz to Rose G Lewin, 173 Hooper st, Bklyn. All liens. Nov 4. Jan 17, 1911. 6:1609-52. A \$12,500-\$18,000. O C & 100 Manhattan av, No 498, e s, 82.2 s 121st st, 18.9x95, 5-sty stn tnt. Saml Krulewitch to Lillian H Cohen, 309 W 128th st. Mts \$15,-000. Jan 11. Jan 13, 1911. 7:1947-47. A \$10,000-\$17,000.Non

- 000.
 Jan 11.
 Jan 10, 1011.
 Inot

 Pleasant av, No 337|s w cor 118th st, 20x75, 3-sty stn dwg.
 FORE

 118th st
 | CLOS, Dec 15, 1910.
 Elek J Ludvigh referee

 to Luigi Capobianco, 73 W 116th st.
 Jan 13, 1911.
 6:1711

 20.
 A \$9,000-\$15,500.
 10,355

 Park av, No 1680 |n w cor 118th st, 25.11x90, 5-sty bk tnt & strs.
 118th st, No 77 | Israel M Cohen to David W Trilling, 511 W

 147th st.
 Jan 16.
 Jan 17, 1911.
 6:1745-33.
 A \$13,000-\$32,

 000.
 0
 C & 10
 10.55
 10.55
- 10.350
- 100
- 115th st. No 345
- 000. O C & 100 1st av, No 2239 |n w cor 115th st, 20x73, 4-sty stn tnt & str. 115th st, No 345| Jennie Lande to Herman Lubetkin, 200 W 109th st. Mts \$16,400. Jan 7. Jan 17, 1911. 6:1687-23. A \$11,-000-\$18,500. O C & 100 1st av, No 1145, w s, 50.5 s 63d st, 25x80, 5-sty bk tnt & str. Chas M Kaufmann to Benj J Weil, 11A E 75th st. Mts \$26,075 & all liens. Jan 13, 1911. 5:1437-28. A \$11,000-\$22,000. O C & 100 1st O C & 100

- O C & 100 2d av, No 1433, w s, 57.9 s 75th st, 18.11x72, 4-sty bk tnt & str. Albert H Bernstein to Barbara Bernstein, 227 E 116th st. C & G. Mts \$7,500. Jan 12. Jan 16, 1911. 5:1429-26. A \$9,-000-\$13,000. O C & 100 2d av, No 56, e s, 24 n 3d st, runs n 24 x e 60 x s 24 x w 60 to beg, 3-sty bk tnt & str. Geo E Goldsmith & Paulina his wife to Paulina Goldsmith, 56 2d av. Mt \$22,000. Jan 16. Jan 17, 1911. 2:445-2. A \$17,000-\$20,000. O C & 100 2d av, No 2203 on map No 2205, w s, 25.7 n 113th st, 25x100, 5-sty bk tnt & str. David J Gluck to Louis Gluck, 272 E 10th st. Q C. All liens. Jan 18. Jan 19, 1911. 6:1663-23. A \$10,000-\$25,500. nom 2d av, No 633, w s, 98.10 n 34th st, 19.8x76, 4-sty bk tnt & str. Julius R Loeb to Silas Swartz, 601 W 110th st. All title. All liens. Dec 30, 1907. Jan 19, 1911. 3:915-32. A \$12,500-\$16,-500. O C & 100
- OC & 100
- 500. O C & 100 3d av, Nos 1651 & 1653, e s, 75.6 n 92d st, 50.4x100, 7-sty bk factory. Jacob Ruppert & Anna his wife to Jacob Ruppert a corpn, 1639 3d av. All liens. Dec 31. Jan 17, 1911. 5:1538–4. A \$34,000-\$84,000. nom 3d av, Nos 1767 & 1769|n e cor 98th st, 50.5x110, 6-sty bk tnt & 98th st, No 201 | strs. Fanny Gruen to Jonas Weil, 36 E 75th st, & Bernhard Mayer, 41 E 72d st. Mt \$60,000. Jan 13, 1911. 6:1648–1. A \$37,000-\$90,000. O C & 100 3d av, Nos 1767 & 1769|n e cor 98th st, 50.5x110, 6-sty bk tnt & 98th st, No 201 | strs. Jonas Weil et al to Fanny Gruen, 401 E 52d st. All liens. Jan 13, 1911. 6:1648–1. A \$37,000- \$90,000. O C & 100 3d av, Nos 1147 & 1149 |s e cor 67th st, 40.5x100. |

- 95th st, No 201
 401 E 52d st. All liens. Jan 13, 1911. 6:1648-1. A \$01,000

 990,000.
 0 C & 100

 3d av, Nos 1147 & 1149 |s e cor 67th st, 40.5x100.
 0 C & 100

 on map No 1149
 |

 67th st, No 200
 |

 3d av, Nos 1131 to 1137 |n e cor 66th st, 120.5x100.
 |

 on map Nos 1131 to 1141
 |

 66th st, No 201
 |

 four 6-sty bk tnts & strs.
 |

 Jesse W Ehrich to Wessex Realty Co, 31 Liberty st. B & S

 & C a G. Mts \$285,000. Jan 13, 1911. 5:1421-45 & 1 to 4.

 A \$150,000-\$292,000.
 O C & 100

 4th av, Nos 261 to 265 |s e cor 21st st, 69x90, 7-sty bk hotel. (Am-21st st, No 100 | sterdam). Edw Coyne et al to Edw Coyne

 Hotel Co, 261 to 265 4th av. Mt \$250,000. Jan 16. Jan 17, 1911. 3:876-6. A \$210,000-\$367,000.
 O C & 100

 5th av, No 592, w s, 155.5 n 47th st, 20x100, 5-sty stn loft & str bldg. 592 5th Av Co to Black, Starr & Frost, 438 5th av.
 Mts \$268,000. Jan 16, 1911. 5:1263-40. A \$230,000-\$250,000.

 O C & 100
 O C & 100
 O C & 100

- Mills ϕ 500,000.
 Jun 10, 1011.
 0.1200 10.
 A ϕ 250,000.
 O C & 100

 Sth av|n e cor 33d st, -x-.
 Power of attorney for erection & al-33d st| teration of bldg.
 Margt L Zborowski to Henry L Morris.

 Jan 4.
 Jan 16, 1911.
 P A.

 7th av, No 424, w s, 41.2 n 33d st, runs n 19.3 x w 69.10 x s 5.9 x e 8.8 x s 13.6 x e 61.2 to beg, 4-sty stn tnt & str.
 Louis Deutsch to Unico Realty Co, 162 E 53d st.
 Mt \$47,500.
 Oct 8, 1908.

 Jan 17, 1911.
 3:783-40.
 A \$53,000-\$56,000.
 nom

 7th av, Nos 2468 & 2470, w s, 49.11 s 144th st, 50x75, 6-sty bk tnt & strs.
 Peter Eckert to Easter Realty Co, 98 or 198 11th av.

 Mits \$51,500 & all liens.
 Jan 11.
 Jan 13, 1911.
 7:2029-33.

 A \$28,000-\$66,000.
 O C & 100

 7th av, No 239, e s, 39.6 s 24th st, 19.9x80, 4-sty bk tnt & strs.
 CONTRACT.

 CONTRACT.
 Victor Griser, of Hoboken ,N J, ADMR of Pierre Griser with Aaron Coleman, 50 W 68th st.
 Mt \$26,000.
 Oct 28.

 Jan 18, 1911.
 3:799-77.
 A \$18,500-\$22,000.
 35,000

 7th av, Nos 2468 & 2470, w s, 49.11 s 144th st, 50x75, 6-sty bk tnt & strs.
 Easter Realty Co to 1da Brodsty, 2470 7th av.
 Mt \$51,-500.

 500.
 Jan 14.
 Jan 19, 1911.
 7:2029-33.
 A \$28,000-\$66,000.</td

Same property. Ida Brodsky to Easter Realty Co, 198 11th av. Mt \$55,500. Jan 18. Jan 19, 1911. 7:2029. 8th av, No 42|e s, 169.5 s Horatio st, runs s e 40.1 x e 35.9 x s 4th st | 5.2 x w 5.8 x s 8.4 x w 41.5 x n w 37.3 to e s 4th st, x n 4.8 to 8th av, x n e 16.9 to beg, 4-sty bk tnt & str. Mary nom nom

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Berrill EXTRX Cath Mortimer to Pierre E Guerin, 25 Jane st. Mt \$10,000. Jan 16. Jan 17, 1911. 2:616-2. A \$13,000-\$16,-21,500

Bronx

000. 9th av [s w cor 22d st, 72x28.6, two 4-sty & b bk 22d st, Nos 400 & 402] dwgs. Richd J Donovan to Mildon Realty Co, 99 Nassau st. Mt \$36,000. Jan 11. Jan 14, 1911. 3:719 -44 & 45. A \$15.000-\$22,000. Interior strip, 62.11 w St Nich av & 99.11 n 150th st, runs w 75 x s 1.11 x e 75 x n 1.11 to beginning. Lucene Gunning to Geo D Sherman, at Port Henry, N Y. All title. B & S. Jan 7. Jan 16, 1911. 7:2065. Same fromerty. Richd F Carman to same All title. B & S. 100

nom

nom

nom

MISCELLANEOUS.

- Asst of moneys, securities & other property, except & beyond the sum of \$300,000 by reason of provisions in will of Wm H H Childs, dec; also power of atty, etc. Irving W Childs to Fidelity Trust Co of Newark, N J as TRUSTEE. Jan 10. Jan 19, 1911.
- Certified copy of last will of Chas J Seiter. Oct 5, 1904. Jan 19, 1911
- 1911. General release. Caroline Herb to Henry Gucker, 48 W 120th st; Geo T Ernst, 13 7th st, & Henry Merckle, 974 Prospect av, as EXRS & c of Maria Gucker. Jan 3. Jan 19, 1911. non General Release. Dimock & Fink Co, 220 E 125th st to Geo Weiler. Jan 18. Jan 19, 1911. non Power of attorney. Bartolo Taranto to Giuseppe Ristuccia. Jan 9. Jan 18, 1911. Power of attorney. Abraham Levine to Philip Leder. Jan 12. Jan 18, 1911. Power of attorney. Pater Donald to James Picken. Des 21. nom

- Power of attorney. Peter Donald to James Bishop. Dec 21. Jan 18, 1911.

- 18, 1911.
 Power of attorney. Seymour L Rosenheim to Casper S Rosenheim. Dec 6, 1910. Jan 16, 1911.
 Power of atty. Frank B Mesick of Deal Beach, N J to Maria A Mesick of Deal Beach, N J. Dec 19. Jan 19, 1911.
 Power of attorney. Fredk A O Schwarz to Henry F Schwarz. June 24, 1910. Jan 16, 1911.
 Power of attorney. Julia R wife Louis Manheim to Louis Manheim, Apr 27. Jan 13, 1911.
 Power of attorney. C A Fischer to Ernst C Fischer. Jan 10. Jan 13, 1911.
 Power of attorney. Jane C Burnett, of San Francisco, Cal, to Josephine Duryea, 1417 Bedford av, Bklvn. Jan 4. Jan 13, 1911.
 Power of atty. Lydia F R Stuart to Arthur C James Jan 5
- Power of atty. Lydia F R Stuart to Arthur C James. Jan 5. Jan 17, 1911.
 Power of atty. Stephen D Pringle to Chalmers Wood. 948 Lex av. Dec 28, 1910. Jan 17, 1911.
 Release claims & receipt of legacy. Jno Harpes, 30 W 16th st to Mary A McGuire, INDIVID & EXTRX of Eleanora C Roberts. Oct 26. Jan 17, 1911. Miscl.
- 50
- 500 100
- Oct 26. Jan 17, 1911. Miscl. Release, etc, as above. Marie Stubenrauch to same. Aug 23, 1910. Jan 17, 1911. Release, etc, as above. Mary Ryan, 5 & 7 Perry st to same. Aug 6, 1910. Jan 17, 1911. Release, etc, as above. Elise Frostzheim at St Francis Hospital, 142d st bet Brook & St Anns avs to same. Aug 9, 1910. Jan 17, 1911.
- 142d st bet Brook & St Anns avs to same. Aug 9, 1910. Jan 17, 1911. 100 Release dower in all real property of which Isaac Stern died seized Virginia I Stern widow to Virginia I Stern, at Hotel St Regis, 2 E 55th st; Robt B Stern, same address; Arthur H Hahlo, 46 E 52d st, & Gustav A Wertheim, 7 E 84th st, EXTRX, &c, Isaac Stern. Dec 22. Jan 16, 1911. nom Revocation of power of attorney. Christine Eidt to John C Eidt. Mar 23, 1910. Jan 13, 1911.

BOROUGH OF THE BRONX.

Under this head the * denotes that the property is located in the nw Annexed District (Act of 1895).

- nw Annexed District (Act of 1895). *Bronx River pl |s e cor 241st st, a strip, 410x412 to 241st st x9, 241st st | gore. Wm W Penfield to N Y State Realty & Terminal Co, at Grand Central Terminal, at 45th st & Lex av. Jan 12. Jan 14, 1911. Bristow st. No 1319, w s, 328.4 s Jennings st, 16.8x100, 2-sty fr dwg. Conrad V Norman to Clifton A Norman, 1319 Bristow st. Mts \$3,680. Dec 1. Jan 19, 1911. 11:2972. Crotona Park E|s s, 176 e Suburban pl, runs s 101.10 x e 65.1 to 173d st, No 800 | w s 173d st, x n 91.11 to st x w 44.3 to beg, 5-sty bk tnt. Anton Jahoda et al being stockholders of the Real Estate Association. Cechie (Lim) to Stanislaus J Vanecek & Jno F Vosatka. Q C. Jan 27, 1910. Jan 17, 1911. 11:2939.
- a Juo F Vosatka. Q C. Jan 27, 1910. Jan 17, 1911. 11:2939. nom
 Dawson st, No 770 (1110), e s, 200 n Craven st, 25x100, 2-sty bk dwg. Robert Davis to Emma L Davis. Q C. Feb 9, 1907. Jan 18, 1911. 10:2701. Fox st, Nos 1184 to 1192 e s, 280 n Home st, runs e 100 x n 120 Intervale av x x 91.9 to e s Intervale av x s w 14.1 to e s Fox st x s 108.6 to beg, three 5-sty bk tnts. Richard A Davin to John J Tully, 929 Whitlock av. All liens. Nov 2. Jan 18, 1911. 11:2974. Same property. John J Tully to George Bechmann, 801 Freeman st. Mts \$96,000. Jan 17. Jan 18, 1911. 11:2974. nom
 Fox st, Nos 1184 and 1188, e s, 280 n Home st, 80x100, two 5-sty bk tnts. Josephina Realty Co to Picone & Oliva Construc-tion Co, 547 Southern Boulevard. All liens. Oct 26. Re-re-corded from Nov 1, 1910. Jan 18, 1910. 11:2974. 100
 *Fulton st, s s, 160 e Munroe av, 200x166x200x174, Westchester. Margaret Mackay to Wm G McCrea. June 4, 1909. Jan 16, 1911. O C & 100
 *Same property. Wm G McCrea to Creston Co, 440 Tremont av. Jan 12, 1911. Jan 16, 1911.

- 1911. O C & 100
 *Same property. Wm G McCrea to Creston Co, 440 Tremont av. Jan 12, 1911. Jan 16, 1911. O C & 100
 *Forest st, w s, 325 n road from Walker av, late West Farms to Westchester, 50x100, Westchester. Jennie Brown to Baxter Howell Bldg Co, 2283 Westchester av. Mt \$1,700. Jan 18. Jan 19, 1911. O C & 100
 Cardon st s 287 a Crotona av 37 6x100 vacant. Edw J Burno
- 19, 1911. O C & 100 Garden st, s s, 28.7 e Crotona av, 37.6x100, vacant. Edw J Byrne to Edward J Byrne Construction Co, 3029 3d av. Dec 21. Jan 18, 1911. 11:3099. O C & 100 Hall pl, No 1072[e s,193.1 s 167th st. runs e 59 & 63 to w s In-Intervale av | tervale av x n 28 x w 48 & 30 x n 0.5 x w 21.8 to pl x s 30.1 to beginning, 2-sty fr dwg & 1-sty bk garage on Intervale av. John B Schlesinger to Ottilie Zalkind, 890 Irvine st. Mts \$11,200. Jan 12. Jan 16, 1911. 10:2700. nom

Notice is hereby given that infringement will lead to prosecution.

- *Harrison st, w s, abt 413.1 n Classon Point rd, 63.11x108.11x 108.11, gore. Eugenio Ranallo to Carmela Ranallo, 661 Taylor av. Jan 16, 1911. nom
 *Kelly st |s w cor Av St John, runs w 80 x s 79 x w 30 x s w Av St John 56.11 x e 41.7 x s 125 to n s Beck st, x e 100 to w s Beck st | Av St John x n 253 to beg, vacant. Rebecca Cohn et al to LAWYERS TITLE INS & TRUST CO, 160 Bway. Q C & Cor-rection deed. Nov 10, 1910. Jan 17, 1911. 10:2685. nom
 Kingsbridge Terrace, n w s, 177.6 s w Summit pl, 93.1x171.7x92x 182.7, and being part lot 62 map No 2 property of Charles Darke, begins 100.8 n e from lot 61, 92.1x182.8x91.6x171.9; also known as lot 124 on tax map, vacant. Sumner Deane to Wm A Mark, 24 Patchen av, Brooklyn. Mt \$11,000. Jan. 12. Jan 13, 1911. 12:3257. O C & 100
 Same property. Wm A Mark to Sumner Deane, at Yonkers, N Y. Mt \$12,500. Jan 12. Jan 13, 1911. 12:3257. O C & 100
 Kelly st, e s, 320.3 n 165th st, 40x100, 5-sty bk tnt. Boule-vard Construction Co to Lizzie E Bowen, 322 W 115th st. Mt \$32,000. Jan 18, 1911. 10:2716. nom
 Loring pl, e s, 307.11 n 183d st, 44x110, 2-sty fr dwg. G H Mas-ten Realty Co to L & M Holding Co, 705 W 170th st. Mt \$12,-000. Jan 14. Jan 16 1911. 11:3225. nom
 North st, n s, 100 w Jerome av, runs w 75 x s 30 to e l of st x e 75 x n 30 to be ginning. Deed of cession. Geo W Ellis to City of N Y. All title. Sept 29. Jan 16, 1911. 11:3198. nom
 *Overing st, w s, 598.4 n 2d st, 75x97.6x75.1x100.4, Westchester. Baxter Howell Bildg Co to Jennie Brown, 2967 Perry av. Mts \$11.500. Jan 18. Jan 19, 1911. O C & 100
 *Ruskin st, s s, lots 204 & 205, map No S33 in Westchester Co of Jos S Wood at Wmsbridge, 50x92.10x50x94.3, Melrose Realty Co to Nunzia Maddi, 329 E 106th st. Mt \$4,900. Jan 18. Jan 19, 1911. 100

- 1911.
 *Rosewood st (Locust av), s s, 102 e White Plains rd & being lot 32 map No 1039 of Bronxwood Park, 25x—, except part for Rosewood st. Release mt. Wm D Cameron to Jos A Mascia, 275 E 155th st. Q C. Dec 30. Jan 16, 1911.
 *Same property. Release mt. Lucy M Stampfer to same. Q C. Dec 31. Jan 16, 1911.
- 275 E 155th st. Q C. Dec 50. Jan 10, tampfer to same. Q C. *Same property. Release mt. Lucy M Stampfer to same. Q C. Dec 31. Jan 16, 1911. Tiffany st |s e cor Oak Point av, 100x100, vacant. Release mt. Oak Point av | Trust Co of America to East Bay Land & Impt Co, 25 Pine st. Jan 6. Jan 13, 1911. 10:2766 & 2767. Same property. East Bay Land & Impt Co to Bronx Artificial Stone Works, 862 E 162d st. Jan 10. Jan 13, 1911. 10:2766 & 2767. O C & 100
- Tiffany st|e s, at n s lot 221, map Edw T Youngs at Springhurst, Brown av| runs s across the e s Tiffany st, 59 x e 72 to w s Brown av, x n 59 x w 71.7 to beg, with all title to lands in rear & bed of Brown av. Blanche B Terrill to Annie & Patk Farley, both at 1174 Burnett pl. Q C. Jan 12. Jan 13, 1911. 10:2738, 2737. nom
- *Waldo pl, w s, 184.3 n Middletown rd, 25x100, Tremont Terrace. CONTRACT. Bankers Realty & Security Co with Henry Schwinger. June 5, 1905. Jan 17, 1911.
 *Same property. Assigns contract. Henry Schwinger to Edw C Gainsborg. June 21, 1906. Jan 17, 1911.
 *Same property. Assigns contract. Edw C Gainsborg to Chas C Watkins. June 30, 1906. Jan 17, 1911.
 *13th st. s s, 305 w Av C, 50x103, Unionport. Illinois Surety Co of Chicago, Ill to Josephine K McOwen, 861 Manida st. Q C. Jan 12. Jan 19, 1911.
- 360
- 360
- nom
- 134th st n s, 100 w Lincoln av, runs w 25 x n 175 x w 135th st, No 250 | 42.1 to s s of approach to new 3d av bridge x 3d av, No 2456 | n e 26 to s s 135th st x e 59.11 x s 200 to be-ginning, vacant. Nicholas V Cantasano to Mechelina wife Nich-olas V Cantasano, 2016 E 14th st, Bklyn. Mt \$35,000. Jan 12. Jan 13, 1911. 9:2317. nc 3d av.
- nom
- Jan 13, 1911. 9:2317. 134th st, No 732 (1016), s s, 270 w Willow av, 24x106.11, 4-sty bk tnt Robt Davis to Emma L Davis. Mt \$14,000. Feb 9, 1907. Jan 18, 1911. 10:2562. 135th st, Nos 491 & 493 n e cor Brown pl, 100x33.4, 5-sty bk tnt Brown pl, No 164 & strs. Security Mort Co to Willard Amerman, 240 Lafayette av, Bklyn. Mt \$30,000. Jan 12. Jan 17, 1911. 9:2263. Same property. Willard Amerman to Boreas Realty Co, 186 Rem-sen st, Bklyn. Mt \$30,000. Jan 12. Jan 17, 1911. 9:2263. exch & 100 exch & 100 C & 100 Same property. Willard Amerman to Boreas Realty Co, 186 Rem-sen st, Bklyn. Mt \$30,000. Jan 12. Jan 17, 1911. 9:2263. Exch & 100 C &

- 137th st, No 374, s s, 156.6 w Willis av, 25x100, 4-sty bk tht. Louis H Luhrs to Dora Dohrmann, 384 E 133d st. Mt \$13,000. Oct 5. Jan 16, 1911. 9:2299. no 138th st, Nos 373 to 377, n s, 406.6 e Alex av, 50x100, 2-sty bk hall & str. Joseph Loewi & ano EXRS Valentine Loewi, dec'd, et al to Milly L Moschcowitz, 925 Mad av. Dec 23. Jan 13, 1911. 9:2301. not nom nom

- 1911. 9:2301. nom
 142d st, No 263 |n s, 205 w College av, runs n 74.6 to w s Morris
 Morris av | av, x w 25 x s 74.6 to st, x e 25 to beg, 2-sty & b fr dwg. Jonas Weil et al to Clara Moss, 956 3d av. B & S. All liens. Jan 17, 1911. 9:2334. O C & 100
 147th st, n e s, 80 s e Robbins av, 37.6x79, vacant. Max Cohen to Culle & Co, 49 & 51 E 135th st. All liens. Jan 17. Jan 18, 1911. 10:2579. O C & 100
 147th st, no 1122, s s, 25 w Barry st (Leggett av), 25x100, 3-sty frm dwg & 2-sty fr bldg in rear. Release dower. Delia Thompson widow to John J Thompson, 620 W 131st st, & James J Thompson, 51 W 139th st, & Edw J Thompson, Mary Frawley & Margt Hagan, all at 47 & 49 W 139th st. All title. Q C. Oct 17. Jan 18, 1911. 10:2737. 550
 148th st, No 323 (669), n e s, 137.3 s e Bergen av, 28.6x129.1x26 x140.11, 4-sty bk tnt. Jas T Barry to Lizzie E Bowen. Q C. June 20. Jan 18, 1911. 9:2293. nom
 148th st, Nos 307 to 311, n s, 427.6 w Courtlandt av, 72.6x106.6, 2-sty fr dwg, 2-sty bk shop & 1-sty fr bldg. Robert Davis to Emma L Davis. ½ part. Q C. Feb 9, 1907. Jan 18, 1911. 9:2330. nom
- Emma L Davis. 9:2330. nom
- 148th st, new line begins Mott st, s s, 50 e Courtlandt av, a strip

 Mott st, old line
 runs e 25 x n 1.1 to s s 148th st, x w 25 x s

 1.1 to beg.
 Henry L Morris et al to Anthony Cuneo, 871 Forest

 av.
 Q C. Jan 12. Jan 17, 1911. 9:2327.

 Same property.
 Jno A Foley as assignee in bankruptcy of Francis

 J Barretto to same.
 All title.
 Q C. Jan 13. Jan 17, 1911.

 9:2327.
 48.9

- 9:2327. 4.89 149th st, No 738 (958) |s s, 155 e Robbins av, 50 to Concord av Concord av | x80, except part for Concord av & 149th st, 2-sty fr dwg & str & 1-sty fr stable. Meyer Solomon to M J B Const Co, 302 Bway. Mt \$7,500. Jan 7. Jan 16, 1911. 10:2579. 0 C & 1,000 150th st, n s, 95.3 e Morris av, 75x118.5, vacant. FORECLOS, July 29, 1910. Warren Leslie, ref, to Vincenzo Laporta, 586 Morris av. Jan 17. Jan 18, 1911. 9:2410. 12,200

151st st, Nos 379 & 383, n s, 250 e Courtlandt av, 50x115x50x115.2, 2-sty fr dwg & str & 3-sty fr tnt. Lizzie E Bowen to Boulevard Constn Co, 375 E 149th st. Mts \$11,500. Jan 18. Jan 19, 1911. 9:2398. O C & 10 152d st, No 319, n s, 350 w Courtlandt av, 50x100, 6-sty bk tnt. Nicholas V Cantasano to Mechelina wife Nicholas V Cantasano, 2016 E 14th st, Bklyn. Mt \$54,000. Jan 12. Jan 13, 1911. 9:2412 100

Bronx

- 2016 E 14th st, Bklyn. Mt \$54,000. Jan 12. Jan 13, 1911. 9:2412. nom 152d st, No 319, n s, 350 w Courtlandt av, 50x100, 6-sty bk tnt. FORECLOS, Apr 12, 1910. Richd H Clarke referee to Henry H Jackson, 63 E 92d st. Mt \$40,000. Apr 12, 1910. Jan 13, 1911. 9:2412. 24,000
- 100
- & 100
- 9:2412.
 24,00

 Same property.
 Henry H Jackson to Nicholas V Cantasano, 2016

 E 14th st, Biklyn.
 Jan 12, 1911.
 Jan 13, 1911.
 9:2412.

 1052d st, No 335, n s, 200 w Courtlandt av, 25x100, 3-sty & b fr

 dwg.
 Aug F Burger to Anna R Cordes, 672 Union av. Mt \$5,000.

 Jan 16.
 Jan 17, 1911.
 9:2412.
 O C & 10

 169th st, No 273, n s, 22.6 e Morris av, 20x90.5, 2-sty fr dwg.
 Thornton Bros Co to Valentine Pfeifer, 330 E S34 st.
 Jan 12.

 Jan 13, 1911.
 11:2785.
 O C & 10
 *172d st, e s, 123 s Westchester av, 25x100.
 Illinois Surety Co, of

 chicago, Ill to Josephine K McOwen, 861 Manida st.
 Q C. Jan
 182d st, s s, 125 e Vyse av, 25x99.5x24.11x99.6.
 181st st, n s, 100 e Vyse av, 25x91.11x24.11x94.7.

 vacant.
 Maude F Mulroney to Max Brill.
 416.10th st.
 Brlun.
 44.001

 nom

- vacant. Maude F Mulroney to Max Brill, 416 10th st, Bklyn. ½ part. Q C. Jan 16, 1911. 11:3134. 187th st, s s, 50 w Belmont av, 50x100, vacant. Pietro Criscuolo & Nicoletta his wife to Marguerita Cavaliere & Nicoletta Cris-cuolo, 659 E 188th st. Mt \$4,900. Jan 16, 1911. 11:3074. O C & 100 O C & 100
- 0 C & 10 187th st, No 517, n s, 140 w Bathgate av, 24x90, 3 sty bk dwg. Mountain Const Co to Sadie Goldman, 1101 Findlay av. All liens. Jan 12. Jan 14, 1911. 11:3057. O C & 10 188th st, No 516, s s, 32 w Bathgate av, 20x90, 3-sty bk dwg. 188th st, No 516, s s, 92 w Bathgate av, runs s 90 x w 8 x s 5 x w 12 x n 95 to st x e 20 to beginning, 3-sty bk dwg. 187th st, Nos 519 & 521, n s, 100 w Bathgate av, 40x90, two 3-sty bk dwgs. 187th st, n s, 164 w Bathgate av, runs n 90 x e 59 x n 120 x w 67 x n 95 to s s 188th st x w 23 x s 305 to n s 187th st x e 31 to beginning, vacant. & 100

- 187th st, n s, 164 w Bathgate av, runs n 90 x e b9 x n 120 x w 61 x n 95 to s s 188th st x w 23 x s 305 to n s 187th st x e 31 to beginning, vacant. Mountain Const-Co to Speedway Const Co, 63 Park row. Jan 12. Jan 14, 1911. 11:3057. 100 195th st, No 347 (681), n s, 102.4 e Marion av, 40.9x65.2x39.10x 74.6, 2-sty fr dwg. Ellen Anderson to Robt W Todd, 123 E 57th st. All liens. Oct 26. Jan 17, 1911. 12:3283. nom 210th st, s s, 75 w Reservoir Oval W, 55.8x128.2x6.11x116.11, va-cant. Chas Spiegel to Julius B Worpitzky, 3328 Perry av. Mt \$750. Jan 14. Jan 16, 1911. 12:3343. nom *222d st |s w cor Barnes av, 130x89. Frank Teti to Antonetta Barnes av| Faggelle, 46 Gregory st, Jersey City, N J. B & S. Jan 19, 1911. nom *226th st (12th av), s s, 130 w Barnes av, 25x114.5, Wakefield. Santo Mirabella to Peter Bonelli, 2 W 118th st. 4/2 part. All title. Mt \$5,500. Oct 28. Jan 16, 1911. nom *226th st (12th av), s s, 155 w Barnes av, 50x114, Wakefield. Santo Mirabella et al to Peter Bonelli, 2 W 118th st. Mt \$1,100. Nov 3, 1910. Jan 16, 1911. nom *226th st (12th av), n s, 105 e Barnes av, 25x114, Wakefield. Adam Podeszwa to Peter Kazban, 684 E 226th st. Mt \$3,000. Jan 16. Jan 17, 1911. nom *228th st, n s, 30 w Bronxwood av, 25x114. Aug Cylka to Wil-helmine Sonnenberg, 879 E 228th st. All liens. Jan 13. Jan 17, 1911. 2,280

- *22Sth st, n s, 30 w Bronxwood av, 200111, 140 0, 131 12, 2,280
 *229th st, n s, 230 e Bronxwood av, 25x114, Wakefield. Release mt. Nicola Galante to Melrose Realty Co, 2775 Webster av. Jan 14. Jan 16, 1911. 500
 *233d st, s s, 105 e Carpenter av, also at e s, lot 1023, runs s 89.6 x w 100 x n 25 x w 25 x n 64.6 to st, x e 125 to beg; being part lots 1068, 1023 & 1024, map of Wakefield. Wm Lechnyr to Annie Prochaka, 546 Brook av. Mt \$3,600. Jan 18. Jan 19, 1911. nom
 *236th st (224 av)|s e cor Carpenter av (2d st), being lot 1062 map Carpenter av | of Wakefield. Henry W T Steinway et al HEIRS, &c, Carl Steinway to Benj H Irving, 231 E 237th st. Q C. All liens. Nov 25. Jan 13, 1911. nom
 236th st, No 240, s s, 400 e Keppler av, 25x100, 2-sty fr dwg. Euphemia M Baylis to Kate A Keller, 2085 Daly av. Mt \$3,000. Jan 14. Jan 16, 1911. 12:3376. 0 C & 100 x s 15 x w 100 to beginning. Deed of cession. Bernat Zicherman to City of N Y. Oct 25. Jan 13, 1911. nom
 241st st, n s, 100 e Katonah av, 35x100, vacant. Chas H Zumbuel to Chas F Deshler, 207 W 56th st. Jan 14. Jan 18, 1911. 12:3390. 0 C & 100
 Anthony av, No 1680 | e s, 119 n 173d st, 16.8x72.6 to w s Carter av x 16.8x70.1, 2-sty fr dwg. Centennial

- 12:3390. 0 Anthony av, No 1680 |e s, 119 n 173d st, 16.8x72.6 to w s Carter av | av x16.8x70.1, 2-sty fr dwg. Cent Securities Co to Philipp Kronenberger, 1680 Anthony av. 3 Mt \$5,000 & all liens. Nov 9. Jan 13, 1911. 11:2889. Centennial av. B & S.
- Anthony av, No 1678 |e s, 102 n 173d st, 16.8x70.8 to w s Carter Carter av | av x16.8x69.1, 2-sty fr dwg. Jacob Busch to Katherine Ernst. Mt \$5,000. Apr 6. Jan 13, 1911. 11:2889. O C & 100
- O C & 100 Aqueduct av |n e cor Brandt pl, 50x100, vacant. Richd R Maslen Brandt pl | to Morell Realty Co, 116 W 164th st. Mts \$12,-500. Oct 12. Jan 13, 1911. 11:2876. O C & 100 Arthur av, Nos 1916 to 1920; e s, 150.3 s Tremont av and being lot 85 map (No 21 in Westchester Co) of Fairmount, 50.5x139x 50x145.5, three 2-sty fr dwgs. Anna C White widow to Wm C Bergen, 180th st and Andrews av. All liens. Dec 31. Jan 17, 1911. 11:2947. nom

- Bergen, 1800n st and Andrews art. 11. 11. 1911. 11:2947. nom Same property. Andrew D White to same. Q C. Jan 14. Jan 17, 1911. 11:2947. nom Belmont av s e cor 180th st, 78.7x95.5x88.2x96.10, vacant. Fred 180th st | T Nesbit to Dayton Realty Co, 826 Kelly st. Mt \$6,500. Dec 14. Jan 18, 1911. 11:3080. 100 Bathgate av, No 2425 |s w cor 188th st, 89.4x32, 5-sty bk tnt. Theo 188th st, No 518 | Haebler to Clarence A Sahler, 2423 Bath-gate av. Mt \$30,000. Jan 10. Jan 17, 1911. 11:3057. O C & 100
- O C & 14 *Barnes av, w s, 25 n 217th st, 50x105, Wakefield. Release mt. Emma F Fettretch to Mary Coyne, 2350 Lorillard pl. Jan 16. Jan 17, 1911. Bathgate av, No 1626, e s, 80 n 172d st 25x115.7
- Jan 17, 1911. nom Bathgate av, No 1626, e s. 80 n 172d st. 25x115.7, 2-sty fr dwg. Paul Reimann to Marie Reimann his wife, 1626 Bathgate av. ½ part. Jan 14. Jan 16, 1911. 11:2920. nom

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Conveyances

- Burnside av or Valentine av n e cor 178th st, runs n 128.9 x e 80 178th st | x n 4.3 x e 15 x s 138.5 to 178th st x w 60.1 to beg, vacant. Mts \$130,000. Kelly st, Nos 845 to 881, n w s, 139.8 s w Intervale av, 343.4x100, ten 4-sty bk tnts. Mts \$204,500. 183d st, n s, 99.7 w Washington av, 175x100, five 4-sty bk tnts. Mts \$112,500. Vyse av, No 1893 w s, 120.10 s Poster model by be to the

- ten 4-sty bk tnts. Mts \$204,500. 183d st, n s, 99.7 w Washington av, 175x100, five 4-sty bk tnts. Mts \$112,500. Vyse av, No 1893] w s, 130.10 n Boston road, deed reads 134 Chestnut st | from old Boston road, runs n w along land of Scofield, 150 x n along land of Walker 50 x s 150 to st x s w 56 to beg, except part for Vyse av, 2-sty fr dwg, 2-sty fr stable in rear. Mt \$5,000. *North ½ of lot 107a & all of lots 107b and 129 map No 2 of Olinville. Mt \$6,000. Irvine Realty Co to Belstone Realty Co, 198 Bway. Jan 13. Jan 14, 1911. 10:2702; 11:2815, 2992, 3038 & A D. nom Bryant av, No 1331 (1431), w s, 225 s Jennings st, 25x100, 3-sty bk dwg. Betty Gersman to Herman Isaacs, 102 Fenimore st, Bklyn, Jan 14. Jan 16, 1911. 11:2994. O C & 100 Bryant av, No 922, e s, 100 s Garrison av, 25x100, 4-sty bk tnt. Release mt. Lena Faith to Martin Pletscher Const Co, 908 Bryant av, Jan 12. Jan 13, 1911. 10:2761. 2,500 *Boston rd, w s, abt 12 s Cruger av & being lots 241 & 242 map (No 1272) of Joel Wolfe Estate, 52x94x-x102.11. Steven B Ayres to Evarts L Prentiss, 366a Grand av, Bklyn. Mt \$735 & all liens. Jan 6. Jan 13, 1911. O C & 100 Belmont av, No 2237, w s, 75 s 183d st, 50x100, 2-sty fr dwg. Isidor Karfunkel et al to Achille & Pirro Gentile both at 2029 Hughes av. Mt \$5,000. Jan 3. Jan 19, 1911. 11:3086. 100 *Beech av, n s, 150 w Elm st, 50x100, Laconia Park. Wm Halper to Saml Cowen, 778 Beck st. B & S. Mt \$500. Jan 17. Jan 19, 1911. O C & 100 *Boston Post rd |s w cor Delavelle av, 25.2x-x25x-, and being Delavelle av | lot 28 map (No 1430) of Allen estate. Hudson P Rose Co to Victor Jehl, 24 W 55th st. All liens. Jan 14. Jan 19, 1911. O C & 100 *Cornell av, n s, 200 e Mapes av, 25x100. Saml H Molleson ADMR Saml H Molleson, dec'd, to Dean C Molleson, at Long Branch, N J. Dec 27. Jan 13, 1911. 100

- 1911. O C & 100 *Cornell av, n s, 200 e Mapes av, 25x100. Saml H Molleson ADMR Saml H Molleson, dec'd, to Dean C Molleson, at Long Branch, N J. Dec 27. Jan 13, 1911. 100 *Cornell av, n s, 200 e Mapes av, 25x100. Zulett av, s s, bounded s by Cornell av & land of Harrington, on w by line 100 from Mapes av & e by land of Ferris. Frances E Barker to Dean C Molleson. Q C. Mar 22, 1901. Jan 3, 1911
- 1911 nom

- Frances E Barker to Dean C Molleson. Q C. Mar 22, 1901. Jan
3, 1911.nom*Same property. Elias Molleson et al to same. Q C. Sept 23,
1901. Jan 13, 1911.nomCauldwell av, Nos 856 to 862 n e cor 160th st, 146.3x102, 4, 5-sty
160th st bk tnts. Philip & Ray Weinberg
to Wm & Louis M Ebling, both at 803 Eagle av as EXRS &
c
Philip Ebling. All liens. Jan 10. Jan 17, 1911. 10:2630. nom
Clay av second Morris to A J Schwarzler Co, 1340 Brook av. Dec
30. Jan 17, 1911. 9:2426.12,493.82Clay av, e s, 308 s 168th st, 120x— to pt 100 w Webster av, 3,
5-sty bk tnts. Release mt. Same to same. Dec 30. Jan 17, 1911.
9:2426.9,553Clay av, e s, 428 s 168th st, 32x— to pt 100 w Webster av, 5-sty
bk tnt. Release mt. Same to same. Dec 31. Jan 17, 1911.
9:2426.0 C & 2,507*Castle Hill avs w cor 13th st, 108x100, Unionport. August Wohl-
13th st part to Anna E Amend, 348 Franklin st, Bloom-
field, N J. All liens. Oct 31. Jan 18, 1911.
O C & 100*City Island av, e s, old line at land Stephen D Horton, runs e
70 x s 25 x 138.5 to st, bet lands of Richards & lands now or
late Wm Belden, x w 67.4 to av, x 164.7 to beg, except part for
av, City Island. Frank X Lelong to Sami J Wood, 357 W 125th
st. Mt \$\$5.00. Jan 16. Jan 19, 1911.
100100Daly av/s e cor 181st st, 113.11x121.4, owned by party 2d part. Agree-
ment as to encroachment.
- Daly av, e s, adj above on south, owned by party 2d part. Agree
- ISIst st
 Daly av, e s, adj above on south, owned by party 2d part. Agreement as to encroachment. Jno H Schnaufer at s e cor ISIst st & Daly av, et al with Jas Forbes, 1710 Fillmore st. Jan 7. Jan 19, 1911. 11:3128. nom
 *'Drive," c l at e s road from Westchester to Eastchester, runs e along Drive, 397.7 x n to lot 19 x w to road x s 202.10 to beg, being lot 20 map Givan Homestead at Westchester.
 ''Drive,'' c l, 397.7 e road from Westchester to Eastchester, runs n x e 134 x s e 179 to said c l x w & s w 253.3 to beg, being lots 21 & 22, same map.
 Highway, from Westchester to Eastchester, s e s, 285 n from c l Grove st, runs s e 363 x n e 35 x n w 350.6 to road x s w 350.6 to beg, being lots 90 & 91, same map.
 Robert Davis to Emma L Davis. 1-3 right, title & interest. Mt \$16,000. Feb 9, 1907. Jan 18, 1911. nom
 Decatur av, No 2778 |s e cor 198th st, 23.1x75x18.1x75.2, 2-sty fr 198th st, No 380 | dwg. Archer Realty Co to Morton S Hahn, 2778 Decatur av. Mt \$2,450. Jan 6. Jan 14, 1911. 12:3278. O C & 100
 Decatur av, No 3148, e s, 338.4 s 205th st, 25x112.6, 2-sty fr dwg. Ottilie Zalkind to Louise Schroeder, at Holbrook, Suffolk Co, N Y. Mts \$7,000. Jan 7. Jan 13. 1911. 12:3353. nom
 Daly av, e s, 113.11 s 181st st, 43.3x117.9x43x121.4, vacant. Release mt. Edgar S Appleby TRUSTEE to Arc Realty Co. 15
 William st. Jan 5. Jan 16, 1911. 11:3128. 4,000
 *Eastern Boulevard | w s, 175 s Tremont road, 50x200 to e s Gains-Gainsborg av | borg av, all of.
 Robin av | n e cor Tremont road, 100x50. ½ part.
 Tremont road | w K Klein his wife, 2565 Sedgwick av. Q

- nom
- nom
- Robin avn e cor Tremont road, 100x50. ½ part.Tremont road...Wm W Klein to Frances Klein his wife, 2565 Sedgwick av. QC & correction deed. Jan 16, 1911.*Eastern Boulevard w s, 175 s Tremont road, 50x200 to e s Gains-Gainsborg avborg av.Frances Klein to Virginia Ehren-berg, 1155 Boston road. ½ part. Q C & correction deed. Mt\$2,400. Jan 16, 1911.Elton av, w s, 97 n 153d st, a strip, 3x100. Release mt. StephenGarland to Hermine Olpp, 310 E 156th st. Jan 10. Jan 13, 1911.9:2375.Same property.Hermine Olpn to Lamos Net

- 9:2375. 500 Same property. Hermine Olpp, 510 E 156th st. Jan 10. Jan 13, 1911. 500 Same property. Hermine Olpp to James Noble, at Hartsdale, N Y. All liens. Jan 4. Jan 13, 1911. 9:2375. nom Franklin av, Nos 1392 & 1394, e s, 75.6 n Jefferson pl, 75x100, two 5-sty bk tnts. Jas T Barry to Paul C Uhlig, at Cranford, N J. Mts \$66,000. Jan 12. Jan 13, 1911. 11:2935. nom Findlay av [s w cor 165th st, 90.5x191.5 to e s College av x77.3x192.11, with all title to strip on 165th st, Nos 290 to 306] s 2 ft on Findlay av & 1 ft on College av x irreg, seven 3-sty bk dwgs & two 5-sty bk tnts & strs on each cor. Mountain Const Co to Speedway Const Co, 63 Park row. Jan 12. Jan 14, 1911. 9:2432. 100
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Bronx

- Fulton av
 |s e cör 169th st, 65.2x79x65x74.2, 5-sty bk

 169th st, Nos 570 to 574
 tnt & strs.
 Fulton-Wendover Constn Co

 to M A Caroline Glover & Julia E Glover, 162 W 88th st. Mt
 mom

 \$52,000. Jan 13. Jan 17, 1911. 10:2612
 mom

 Grand av, w s, 93.3 s Tremont av, 35x75x35x73.6, 2-sty bk dwg.

 Zachariah Zacharias to Herbert E Trevor, 1745 Grand av. Mt

 \$9,000. Jan 16. Jan 17, 1911. 11:2867.

 Grand av | w s, 59.3 s Tremont av, runs s $34 \times$ w $73.6 \times$ n 33.2

 Tremont av | to s s Tremont av, x n e $1.4 \times$ e 71 to beg, 2-sty bk

 dwg. FORECLOS, Dec 21 1910. Ambrose A O'Connell ref to

 Zachariah Zacharias, 231 W 116th st. Jan 16. Jan 17, 1911.

 11:2867.

 Grand av, w s, 93.3 s Tremont av, 35x75x35x73.6, 2-sty bk dwg.

 FORECLOS, Dec 21 1910. Ambrose A O'Connell ref to

 Zachariah Zacharias, 231 W 116th st. Jan 16. Jan 17, 1911.

 11:2867.
 10,300

 Grand av, w s, 93.3 s Tremont av, 35x75x35x73.6, 2-sty bk dwg.

 FORECLOS, Dec 21, 1910. Ambrose A O'Connell ref to Zachariah

 Zachariah Zacharias, 231 W 116th st. Jan 16. Jan 17, 1911.

 12:867.

 10,300

 Grand av, w s, 93.3 s Tremont av, 35x75x35x73.6, 2-sty bk dwg.

 FORECLOS, Dec 21, 1910. Ambrose A O'Connell ref to Zachariah
 </

- Grant av, No 1052, e s, 257 s 166th st, 25x102x25x101.11, 3-stybk dwg. Aug F Burger to Anna R Cordes, 672 Union av. Mt \$7,000. Jan 16. Jan 17, 1911. 9:2448. O C & 100 Gun Hill road, late In e s, 632 n w of land of Road from Williamsbridge to Kingsbridge N Y & Harlem R R, Perry av I runs n e 521 to land John Bussing x s w 371 to land Benj Valentine x s w again 365 to road x s e 221 to beginning, except parts for Gun Hill road & Perry av, three 2-sty fr dwgs & vacant. Fanny A Dodge to Thos E Fox, 448 E 178th st. Jan 12. Jan 13, 1911. 12:3356. O C & 100 Grand Boulevard & Concourseln w s. 47.5 s w 175th st. runs s w \rightarrow
- Grand Boulevard & Concourse n w s, 47.5 s w 175th st, runs s w Grove st | to s e s former Grove st, closed, x n e to e s land Townsend Poole x s to said Concurse at begin-ning, being part plot 1 map (No 514 in Westchester Co) Town-send Poole which was not taken for Concourse, with all right, title & interest to said Grove st, vacant. Arthur W Sheafer et al EXRS, &c, Peter W Sheafer to Concourse Impt Co, 1340 Brook av. All liens. Jan 5. Jan 14, 1911. 11:2822-2825. 1,00 *Gifford av, s s, 553.10 e Balcom av, 25x72.10x26.11x83. John Lysland to Ingrid Thorsland, Gifford av near Swinton av. All liens. Nov 9. Jan 16, 1911. O C & 10 Greystone av, e s. 505 s 238th st, runs s 80.11 x to land Hutch-ins Est x w to c l of av x n to beginning. Deed of cession of st. Valentyna Zaworski to City of N Y. Nov 21. Jan 16, 1911. 13:3406. no 1.000
- nom
- nom
- 13:3406. Greystone av, w s, 100 s 238th st, runs s 50 x e 30 to c l of av x n 50 x w 30 to beginning. Deed of cession of st. John Leffler to City of N Y. Nov 22. Jan 16, 1911. 13:3414. Greystone av, w s, 200 s 238th st, runs s 50.2 x e 30 to c l of av x n 50 x w 30 to beginning. Deed of cession. John Leffler to City of N Y. Nov 22. Jan 16, 1911. 13:3414. Greystone av, w s, 100 s 238th st, runs s 50 x e 30 to c l of av. Greystone av, w s, 200 s 238th st, runs s 50 x e 30 to c l of av. Greystone av, w s. 200 s 238th st, runs s 50 x e 30 to c l of av. Release mt. John W Bratton to same. Nov 30. Jan 16, 1911. 13:3414. Of revstone av, w s, 525 s 238th st, runs s 75 2 x s s to a b f nom
- 13:3414. Greystone av, w s, 525 s 238th st, runs s 75.3 x e to c l of av x n x w to beginning. Deed of cession. Michl McNa-mara to City of N Y. Dec 14. Jan 16, 1911. 13:3406. nom Greystone av, s w cor 238th st, runs s 100 x e 30 to c l of av x n 100 x w 30 to beginning. Deed of cession. Kath O'Connell to City of N Y. Nov 15. Jan 16, 1911. 13:3414. nom Same property. Release mt. Aldus Realty Co to same. Dec 6. Jan 16, 1911. 13:3414 & 3406. nom

- nom
- nom
- nom
- Jan 16, 1911. 13:3414 & 3406. non Greystone av, n e cor 238th st, runs w 30 to c 1 of av x s 30 to c 1 238th st x e 130 x n 30 to n s 238th st x w 100 to beginning. Deed of cession. Chas Olbrich to City of N Y. Oct 17. Jan 16, 1911. 13:3414. non Same property. Release mt. Aldus Realty Co to same. Dec 6. Jan 16, 1911. 13:3413. non Greystone av|s w cor 238th st, runs w 100 x n 30 to c 1 238th st w 30 to beginning. Deed of cession. Kath O'Connell to City of N Y. Nov 15. Jan 16, 1911. 13:3414. non Grant av|n w cor 166th st, 156.6x100, vacant. 101st St Co to 166th st | Central Realty Co, 103 Park av. Mt \$4,000. Nov 21. Jan 13, 1911. 9:2452. non Gerard av, e s, 202.10 s 165th st, runs e 100 x n to pt 150 s 165th st x w to av x s to beg, vacant. Viola de S Allison to Geo H Allison, 1020 Walton av. Q C. Oct 18. Jan 18, 1911. 9:2477. non

Grand Boulevard & Concourse n w cor 168th st, 51x106x50x95.

- Walton av n e cor 168th st, 89.6x88.7x98.7x98.1. 168th st
- 168th st Walton av n w ccr 168th st, runs n 50.3 x w 106 x n 11.1 x w 168th st | 21.11 x n 53.10 x w 22.3 x s 111.9 to 168th st x e 141.3 to beg, vacant. Joseph L Ennis to J Romaine Brown, 340 Convent av. Mt \$12,-900. June 11, 1909. Jan 17, 1911. 9:2466, 2481. O C & 100

- Joseph L Ennis to J Romaine Brown, 340 Convent av. Mt \$12, 900. June 11, 1909. Jan 17, 1911. 9:2466, 2481. O C & 100 *Glebe av|s e cor Parker av, 25x102.5x25x102.9, Westchester, Jen-Parker av| nie Brown to Baxter Howell Bldg Co, 2283 Westches-ter av. Mt \$1,100. Jan 18. Jan 19, 1911. O C & 100 Hughes av, No 2132, e s, 102.8 n 181st st, 16.8x85.8, 2-sty fr dwg. Elise Schray to Ralph A Gushee, 527 Riverside Drive. Mt \$4,500. Dec 13. Jan 13, 1911. 11:3082. nom Hughes av, No 2248, e s, abt 190 n 182d st, 18.2x100, 3-stv fr tnt. Eliz G Meyer to Albert H Klees, 2147 Arthur 2v. Mt \$6,000. Jan 16, 1911. 11:3086. nom *Holland av, e s, 100 n Av A, 25x100. Co-operative Constn Co of Wmsbridge, 3642 Holland av to Jno Muller, 1609 St Peters av. All liens. Jan 9. Jan 17, 1911. O C & 100 Intervale av | is e s, at w s Fox st, runs s w 97.11 x s e 27 x e Fox st, No 1173 | 34.11 to Fox st x n 95.4 to beginning, 5-styt bk tnt & strs. Adelia A Carpenter TRUSTEE Isaac T Carpenter to Aaron A Carpenter, 309 King st, Portchester, N Y, & Isaac Carpenter, at Purchase. N Y, TRUSTEES of Icaae T Carpen-ter, dec'd. Jan 7. Jan 14, 1911. 11:2974. nom Intervale av, No 1369, w s, 65.4 s Jennings st 40x110, 5-sty bk tnt. Max Marx to Mary D Ungerich, 105 W 131st st. Mt \$27,-000. Jan 16, 1911. 11:2065. O C 4 100 Jerome av | s e cor 198th st, 26.7x95.9x25x85.7, vacant. Geo Me-198th st |Aneny & ano EXRS, &c, Julius I Livingston to Jacob Hoehn, 471 W 144th st. Aug 16. Jan 14, 1911. 12:3318. Jerome av, e s. 28.6 n 199th st, late Garfield st. 51.4x138.5x45x

- 4,500 4,500 113.9, vacant. John Glass, Jr. to Barbara L Glass, at Sound Beach. Fairfield Co, Conn. Mt \$4,500 & all liens. Jan 16, 1911. 12:3320. O C $\stackrel{?}{=}$ 100 Lafayette av|n w s at w s Whitlock av. 69.7x148.5x50x100, vacant. Whitlock av| Saml Zeitlin to Ittner Realty Co. 836 Westchester av. All liens. Jan 13. Jan 19, 1911. 10:2732. O C & 100

Longfellow av, No 1153, w s, 332.3 n 167th st, 25x100, 2-sty bk dwg. 'Release mt. Jeanette Monheimer to Cath A Lavelle, 1153 Longfellow av. Jan 16. Jan 18, 1911. 10:2754. 1,500 Same property. Cath A Lavelle to Julia A Golden, 916 Tinton av. Mt \$7,500. Jan 17. Jan 18, 1911. 10:2754. O C & 100 *McGraw av, 3.11 ft/a gore, bounded by said avs, being that part Saxe av, 2.2 ft of lot 199 map McGraw Estate, not taken Tremont av, 4.5 ft | for Tremont av. Harris Mandelson to Wm Ostrow, 1931 Clinton av. May 4, 1908. Jan 18, 1911. nom Martha av |n w cor 241st st, 100x100, vacant. Germansky Constn 16. Jan 17, 1911. 12:3390. 100 *Maclay av, w s, 100 n St Peters av, 25x100. Maclay Av Realty Co to Geo L Clarke, 2511 Maclay av. Jan 3. Jan 17, 1911. O C & 100 Nelson av, s e s, 30.6 s w 175th st, 30.6x65.2x25x82.7, vacant. Elizabeth Taylor to David Taylor Jr, 242 E 39th st, Mt \$1,700 & all liens. Jan 10. Jan 13, 1911. 11:2876. O C & 100 Prospect av, Nos 901 & 903, w s, 239.1 n 161st st, S2.2x130, 2, 5-sty bk tnts & strs. Henry Acker to Alfred Lewin, 2130 7th av, Mts \$105,000 & all liens. Dec 31. Jan 17, 1911. 10:2677. Mts \$105,000 & all liens. Dec 31. Jan 17, 1911. 10:2677. O C & 100 Prospect av, Nos 2446 & 2448, e s, 460 n 187th st, runs e 95 x in 34 x n e 6.5 x w 98.5 to av, x s 40 to beg, 2, 2-sty bk dwgs.

b) Sty Dk thts & Strs. Henry Acker to Alfred Lewin. 2130 7th av. Mts \$105,000 & all liens. Dec 31. Jan 17, 1911. 10:2677. O C & 100
Prospect av, Nos 2446 & 2448, e s, 460 n 187th st, runs e 95 x in 34 x n e 6.5 x w 98.5 to av, x s 40 to beg. 2, 2-sty bk dwgs. Grace E Brady to Chas H Zumbuehl, 127 E 236th st. Mts \$12,-000. Jan 16. Jan 17, 1911. 11:3115. nom
Park av, No 3780 |s e cor 171st st, 90x25, 4-sty bk tht & str. 171st st, No 440 | Isaak Syrop to Benni Feuer, 426 E 81st st. Mts \$16,500. Jan 12. Jan 14, 1911. 11:2902. nom
Park av, Nos 4121 to 4125 |w s, 108 n 175th st (Fitch), 72x307.6
Myrtle | to Webster av, x83.6x-, except
Webster av, Nos 1818 to 1824| part for Park av. 1-sty bk factory. Vehicle Realty Co to Prudence S Ketterer, 39 W 92d st. Mt \$42,500. Jan 16. Jan 19, 1911. 11:2900. nom
Park av, e s, 100 s Wendover av, 52.6x100.3x51.9x100.2, vacant. Elias A Cohen to Fullton-Wendover Constn Co, 1130 Union av. All liens. Dec 21. Jan 19, 1911. 11:2903. O C & 100
Prospect av, Nos 618 & 620, e s, 175 s Kelly st, 37.6x100, 5-sty bk tnt. Benj Levy to Edw Rubin, 22 E 93d st. Q C. Dec 29. Jan 19, 1911. 10:2685. nom
Park avin w cor 183d st, 101.4x29.1x100x25.5, vacant. Henry Mor-183d st | genthau Co to Jno J Tully, 929 Whitlock av. Dec 28. Jan 19, 1911. 11:3031. O C & 100
*Rosedale av, w s, 467 s West Farms rd, 50x68x50.3x72.5. FORE-CLOS, Dec 15, 1910. Isham Henderson ref to Emma F Rontey, 1918 Arthur av. Jan 16. Jan 17, 1911. 2500
*Rosedale av, w s, 67.2 n Tremont av, each lot 25x abt 68. Lots 443 & 444, same map, except part for Tremont av. Illinois Surety Co of Chicago, Ill to Josephine K McOwen, 861 Manida st. Jan 12. Jan 19, 1911.
*Roberts av (Tremont road), s s, 50 e Crosby av (Bway), 25x100, Tremont terrace. Evarts L Prentiss to Steven B. Avros. No.

Jan 12. Jan 19, 1911. nom *Roberts av (Tremont road), s s, 50 e Crosby av (Bway), 25x100, Tremont terrace. Evarts L Prentiss to Steven B Ayres, No – Kappoch st, Bronx. Jan 12. Jan 13, 1911. 100 *Robin av, w s, 275 s Tremont road, 75x100, Tremont terrace. CONTRACT. Bankers Realty & Security Co with Jonas J Maisel, 201 East Bway. Jan 22, 1906. Jan 13, 1911. 3,700 *Richardson av, No 4452, 100 from s e cor 239th st, runs s e – x s w – x n w – to av x n e – to beginning, 37x108. Wm E Moutoux to Wm Schoenberger, 9 Randolph st, New Rochelle, N Y. Mt \$2,500. Jan 12. Jan 13, 1911. 0 C & 100 *Robin av |n e cor Tremont road, 100x50, Tremont Terrace. Tremont road | Virginia Ehrenberg to Wm W Klein, 2565 Sedg-wick av. ½ part. Q C & correction deed. Jan 16, 1911. nom *Robin av, e s, 200 s Mad av, 50x100, Tremont Terrace. CON-TRACT. Bankers Realty & Security Co with Wm Shafer. Feb 17, 1906. Jan 17, 1911. _ 2.250 Southern Boulevard, w s, 30.4 s 186th st, 50.7x120.11x50x113.2, vacant. Lionel Sutro et al to Abbie S Fridenberg, 154 W 57th st. ½ part. B & S & confirmation deed. Nov 7. Jan 17, 1911. 11:3114. nom

1911. 11:3114. Southern Boulevard, No 1767, w s, 175 s Crotona Park East, 25x 130.1, 5-sty bk tht & str. Robt J Moorehead to Dominicus J Meh-ler, 157 7th av. Mt \$22,500. Jan 18. Jan 19, 1911. 11:2940. O C & 100

Stebbins av, No 1016, e s, 95.7 s 165th st, 18.2x100, 3-sty fr dwg. Stebbins av, No 1014, e s, 113.9 s 165th st, runs e 100 x s 19.11 x n w 20.2 x s 7.10 x w 80 to av x n 25 to beg, 2-sty fr dwg. Frank Baker to Oscar Seilnacht, 834 E 161st st. Jan 17. Jan 18, 1911. 10:2698. *St Marys av/s e cor Central av. 25x100, Pelham Park. PARTI-Central av TION, Sept 27, 1910. Geo W Newgass, ref. to Jos-eph A Michel, 173 Hooper st, Brooklyn. Jan 6. Jan 18, 1911. 75

750

Tiebout av, No 2081|n w cor 180th st, 100x25, 5-sty bk tnt. Thorn-180th st, No 315 | ton Bros Co to Rosina K Goger, 518 E 162d st. Mt \$22,000 & all liens. Jan 16. Jan 18, 1911. 11:3143. O C & 100

Tinton av, No 916, e s, 154.5 s 163d st, 26.7x135, 2-sty & b fr dwg. Julia A Golden to Cath A Lavelle, 1153 Longfellow av. Mts \$6,000. Jan 17. Jan 18, 1911. 10:2668. O C & 10

Tremont av | S w cor Grand av, runs s along Grand av, 59.3 x w Grand av | 71 to s s Tremont av, x n e 92.7 to beg gore, 2-sty bk dwg. FORECLOS, Dec 21, 1910. Ambrose A O'Connell ref to Zachariah Zacharias, 231 W 116th st. Jan 16. Jan 17, 1911.

11.2867.

Tinton av, Nos 957 & 959, w s, 145.4 n Strong av, now 163d st, 47x135, 3-sty fr tht & vacant. Hermine Larschan to Wm Grote, cor Tremont & Ellis avs. Mt \$11,500. Jan 16. Jan 17, 1911. 10:2659. O C & 100

Teller av, No 1322. e s, 174.1 n 169th st, 25x80, 3-sty fr dwg. Francis Heine to Henry C Smith, 475 E 143d st. Mt \$6,000. Jan 14. Jan 16, 1911. 11:2782. O C & 100 Trinity av, No 724, e s, 116.8 s 156th st, 16.8x89.8x16.8x90.4, 2-sty & b fr dwg. Louis Hassinger to Wm C Trageser, 328 W 87th st. Mt \$4,500. Jan 13. Jan 16, 1911. 10:2635. 0 C & 100

O C & 109 Trinity av, No 726, e s 100 s 156th st, 16.8x90.4x16.8x91.1, 2-sty & b fr dwg. Louis Hassinger to Wm C Trageser, 328 W 87th st. Mt \$3,700. Jan 13. Jan 16, 1911. 10:2635. O C & 100 Union av, No 672, e s, 137.6 n 152d st, 37.6x95, 5-sty bk tnt. Anna R Cordes to Aug F Burger, 1052 Grant av. Mts \$34,000. Jan 16. Jan 17. 1911. 10:2675. nom Vyse av |s w cor 179th st, 39.11x100x36x99.11, 5-sty bk tnt. 179th st| Robert Davis to Emma L Davis. ½ right, title & in-terest. Mts \$35,000. Feb 9, 1907. Jan 18, 1911. 11:3127. nom

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Vyse av, No 1893 (Chestnut st), w s, 130.10 n Boston road, deed reads 134 from old Boston road, runs n w along land of Scofield 150 x n e along land of Walker 50 x s e 150 to st & s w 56 to beg, except part for Vyse av, 2-sty fr dwg & 2-sty fr stable. \$5,000. Mt.

Bronx

100

Mt \$5,000. 183d st, n s, 99.7 w Washington av, 175x100, five 4-sty bk tnts. Mt \$5,000. 183d st, n s, 99.7 w Washington av, 175x100, five 4-sty bk tnts. Mts \$112,500. John Rendall to Irvine Realty Co, 879 E 162d st. Jan 13. Jan 14, 1911. 11:2992, 3038. Webster av, e s, 320.4 s 182d st, 150x105x-x103.5, vacant. Geo Bechmann to John J Tully, 929 Whitlock av or 1269 Union av. Jan 17. Jan 18, 1911. 11:3030. Walton av, No 1020]e s, 77.8 s 165th st, 25x102.10 to w s Butter-Butternut st | nut st x25.5x97.11, with all title to Butter-nut st, 2-sty & a fr dwg. Viola de S Allison to Geo H Allison, 1020 Walton av as TRUSTEE for Marjorie W Allison, daughter of both parties. Q C. Oct 18. Jan 18, 1911. 9:2471. mut st x27.2x112.3, 2-sty & b fr dwg. Same to Geo H Allison, 1020 Walton av. Q C. Oct 18. Jan 18, 1911. 9:2471. Walton av, w s, 128.5 s 165th st, 25x100, vacant. Same to Geo H

nom

Walton av, w s, 128.5 s 165th st, 25x100, vacant. Same to Geo H Allison, 1020 Walton av. Q C. Oct 18. Jan 18, 1911. 9:2477. Н nom

Walton av|s w cor 165th st. runs s 79.5 x w 100 x n 100 to s s 165th st | 165th st x e 23.8 x s e 79.5 to beg, vacant. Same to same. All title. Q C. Oct 18. Jan 18, 1911. 9:2477. nom Weeks av, No 1652 (1656), e s, 115 s 173d st. 20x95, 2-sty brk dwg. Katie Levy et al to Gustav Galiani, 247 Mulberry st. Mt \$7,000 & all liens. Jan 17. Jan 18, 1911. 11:2792. O C & 100 Weeks av, No 1654 (1658), e s, 95 s 173d st, 20x95, 2-sty brk dwg. Katie Levy et al to Van Schaick Realty. Co, 100 Bway. Mt \$7,-000 & all liens. Jan 17. Jan 18, 1911. 11:2792. O C & 100 Waldo av, w s, abt 241 s Livingston av, 75x130x73.x100, vacant. Delafield Estate to Annette L Thorndike at Madiline Drive, Low-erre, Summit Park, Yonkers, N Y. Jan 16, 1911. 13:3415. 100 Wendover av, No 415 old Nos 681 & 683 on map Nos 411 & 413, n s, 90.11 e Webster av, 56x83.3x56x83, 5-sty bk tnt. Louis Ruchti to Rosa Solner, 2089 Webster av. Jan 16. Jan 17, 1911. 11:2897. O C & 100 Webster av, No 2089, w s, 61.9 n 180th st. 33.9x80, 4-sty bk tnt.

Ruchti to Rosa Solner, 2089 Webster av. Jan 16. Jan 17, 1911. 11:2897. O C & 100 Webster av, No 2089, w s, 61.9 n 180th st, 33.9x80, 4-sty bk tnt. Rosa Solner to Louis Ruchti, 415 Wendover av. Mts \$19,950. Jan 16. Jan 17, 1911. 11:3143. O C & 100 *White Plains road |s w cor Elizabeth st, S0x107x80x102, except Elizabeth st | part for road. Clinton S Harris to Ralph H Adelmann, 2871 Bainbridge av. Jan 10. Jan 16, 1911. omitted *Same property. Ralph H Adelmann to Edw H Kelly, 2971 Valen-tine av. Mt \$8,000. Jan 10. Jan 16, 1911. 100 Wilkens av|w s, 150.1 s e Crotona Park East, runs s w 67 x s e Boston rd | 106 to Boston road x n e, e & n w 138.10 to begin-ning, vacant. Release mt. Margt J Becker to Holland Holding Co, 11 Pine st. Jan 10. Jan 16, 1911. 11:2938. 13,000 Wales av|n w cor 142d st, 50.4x100, vacant. Thos Baer to Chas 142d st | H Zumbuehl, 127 E 236th st. Mt \$1,400. Jan 14. Jan 16, 1911. 10:2574. nom Wales av, No 665 | n w cor 152d st, runs n 58.5 x n w still

 Wales av, No 665
 In w cor 152d st, runs n 58.5 x n w still on map Nos 661 to 669
 I along av 49.9 x s 101.5 to n s 152d st

 152d st, No 769
 I x e 25 to beginning, 4-sty bk tnt & strs. Chas H Zumbuehl to Thos Baer, 595 Beech Terrace. Mts \$23 -500. Jan 12. Jan 16, 1911. 10:2644.
 O C & 10

 OC & 100

Waldo av n e cor 238th st, runs e 200 x s 15 to c l 238th st x w-238th st | to e s of Waldo av x still w to c l of av x n 15 to n 238th st x e 30 to beginning. Louisa Dash to City of N Y. Do 7. Jan 16, 1911. 13:3414. Dec

nom to

7. Jan 16, 1911. 15:5414. Waldo avln e cor 238th st, runs n 99.11 x-w — to c l of av x s to 238th st | n s of st x e 30 to beginning. Louisa Dash to City of N Y. Dec 7. Jan 16, 1911. 13:3414. Waldo av, e s, 300.4 s w 238th st, runs s w along av 75.1 x n w 30 to c l of av x n e 75.1 x s e 30 to beginning. Deed of cession of st. Matilda Wetterer to City of N Y. Nov 26. Jan 16, 1911. ion nom

of st. Matilda Wetterer to City of N Y. Nov 26. Jan 16, 1911. Nom Waldo av, e s, 150.1 s 238th st, runs s w along av 50.1 x n w 30 to c 1 of av x n e 50.1 x s e 30 to beginning. Deed of cession. Michl J Brazel to City of N Y. Nov 22. Jan 16, 1911. nom Same property. Release mt. J Clarence Davies to same. Dec 2. Jan 16, 1911. 13:3414 & 3406. nom Waldo av, e s, 200.2 s 238th st, runs s w along av 50.1 x n w 30 to c 1 of av x n e 50.1 x s e 30 to beginning. Deed of cession. Edw W Norris to City of N Y. Nov 22. Jan 16, 1911. nom Same property. Release mt. J Clarence Davies to same. Dec 2. Jan 16, 1911. 13:3414 & 3406. nom Washington av n e cor 182d st, 150.5x66x148x93, vacant. Moun-182d st | tain Const Co to Speedway Const Co, 63 Park row. Jan 12. Jan 14, 1911. 11:3050. O C & 100 Willis av, Nos 494 to 506le s, at n w s Bergen av; runs n along Bergen av, No 497 | Willis av 107.5 x e 23.8 x s 60.4 to Bergen av, n w s, 56.4 n e Willis av, runs n e 72.3 x w 30.5 x s 60.4 to beginning, gore, 2-sty bk bldg with strs. Wm McArthur to August Dreyer, 206 W 52d st. Mts \$35,000. Jan 14, 1911. 9:2292. nom Sd av, No 3539, n w s, abt 160 n 168th st, 25x125, except part for av, 2 & 3-sty fr tnt & str & 1-sty fr bldg in rear. Louis G Weiler ADMR Edward M Neilon to John C Heintz, 1925 7th av, & Jacob Siegel, 1297 Fulton av. Jan 13. Jan 14, 1911. 9:2373. Sd av, No 4582 late Road from Kingsbridge to West Farms n a s

7.650

3d av, No 4582 late Road from Kingsbridge to West Farms, n e s, 71 s e from e s Bathgate av, late Elizabeth st, runs s along rd, 78 x n e 197 x n w 50 x s w 140 to beg, 1 & 3-sty fr tnt & str & vacant. Jno F Byrne to Helen L Byrne his wife, 247 Wash st, New London, Conn. Jan 16. Jan 17, 1911. 11:3055. gift
*4th av, w s, 25 n 217th st, 50x105, Wakefield. Mary Coyne to Eliz Schneider, 3725 Barnes av. Jan 16. Jan 17, 1911. nom
*Lots 126 & 472 to 474 map (No 1106 in Westchester Co) of Ar-den property at East & Westchester. Release of lien agreement. Walter W Taylor to Martha E Mortensen No — Cruger av, Bronxwood Park. Q C. Jan 6. Jan 18, 1911. 106.80
*Parcel No 139 on damage map to open Castle Hill av from West Farms road to Public pl. Assignment of award. James Reyn-olds to Chas A Deshon. All title. Jan 11. Jan 16, 1911. nom
*Plot 472 map No 1051 Arden property, Westchester. Release mt. Geo Mortensen to Martha E Mortensen on Cruger av, Bronxwood Park. Jan 6. Jan 19, 1911. nom

DENNIS

C.

LICHT ELECTRIC WIRINGUS FOR POWER

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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.

January 13, 14, 16, 17, 18 and 19. BOROUGH OF MANHATTAN.

ame property. Assign lease. Bartholomew F Kenney to P N Keller. All title. Jan 14, 1911. Jan 16, 1911. 2:635......nom ame property. Consent to assign lease. John Corse as TRUS-TEE to Bartholomew F Kenney. Jan 14. Jan 16, 1911. 2:635. Same

Same property. Consent to assign lenge to 150 W. Stills in the structure structure of the structure structu

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Mortgages **RECORD AND GUIDE**

Manhattan

January 21, 1911.



9th av, No 914, str & b. Clara R Gerken to Henry Siegel, 312 W 117th st; 5 yrs, from May 1, 1909. Jan 13, 1911. 4:1049..1,200 9th av, No 229|n w cor 24th st, south str & part b. Thos Lynch 24th st to Jas J McGowan; 10 yrs, from Sept 1, 1910. Jan 18, 1911. 3:722...... 2,300 & 2,500

BOROUGH OF THE BRONX.

MORTGAGES

NOTE.—The arrangement of this list is as follows: The first name is that of the mortgagor, the next that of the mortgagee. The de-scription of the property then follows, then the date of the mort-gage, the time for which it was given and 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. The first date is the date the mortgage was drawn, the second the date of filing; when both dates are the same, only one is given. Mortgages against Bronx property will be found altogether at the foot of this list.

January 13, 14, 16, 17, 18 and 19.

BOROUGH OF MANHATTAN.

- Amerman, Willard, of Bklyn, N Y, to City Real Estate Co, 176 Bway. 24th st, Nos 148 & 150, s s, 175 e 7th av, 50x98.9. Jan 12, due, &c, as per bond. Jan 13, 1911. 3:799. 215,000 Almeda Constructing Co to whom it may concern. St Nich av, w s, extends from 191st st, No 601, to 192d st, No 600, -x-, Certificate as to 2 extension agreements. Jan 9. Jan 13, 1911.

- Certificate as to 2 extension agreements. Use 8:2169. Almeda Constructing Co at Bway, s e cor 158th st. & Henry Morgenthau Co, 165 Bway, with Louis D Shoenberg, 22 W 59th st, et al exrs Joseph E Shoenberg. St Nicholas av, s w cor 192d st, No 600, 100x100, Subordination agreement. Jan 6. Jan 13, 1911. 8:2169. nor Almeda Constructing Co at Bway, s e cor 158th st, & Henry Mor-genthau Co, 165 Bway, with Louis D Shoenberg, 22 W 59th st. et al. exrs Jos E Shoenberg. St Nich av, n w cor 191st st, No 601, 100x100. Subordination agreement. Jan 6. Jan 13, 1911. 8:2169. nor
- 601. 100x100. Subordination agreements that nom 8:2169.
 Amador, Manuel E to Mary S Maddock, at Fishkill on Hudson, N Y. 76th st, No 171. n s, 100 e Ams av, 20x102.2. P M. Jan 16, 1911, 3 yrs, 4½%. 4:1148.
 Albert, David, 79 E 7th st. & Morris Albert, 1789 Fulton av. to Harry Freeman, 354 E 50th st. Mad st. No 229, n s, 23.10 e Jefferson st, 23.10x80. Jan 3, 3 yrs, 6%. Jan 16, 1911. 1:270. 2000
- American Lithographic Co, 52 E 19th st with Antoinette K Wal-lace, 6601 Quincy st. Germantown, Pa. West Bway, Nos 21 to 35, e s., extends from Barclay st. Nos 51 to 53 to Park pl. Nos 56 & 58, -x56.11x-x57.6, leasehold. Extension of \$185.120 mt un-til Jan 1. 1914 at 5½%. Dec 27. Jan 17, 1911. 1:125. nor Allied Investors Realty Co to EXCELSIOR SAVINGS BANK, ne cor 23d st & 6th av. 107th st. No 18 & 20, s s, 285 w Central Park W, 60x100.11. Dec 15, due Jan 30, 1916, 5%. Jan 19, 1911. 7:1842. 500 nom

- 1:17. 96,000

Same to same. Same property. Certificate as to above mt. Jan 18, 1911. 1:17.

- 18, 1911. 1:17. Same & Bronx Investment Co with same. Same property. Sub-ordination agreement. Jan 18, 1911. 1:17. nom Cohn, David M, of Tarrytown, N Y, & Bertha Cohn, of same place, to TITLE GUARANTEE & TRUST CO. Rivington st, No 105, s s, 34.4 e Ludlow st, 24.4x100. Jan 16, due, &c, as per bond. Jan 18, 1911. 2:410. 32,000 Cavagnaro, Victoria M, of Ridgewood, N J, to Maddelena Cavag-naro, 34 King st. Houston st, Nos 100 & 102, n s, 36.11 e Thompson st, runs n 61.7 x e 18.9 x n 9.11 x e 19 x s 71.3 to st x w 38.1 to beginning. Jan 18, 1911, due, &c, as per bond. 2:525. 6,000 6.000

- st. 75th st, No 116, s. 220 w Col av, 20x102.2. P M. Jan 16, 1911, 5 yrs, $4\frac{1}{2}\%$. 4:1146. 24,000 Courtney, John to Mary Maguire, 128 E 84th st, & ano. 46th st, No 223, n s, 308 w 2d av, 26x100.5. Jan 16, 1911, 5 yrs, $4\frac{1}{2}\%$. 5:1320. 14,000 City of N Y to City of N Y transfer of tax lien for yrs 1872 to 1907, assessed to Est S D V Reynolds, covering lot 17 on 12th av, w s, bet 39th & 40th sts. May 12, 1910, 3 yrs, 12%. Jan 17, 1911. 3:665. 50.580.20 City of N Y to City of N Y, transfer of tax lien for yrs 1883 to 1907, assessed to Robt Layton, covering lot 3 on 12th av, w s, bet 40th & 41st sts. May 12, 1910, 3 yrs, 12%. Jan 17, 1911. 4:1107. 12:632.88 Coyne (Edw) Hotel Co to Ormond Realty Co. 4th av, Nos 261 to 265, s e cor 21st st. No 100, 69x90. Certificate as to mt for \$45,000, Jan 16, Jan 17, 1911. 3:876. Cohen, Rachel L to Francis Speir, at So Orange, N J & Martin D Wylly at East Orange, N J, trus. 115th st, No 280, s s, 80 e 8th av, 20x100.11. Extension of \$14,000 mt until Nov 1, 1915 at 5%. Oct 10, 1910. Jan 16, 1911. 7:1830. nom CITIZENS SAVINGS BANK to Irish Palace Bldg Assoc. Lex av, Nos 1846 to 1856, s w cor 115th st, Nos 132 to 148, runs w 125 x s 100.11 x e 82.2 x s 100.11 to 114th st, Nos 145 & 147. x e 40.10 to av x n 201.10 to beg. Certificate as to payment of \$49,-000 on account of mt & that there is now due on said mt \$25,-000. Jan 17. Jan 18, 1911. 6:1642. de Maio, Giovanni, 2717 8th av to Picone & Oliva Constn Co, 547 So Boulevard. 143d st, Nos 308 & 310, s s, 125 w 8th av, 25x 99.11. Prior mt \$10,000. Jan 16, 3 yrs, 6%. Jan 19, 1911. 7:2043. 3600

- 99.11. Prior mt \$10,000. Jan 10, 3 yrs, 6%. Jan 19, 1911. 7:2043. 3,600 Darmstadt, Marie G to John Gitz, 188 St Nich av. 43d st, No 356, s s, 125 e 9th av, 25x100.4. P M. Prior mt \$26,000. Jan 12, 3 yrs, 6%. Jan 13, 1911. 4:1033. 5,000 Dutchess Construction Co to Sound Realty Co, 128 Bway. 142d st s s, 100 w Lenox av, 100x99.11. Bidg loan. Prior mt \$93,-000. Jan 9, due Feb 11, 1912, 6%. Jan 13, 1911. 7:2010. 10,000 Same to same. Same property. Certificate as to above mt. Jan 9. Jan 13, 1911. 7:2010. 9 Davis, Jos H to Mulhern Steam Heating Co, 103 Park av. 143d st, No 523, n s, 241.8 e Bway, 70.10x99.11. Prior mt \$105,000. Jan 13, 4 months, 6%. Jan 17, 1911. 7:2075. notes 12,000 Delage. Chas E to Jno J Welstead, 305 E 30th st. 29th st, Nos 309 & 311, n s, 135 e 2d av, 40x98.9. P M. Prior mt \$16,000. Jan 16, due & ca as per bond. Jan 17, 1911. 3:935. 3,875 Day, Frank T to TITLE GUARANTEE & TRUST CO, 176 Bway. Col av, No 871, e s, 50.11 s 103d st, 25x80. Jan 18, 1911, due, &c. as per bond. 7:1838. 10.000 DIME SAVINGS BANK of Bklyn, N Y, with Edw Coyne & Mary H & Anna C Mahon, 4th av, Nos 261 to 265, s e cor 21 st st, No 100, 69x90. Extension of \$250,000 mt until Jan 16, 1913, at 5%. Jan 14. Jan 17, 1911. 3:876. nom Eyers, Peter to Ray N Heller, 21 W 90th st. 30th st, No 347, n s, 2926 & 0th or 92 4009 0. Prior mt \$
- Jan 14. Jan 14. 1311. 51310.
 nom

 Eyers, Peter to Ray N Heller, 21 W 90th st. 30th st. No 347, n s, 226.8 e 9th av, 23.4x98.9. Prior mt \$----. Jan 16, 3 yrs, 5%. Jan 17, 1911. 3:754.
 Jan 16, 3 yrs, 5%. 4,500

 Etagloc Holding Co with Susan E Blodgett, 140 W 72d st & ano. Beekman st. No 113, s w s, 92.2 s e Pearl st, 19.2x50.9x19.1x
 48.10. Extension of \$12,000 mt until Nov 16, 1913 at 5%. Jan 6. Jan 16, 1911. 1:95.
- 6. Jan 16, 1911.
 1:95.
 nom

 Eckerson, Sophia widow 171
 W 87th st to Natl Surety Co. 115
 Bway.

 Bway.
 58th st, No 362, s s, 80 e 9th av, 20x75.5.
 All title.

 S7th st, No 171, n s, 195 e Ams av, 20x100.8: 6th av, e s, 89.5
 n 51st st, 22x77.11x22x77.2, given to secure bond for undertaking on appeal. Jan 14, due as per bond. Jan 17, 1911.
 4:1048

 & 1218; 5:1267.
 56.536.99

 Erdmann, John F, 60 W 52d st, to John M Wing, 58 W 49th st, et al exrs, &c John D Wing.
 47th st, No 53, n s, 735 w 5th av, 22x100.5. P M. Jan 11 due, &c, as per bond. Jan 16, 1911.

 5:1263.
 50,000
- 5:1263. 50.000

- 5:1263. 50,000 Eisman, Max, 1 W 70th st, with Philip Wagner, 548 W 162d st. 43d st, Nos 231 & 233 E. Extension of \$3,000 mt until Dec 30, 1912, at 6%. Dec 24. Jan 14, 1911. 5:1317. nom Eagle Impt Co, 1425 Bway, to METROPOLITAN TRUST CO, 1 Mad av. 26th st, Nos 134 to 140, s s. 393.9 w 6th av, 81.3x98.9. Jan 13, 1 yr, 6%. Jan 14, 1911. 3:801. 265,000 Same to same. Same property. Certificate as to above mt. Nov 18. Jan 14, 1911. 3:801. 265,000 Is. Jan 14, 1911. 3:801. 265,000 Same to same. Same property. Certificate as to above mt. Nov 18. Jan 14, 1911. 3:801. 265,000 Is. Jan 14, 1911. 3:801. 265,000 Evans, Annie to Hermann D Most, at -2d pl, Whitestone, N Y. 49th st, No 148, s s, 171.4 e 7th av, 21.4x104.3x21.7x101.6. Prior mt \$24,000. Jan 8, 1 yr, 6%. Jan 13, 1911. 4:1001. 5,000

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Mortgages

- Elkins, Geo W to Caroline C Lindsley, 200 Claremont av, & ano, trustees Rosena Pease. Hamilton Terrace, w s, 350 n 141st st, 18x100. Jan 12, 3 yrs, 5%. Jan 13, 1911. 7:2050. 12,000 Ess Eff Realty Co, Abraham M Elkus & Isaac Leubrie to Geo G De Witt, 39 W 51st st, et al exrs Matilda W Bruce. 125th st, Nos 155½ & 157, n s, 226.8 w 3d av, 33.4x99.11. P M. Jan 11, 3 yrs, 4½%. Jan 13, 1911. 6:1774. 39,400 Esberg, Moses, 129 E 47th st, trustee for Helene Esberg et al, with Jos Spivack, 326 E 79th st. Av B, No 76, n w cor 5th st, Nos 545 & 547, 24.3x100. Extension of \$35,000 mt until Feb 1, 1914, at 4¾%. Dec 20. Jan 17, 1911. 2:401. nom Fee, Francis J to LAWYERS TITLE INS & TRUST CO. 40th st, No 417 W, n s, 500 e 10th av, 26.4x98.9. Jan 17, 5 yrs, 5%. Jan 18, 1911. 4:1050. IS,000 Fulton (Robt) Realty Co with Celia R Marcus, 315 Riverside Drive. Bway, Nos 663 & 665. Agreement modifying terms of mt. Jan 17. Jan 18, 1911. 2:532. nom Fort Washington const Co to Union Mortgage Co, 128 Bway. Fort Washington av, s e cor 181st st, runs e 140.6 x s 150 x w 32 x s 10 x w 100 to av x n 173.10 to beginning. Bldg loan. Jan 13, 1911, 1 yr, 6%. 8:2176. 250,000 Same to same. Same property. Certificate as to above mt. Jan 13, 1911. 8:21716. Fine (Harris) Realty & Const Co, 261 Bway, to Cornelia G Chapin, 11 W 49th st. Broome st, Nos 304 & 306, n e cor Forsyth st, Nos 110 to 116, 49.11x100x50x100. Jan 12, 5 yrs, 4¾%. Jan 13, 1911. 2:419. 1050.

- Fine (Harris) Realty & Const Co. 201 Bway, to Cornella G Chapit, 11 W 49th st. Broome st. Nos 304 & 306, n e cor Forsyth st, Nos 110 to 116, 49.11x100x50x100. Jan 12, 5 yrs, 4%. Jan 13, 1911. 2:419.
 Same to same. Same property. Certificate as to above mt. Jan 11. Jan 13, 1911. 2:419.
 Fort Washington Const Co, 110 5th av, Gustavus L Lawrence, 2228 Bway, & Isaac M Getskay, 2109 Bway, with Union Mortgage Co, 128 Bway. Fort Washington av, s e cor 181st st. 173.10x140.6.
 Subordination agreement. Jan 13. Jan 14, 1911. 8:2176. nom
 FARMERS LOAN & TRUST CO trustee Saml R Platt with Kath Van V Speyers, 57 E 92d st. 92d st. No 57, n s. 218 w Park av, 17.6x100.8. Extension of mt for \$14,000 to July 1, 1914, at 5%. Dec 30. Jan 13, 1911. 5:1504. nom
 Fahian Constn Co, 40 W 20th st to METROPOLITAN LIFE INS CO, 1 Mad av. 20th st, Nos 40 to 46, s s, 1924. e 6th av, 107.8x 92. Jan 16, due Apr 1, 1916, 5%%. Jan 17, 1911. 3:821, 450,000
 Same to same. Same property. Certificate as to above mt. Jan 16. Jan 17, 1911. 3:821.
 Fieder, Fredk W Jr, 551 W 160th st to Mayer Feuchtwanger at Maric Antoinette Hotel, Bway cor 67th st; Park av, No 608, s w cor 65th st. No 64, 100.5x20. P M. Jan 1, 3 yrs, 4½%, Jan 17, 1911. 5:1379. 75000
 Farrell, Wm J exr & c Leocadie Farrell with Nautilos Realty Co, 35 Nassau st. 14th st, No 432, s s, 419 e 1st av, 25x94.2 to former e 1 of Stuyvesant st x20.10x110.6. Extension of mt for \$30,000 to Jan 13, 1914 at 5%. Jan 13, Jan 18, 1911. 2:441. nom
 Frankel, Jos & Louis, both at 808 West End av with City Mort Co. 32d st, Nos 318 to 324, s s, 225 e 2d av, 93x98.9. Subordina-tion agreement. Jan 19, 1911. 3:937. 200,000
 Same to same. Same propertty. Certificate as to above mt. Jan 19, 1911. 3:937. 200,000
 Same to same. Same propertty. Certificate as to above mt. Jan 19, 1911. 3:937. 200,000
 Same to same. Same propertty. Certificate as to above mt. Jan 19, 1911. 3:937. 200,000
 Sam to same. Sa

- Gottlieb, Eisig to Lion Brewery. Col av, s w cor 108th st. 4t st, No 34 E. Saloon lease. Jan 10, demand, 6%. Jan 14, 1911 2:531. 2,6 4th
- ,010
- 2:531. 2,010 Gingold Realty Co to Chas M Rosenthal at s w cor Fort Washing-ton av & 170th st. Riverside Drive, Nos 745 to 749, s e cor 152d st, No 622, -x-x99.11x140. Prior mt \$206,000. Jan 10, demand, 6%. Jan 14, 1911. 7:2098. 5,000 Same to same. Same property. Certificate as to above mt. Jan 10. Jan 14, 1911. 7:2098. Gronich, Chas to EQUITABLE LIFE ASSUR SOC of the U S, 120 Bway. Washington st, Nos 634 to 642, n w cor Barrow st, No 114, runs n 100 x w 40 & 32 x s 90 to st x e 69.11 to begin-ning; Christopher st, No 160, s s, 80.6 w Washington st, 20x 75,4x20,4x75.7. P M. Jan 12, due Feb 1, 1916, at 5%. Jan 13, 1911. 2:604. gold, 45,000
- 60.000
- nom
- 1911. 2:604. gold, 45,00 Gruen, Fanny to Agnes Neustadt, St Regis Hotel, 699 5th av, et al exrs Sigmund Neustadt. 3d av, Nos 1767 & 1769, n e cor 98th st, No 201, 50.5x110. Jan 13, 1911, 5 yrs, 5%. 6:1648. 60,00 Goodman, Henry D with Adolph Finkelstein. 111th st, Nos 316 & 318, s s, 110 e Manhattan av, 37.6x106.2. Extension of \$10,-000 mt until Jan 15, 1913, at 6%. Jan 17, 1911. 7:1846. nor Goldstein, Pauline with WASHINGTON TRUST CO as committee Saml G Corlies. 3d av, No 1686, w s, 75.8 s 95th st, 2 lots. each 25x100. Extension of 2 mts for \$12,000 each until Dec 24, 1915, at 4½%. Dec 30. Jan 17, 1911. 5:1523. nor HARLEM SAVINGS BANK, 124 E 125th st, with John J Rothwell, 139 W 78th st. St Nicholas av, No 1480, n e cor 184th st, 49.11 x100. Extension of \$57,000 mt until Jan 13, 1914, at 5½%. Jan 17, 1911. 8:2157. nor Horwitz, Nathan & Morris I to EAGLE FIRE CO of N Y, 82 nom
- nom
- Horwitz, Nathan & Morris I to EAGLE FIRE CO of N Y, 82 Beaver st. Front st, No 139, s e s, at n w s Depeyster st, 18x 67x16.8x68.5; Depeyster st, No 27, e s, 68.5 s Front st, 20.7x 48.10x18.3x49.10 n s; Depeyster st, No 29, e s, 89 s Front st, 19.10x48.10x20.3x48.5 s e s. P M. Jan 12, 5 yrs, 5%, Jan 13. 1911. 1:37. 35,000

Hermitage Co to James Buchanan, at Trenton, N J, & ano trustees Edw J C Atterbury. 10th st, Nos 213 & 215, n e cor Bleecker st, Nes 351 & 353, 49.10x86.3x49.7x86.3. Dec 22, 3 yrs, 6%. Jan 13, 1911. 2:620. 15,000
Same to same. Same property. Certificate as to above mt. Jan 11. Jan 13, 1911. 2:620.
Held, Chas A & Hermine C, at Rosbury, Conn, with Fredk Ernsting, 957 Mad st, Bklyn, N Y. 38th st, No 439, n s, 500 w 9th av, 25x98.9. Extension of \$7,000 mt until Dec 23, 1913, at % as per bond. Jan 13, 1911. 3:736. nom
Holland Holding Co to AMERICAN MORT CO, 31 Nassau st. 150th st, Nos 411 & 413, n s, 62.11 w St Nich av, 50x99.11. P M. Jan 17, 1911, 2 yrs, 6%. 7:2065. 18,000
Hayman, Morris H with Brown Weiss Realties. 5th av, No 92, w s, 77.4 s 15th st, 25.9x100. Participation agreement June 30, 1910. Jan 14, 1911. 3:816. nom
Hodnett, Jeremiah to Geo Ehret, 1197 Park av. 3d av, No 487. Saloon lease. Jan 12, demand, 6%. Jan 19, 1911. 3:913. 6,000
Hartung, Wilhelmina B widow to GREENWICH SAVINGS BANK, 246 6th av. Ams av, No 310, w s, 129.4 n 74th st, 25x100. Jan 19, 1911, due & cas per bond. 4:1166. 10,0000
Hensle Const Co to American Mortgage Co, 31 Nassau st. 12th av, n e cor 134th st, 49.11x200. Jan 19, 1911, 3 yrs, 6%. 7:2001. 18,000

Manhattan

- Same to same. Same property. Certificate as to above mt. Jan 19, 1911. 7:2001. Iselin, Caroline L, 59 E 79th st, to N Y LIFE INS & TRUST CO, 52 Wall st. Broome st, Nos 465 & 467, s e cor Greene st, No 54, 50x109.2. Jan 17, 5 yrs, 4½%. Jan 18, 1911. 2:474. 50,000 Jaques, Thos L of Pelham, N Y to Robt D Douglass at Llewellyn Park, N J, et al exrs Robt G Dun. 41st st, No 116, s s, 255 e Park av, 25x98.9. P M. Jan 17, 1911, due &c as per bond. 5:1295. 37,500

- Park av, 25x98.9. P. M. Jan 14, 1911, due &c as per bond. 5:1295.
 37,500
 Julius Realty Co, 200 Bway to Louis F Levy, 431 Riverside Drive. Eldridge st, No 1, n w cor Division st, Nos S2 to S6, runs w 74.10 x n e 74.4 x s e 8.8 x n e 1.5 x s e 57.10 to n w s Eldridge st x s w 41.8 to beg, except part taken by City of N Y. Lease-hold. Jan 16, 1 yr, 6%. Jan 17, 1911. 1:292.
 13,000
 Same to same. Same property. Certificate as to above mt Jan 16. Jan 17, 1911. 1:292.
 Same to same. Same property. Certificate as to above mt Jan 16. Jan 17, 1911. 1:292.
 Kneeland, Adele with John M Talbot, 400 West End av. Cherry st, No 46. Extension of \$10,000 mt until Nov 1, 1913, at 5%. Jan 13, 1911. 1:111.
 Levy, Abraham with Louis Frank, 318 W 22d st. 1st av, No 797. Extension of mt for \$8,000 to Dec 27, 1915, at 4½%. Jan 12, 1911. Jan 14, 1911. 5:1337.
 Lytton, Henry C with SEAMENS BANK FOR SAVINGS, 74 Wall st. 20th st, Nos 18 to 22 W; 19th st, No 23 W. Extension of \$400,000 mt until Dec 29, 1915, at 4½%. Dec 29. Jan 16, 1911. 3:821.
- 3:821. inke, Annie at Douglaston, L I to Lillie McComb Hartigan at Mile Bush Mill, Leighton Buzzard, Eng, gdn. 31st st, No 426, s s. 425 e 10th av, 25x83.6x—x85.2. Jan 17, 1911, due &c as per bond. 3:728. gold 3,000 competein Minna G to Jacob H Scheuer, 393 West End av. Linke
- End 5,000
- 5.000
- nom
- bond. 3:728. gold 3:00 Loewenstein, Minna G to Jacob H Scheuer, 393 West End av. 23d st, Nos 345 & 347, n s, 250 e 9th av, 50x98.9. Jan 3, 3 yrs, $4\frac{1}{2}\%$. Jan 18, 1911. 3:747. 5,00 Loewenstein, Minna G to Jacob H Scheuer, 393 West End av. West Bway, Nos 137 & 139, e s, 75 s Thomas st, 33.4x50. Jan 3, 3 yrs, $4\frac{1}{2}\%$. Jan 18, 1911. 1:147. 5,00 Lawyers Mort Co with Jacob E Strass. 138th st, No 115 W. Exten-sion of \$20,000 mt until Mar 28, 1914 at 5%. Jan 17. Jan 19, 1911. 7:2007. no Myers, Fredk S to Wm Jay at Bedford, N Y trus Mary E B Field 68th st, No 412 to 418, s s, 188 e 1st av, 100x55.4. Jan 19, 1911, 5 yrs, 5%. 5:1462. 25,00 Miller, Michl to EMIGRANT INDUSTRIAL SAVINGS BANK 51 Jan 19. 25,000

- 1911. 6:1602. note, 7,50
 Macher, Jacob with Henry F Schilling, at Fort Lee, N J, & Sarah Goldberg, 9 Av A. Houston st, Nos 223 & 225, s w cor Essex st, Nos 179 to 185, 50x100x irreg x50. Extension of \$7,500 mt until Dec 20, 1913, at 6%. Dec 23. Jan 17, 1911. 2:412. not Same with same. Same property. Extension of \$3,000 mt until Dec 8, 1913, at 6%. Oct 24, 1910. Jan 17, 1911. 2:412. not Mayer, Bernhard with American Mortgage Co, 31 Nassau st. 73d st, No 434 E. Subordination agreement. Jan 10. Jan 13, 1911. 5:1467. not nom
- nom 73d
- nom
- 5:1467. nom McNulty, Patk H to Jas M Horton, 112 W 126th st. 12th av, c l, at c 1 183d st, as on Randalls map, runs s 55 x e 155.7 to w s Bway x n 79.9 x w 144.3 to c 1 12th av x s 24 to beginning. Jan 12, 3 yrs, 5%. Jan 13, 1911. 8:2180. 20,000 Manheim, Louis to City Real Estate Co, 176 Bway. 2d av, Nos 231 & 233, n w cor 14th st, No 245, 50x79.3. Jan 12, 5 yrs, 5%. Jan 13, 1911. 3:896. 90,000 MUTUAL TRUST CO of Westchester County trustee John Gandy with Henry Krauss. 18th st, No 333 W. Extension of mt for \$12,000 to Nov 29, 1913, at 5%. Dec 21, 1910. Jan 14, 1911. 3:742. nom
- 3:742. nom
- Myers, Chas F with Tranquilla Cattaneo, of West New Brighton, S I. 50th st, No 357, n s, 597.6 w 8th av, 19.2x100.5. Exten-sion of mt for \$2,200 to Jan 1, 1914, at 6%. Jan 12. Jan 13, 1911. 4:1041. nom

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Material and work the standard for 14 years. Our rep-utation the best positive evidence as to our superiority. INTERIOR MARBLE 325-327 East 94th St., New York CORK & ZICHA MARBLE CO.,

Mandel, Adolph with City Real Estate Co, 176 Bway. 2d av cor 14th st, 50x79.3. Subordination agreement, Jan 11. av, n w 1. Jan cor 14th st, 50x 13, 1911. 3:896. nom

- 13, 1911. 3:896.
 Magee, Virginia K to LAWYERS TITLE INS & TRUST CO. 61st
 st, No 112, s s, 117.6 e Park av, 18.6x100.5. Jan 13, 1911. 3
 yrs, 5%. 5:1395.
 Merksamer, Leopold, 4804 13th av, Bklyn, N Y, & Julius Merksamer, 4105 12th av, Bklyn, N Y, with James Stokes, 68 Park
 av. 117th st, Nos 362 & 364, s s 125 e Col av, 25x½ blk. Extension of 2 mts for \$18,000 each until Apr 21, 1914, at 5%.
 Jan 9. Jan 16, 1911. 7:1943.
 Masten (G H) Realty Co to L & M Holding Co, 705 W 177th st.
 177th st, Nos 605 & 607, n s, 100 w St Nich av, 50x90. P M.
 Prior mt \$48,000. Jan 15, 2 yrs, 6%. Jan 16, 1911. 8:2144.

- Mansfield, Eliz, 258 W 144th st to Saml Newman, 1 E 111th st & ano. Division st, Nos S5 & 85½, s s, 236.8 w Pike st, 25x-x25 x55. Jan 2, due &c as per bond. Jan 16, 1911. 1:282. 1,3% Naegele, Gottfried at Guttenberg, N J with Wm F Naegele at Yonkers, N Y. 185th st, s s, 100 e Ams av. 50x79.11. Extension of \$2,000 mt until Jan 1, 1912 at 5%. Jan 14, 1911. 8:2149.

- tension of \$2,000 mt until Jan 1, 1912 at 5%. Jan 14, 1911. 8:2149. Nathan, Pinkus, 35 W 86th st, to EMIGRANT INDUSTRIAL SAV-INGS BANK, 51 Chambers st. 74th st, No 416 E. Subordina-tion agreement. Jan 14. Jan 18, 1911. 5:1468. N Y & N J Holding Co to TITLE GUARANTEE & TRUST CO, 176 Bway. Certificate as to seven mts for total of \$17,500 on prop-erty in Bklyn. Jan 17. Jan 19, 1911. O'Donnell Restaurant Co to Geo Ehret, 1197 Park av. Bway, No 1845 & 1847. Leasehold. Prior mt \$61,000. Jan 18, demand. 5%. Jan 19, 1911. 4:1113. Same to same. Same property. Certificate as to above mt. Jan 18. Jan 19, 1911. 4:1113. Olympia Realty & Const Co to Jos L Graf, 28 W 89th st. 47th st, No 130, s s. 437.6 e 7th av, 37.6x100.5. Prior mt \$20,000. Jan 14, 2 yrs, 5%. Jan 16, 1911. 4:999. 75,000 Pairandean, Philippina K with Sven P Nelson, 69 Barrow st. Greene st, No 259, w s, 150.8 n Waverly pl, 25x87.6. Extension of \$4,000 mt until Jan 16, 1917, at 5%. Jan 17, 1911. 2:548. No

- nom
- Power, Agnes, 181 W 75th st, with James Stokes, 109th st, No 104, s s, 125 w Col av, -x-. Extension of \$19,000 mt until Jan 18, 1914, at 5%. Jan 16 1911. 7:1863. no Plainfield Land & Bldg Co with SEAMENS BANK FOR SAVING, in City of N Y, 74 Wall st. 152d st, No 518 W. Extension of \$37,000 mt until Nov 15, 1913, at 5%. Jan 7. Jan 16, 1911. 7:2083
- \$37,000 mt until Nov 15, 1913, at 5%. Jan 7. Jan 16, 1911. 7:2083. Perry, Alvan W. 302 Central Park West, to Ferdinand Hecht, at The Hendrick Hudson, 110th st & Riverside Drive. 57th st, No 132, s s, 22.6 w Lex av, 22.6x25.5. Prior mt \$20,000. Jan 16, 1911, due, &c, as per bond. 5:1311. Prentice, Maud B to J Lawrence Degnan, 211 Carlton av, Bklyn, N Y. 2d st, No 114, n s, 218.3 e 1st av, 24.8x121.11x24.8x121.11. Prior mt \$32,500. Jan 12, 2 yrs, 6%. Jan 13, 1911. 2:430. 10,000
- 10,000
- 10,00 Palmer, Eleanor P wife Edwin to ALBANY SAVINGS BANK, at Albany, N Y. 85th st, No 330, s s, 275 w West End av, 50.5x 102.2x50.6x102.2. Jan 13, 5 yrs, 5% for 1st 2 yrs & thereafter at 4½%. Jan 14, 1911. 4:1246. 80,00 Realty Co of West Twenty-Sixth St, a corpn, to ALBANY SAV-INGS BANK, at Albany, N Y. 26th st, Nos 518-534, s s, 275 w 10th av, 225x98.9. Jan 13, 5 yrs, 5%. Jan 14, 1911. 3:697. gold, 300.00
- gold, 300 000
- 10th av, 225x98.9. Jan 13, 5 yrs, 5%. Jan 14, 1911. 3:697. gold, 300 000 Same to same. Same property. Certificate as to above mt. Jan 13. Jan 14, 1911. 3:697. Same & John Bradley with same. Same property. Certificate as to above mt. Jan 13. Jan 14, 1911. 3:697. Rothwell, John J, 139 W 78th st, to HARLEM SAVINGS BANK, 124 E 125th st. St Nich av, Nos 1470 to 1474, n e cor 184th st, Nos 564 to 570, 49.11x100. Prior mt \$---... Jan 13, 1911, 3 yrs. 5%. 8:2157. Section 2000 and 20000 and 2000 and 2

- 1445. 13,000 Seiden, Frank, 252 Graham av, Bklyn, N Y to Agency Realty & Mort Co, 31 Nassau st. Willett st, No 58, e s, 150.1 n Delancey st, runs e 27.10 & 13.8 & 0.2 & 58.4 x n 24.11 x w 58.5 & 0.1 & 41.6 to Willett st, x s 25.2 to beg. Prior mt \$______. Jan 18, 3 yrs, 5%. Jan 19, 1911. 2:338. 16,000 Same to Chas Schimmer, 510 W 144th st. Same property. Prior mt \$16,000. Jan 18, 1 yr, 6%. Jan 19, 1911. 2:338. 1,000 Slowey, Ann T of Queens County, N Y to Thos Davis, 210 W 69th st & ano. 102d st, No 110, s s, 175 w Columbus av, 25x100.11. Prior mt \$15,000. Jan 18, 1 yr, 6%. Jan 19, 1911. 7:1856. 2,000 Schlosser, Lawrence & Josephine, 118 Park av, Mt Vernon, N Y with Jas Stokes. 119th st, No 356, s s, 125 w Manhattan av, -x-. Extension of mt for \$17,000 to Feb 9, 1914 at 5%. Jan 19, 1911. 7:1945. nom Schellerman, Rosa, 248 Av B to Saml Kornberg at Joliette. Canada
- No
 248
 Av B to Saml Kornberg at Joliette, Canada.

 Av B, No
 248, w s, 40 s
 15th st.
 20x60.
 Prior mt \$______.
 Jan

 16, 1 yr, 6%.
 Jan 17, 1911.
 3:972.
 30
 Jan 300

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- - 1911. 7:1888. Wallach, Rudolph Co to Wm Lustgarten at Pearl River, N Y. Goerck st, No 59 to 65, w s, 150 n Delancey st, 100x100. Prior mt \$35,000. Jan 16, due Dec 16, 1915, 6%. Jan 17, 1911. 2:-10,000
- mt \$35,000.Jan 16, due Dec 16, 1915, 6%.Jan 17, 1911.2:-328.10,000Same to same.Same property.Certificate as to above mt.Jan16.Jan 17, 1911.2:328.---Wolff, Isaac with American Mortgage Co, 31 Nassau st.73d st.No 434, s s, 100 w Av A, 25x102.2.Subordination agreement.Jan 10.Jan 13, 1911.5:1467.nomWeill, Michel to Daisy L Modry, 140 E 74th st.3d av, No 1025,e s, 40.11 s 61st st, 19.5x70.Prior mt \$17,500.Jan 16, 1911,due, &c, as per bond.5:1415.4000Winona Const Co to State Realty & Mortgage Co, 11 Pine st.36th st, Nos 19 & 21, n s, 322 w 5th av, 48x98.9.P M.Jan 17, 6%.Jan 14, 1911.3:838.50,000.Same to same.Same property.Prior mt \$117,000.Jan 13, 1yr, 6%.Jan 14, 1911.3:838.67,000Same to same.Same property.Prior mt \$117,000.Jan 13, 1yr, 6%.Jan 14, 1911.3:838.108,000Same to same.Same property.Certificate as to above mt.Jan 13.Jan 14, 1911.3:838.108,000Same to same.Same property.Certificate as to above mt.Jan 14, 1911.3:838.108,000Same to same.Same property.Certificate as to above mt.Jan 14, 1911.3:838.108,000Same to same.Same property.Certificate as to above mt.Jan 14, 1911.3:838.108,000Same to same.<

- 1,000 No 1.000
- 7, N Y an 14, 170,000
- nom
- nom
- nom
- 8:2149. Watkins, Chas C Jr, 417 E 122d st with Chas H Phelps trus Saml W Truslow, 324 W 103d st. 117th st, No 102, s s, 15.10 e Park av, 15.10x64.11. Extension of \$4,000 mt until May 1, 1916 at % as per bond. Jan 18, 1911. 6:1644. Watkins, Chas C Jr, 417 E 122d st with Chas H Phelps exr Jno G Butler, 324 W 103d st. Park av, No 1647, e s, 64.11 s 117th st, 17.1x63.4, with all title to strip on s 0.10x63.4. Extension of \$4,000 mt until May 1, 1916 at % as per bond. Jan 18, 1911. 6:1644. Waring Hall B of Badford N X & Harry G Waying of Verberge
- nom Waring, N Y to
- Hall B of Bedford, N Y & Harry G Waring of Yonkers, Adolph G Hupfel Jr, 842 St Anns av. 90th st, No 59, n s, Park av, 19x100.8. P M. Jan 18, 3 yrs, 5%. Jan 19, 1911. N Y 197 5:1502
- 5:1502. Young, Dorothea J, 118 E 177th st, to John T Bauer, 212 E 62d st, et al exrs Dora Bauer. 9th av, No 920, e s, 50.5 s 59th st, 25x 100. Dec 15, 3 yrs, 6%. Jan 13, 1911. 4:1049. 7,333.94

Notice is hereby given that infringement will lead to prosecution.

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BOROUGH OF THE BRONX.

Under this head the * denotes that the property is located in the new Annexed District (Act of 1895).

- *Armstrong, Jno to Mary Kearney, 341 E 37th st. Merrill st. s s 125 e St Lawrence av, 25x100. Jan 3, 5 yrs, 5%. Jan 17, 1911
- 125 e St Lawrence av, 20100. oan 0, 0 11, 14, 4,000 *Adelmann, Ralph H, 2871 Bainbridge av, to Clinton S Harris, 220 Marlborough road, Bklyn, N Y, & ano. White Plains road, s w cor Elizabeth st, 80x107x80x102, except part for road. P M. Jan 10, 3 yrs, 5%. Jan 16, 1911. 8,000 *Amend, Anne E, 348 Franklin st, Bloomfield, N J, to Isaac But-ler, 2525 Westchester av. Castle Hill av, w s, 33 s 13th st, 2 lots, each 25x100. Two mts, each \$3,500. Jan 18, 1911, 3 yrs, 544%. Horsehel
- 5½%. *Alexander, Lydia to Lucy R Comfort, 1315 Franklin av. Herschel st (Washington av), s w s, 101.3 s e Halsey pl, 25.3x90.10x25x 86.11. Jan 17, due, &c, as per bond. Jan 18, 1911. 3,600 Byrne (Edw J) Construction Co to TITLE GUARANTEE & TRUST CO, 176 Bway. Garden st, s s, 28.7 e Crotona av, 37.6x100. Building loan. Jan 17, 1 year, 6%. Jan 18, 1911. 11:3099. 15.000

- CO, 176 Bway. Garden st, s s, 28.7 e Crotona av, 37.6x100. Building Ioan. Jan 17, 1 year, 6%. Jan 18, 1911. 11:3099. 15,000 Same to same. Same property. Certificate as to above mt. Jan 4. Jan 18, 1911. 11:3099. Berk, Wm & Robt with Anna Bohn, 950 Washington av. Wash-ington av. No 950, e s, 167.10 n (old line) 163d st, 25x80.8. Ex-tension of \$2,000 mt until Oct 5, 1913, at 6%. Jan 5. Jan 17, 1911. 9:2368. Dere, Wm C to Jas M Anderson, 128 W 2d st, Mt Vernon trus-tee James W Anderson, decd. Arthur av, Nos 1916 to 1920, e s, 150,3 s Tremont av and being 10s 55 map (No 21 in Westchester Co) of Fairmount, 50.4x139.6x50x144.6. P M. Jan 12, 3 yrs, 5%. Jan 17, 1911. 11:2947. 21,000 Belstone Realty Co to Irvine Realty Co, 879 E 162d st. Burnside av, n e cor 178th st, runs n 128.9 x e 80 x n 4.3 x e 15 x s 138.5 to st x w 60.1 to beg; Kelly st, Nos 845 to 881, n w s, 139.8 s w Intervale av, 343.4x100; 183d st, n s, 99.7 w Washington av, 175x100; Vyse av, No 1893 (Chestnut st), w s, 130.10 n Boston rd, also 134 from cld Boston rd, runs n w 150 x n e 50 x s e 150 to st x s w 56 to beg, except part for Vyse av; also *n ½ to 107a and all of tots 107b and 129, map No 2 of Olin-ville. Prior mt \$455,000. Jan 13, due Aug 1, 1912, 6%. Jan 14, 1911. 10:2702; 11:2815, 2992 & 3038 & A D. 130,000 Butterly, Wm G to Eli M Nathan, 35 W 86th st. Jackson av, No 1116. e s, 198.3 n 166th st, 29x87.6. Prior mt \$10,000. Jan 18, due &c as per notes. Jan 19, 1911. 10:2651. 3,000 Beckley, Wm S of White Plains, N Y to Leonora W Jones, 91 Fisher av, White Plains, N Y. Keppler av, s w cor 237th st, 50x 100. Jan 16, 3 yrs, 5%. Jan 19, 1911. 10:2651. 3,000 Beckley, Wm S of White Plains, N Y to Leonora W Jones, 91 Fisher av, White Plains, N Y. Keppler av, sw cor 237th st, 50x 100. Jan 16, 3 yrs, 5%. Jan 19, 1911. 3,000 Beckley, Wm S of White Plains, N Y. Keppler av, sw cor 126th st, 50x100x49.10x100. Prior mt \$4.50x102.5x202.5x25x102.9. P M. Jan 18, 3 yrs, 5½%. Jan 19, 1911. 3,000 Bosk Wm to Julia Duffy, 393 E 168th st. Elton av, s w cor 156th st,

- Fensterer, 973 Whitlock av. Briggs av, ws. 200 n 196th st, 20x93x20x93.5. Subordination agreement. Jan 16, 1911. 12:3301. nom Braue, Chas F & Wm Lampe with GERMAN SAVINGS BANK, 157 4th av. Franklin av, Nos 1304 & 1306. Agreement changing interest days. Jan 16, 1911. 11:2933. nom Bartels, Anna D, 708 Garden st, to Wm Koch, 361 Ford st. Gar-den st, No 706, s s, 66.1 e Crotona av, 18.8x100x18.9x100. Jan 12, 3 yrs, 5%. Jan 13, 1911. 11:3099. 5,000 Bergen, Wm C to Clairville E Benedict, at Katonah, N Y, gdn Eliz A Benedict. Arthur av, n e cor 176th st, 179.10x122.2x190.5x 124.10. Jan 12, 5 yrs. 5%. Jan 14, 1911. 11:2947. 35,000 Benenson, Benj, 407 E 153d st, to U S SAVINGS BANK, 606 Mad av, 145th st, s s, 157.4 w Willis av, 50x100.2x50x100.2. Jan 14, 1911, 5 yrs, 5%. 9:2306. 36,000 Bronx Artificial Stone Works, a corpn, to East Bay Land & Impt Co, 25 Pine st. Oak Point av, s e cor Tiffany st, 100x100. P M. Jan 10, 5 yrs, 5½%. Jan 13, 1911. 10:2768. 6,300 Bell, Enoch C, Oliver E Davis & COLUMBIA TRUST CO with City Real Estate Co, 176 Bway. Crotona Park E, s s, 176 e Surburban pl, 44.3 to 173d st, No 800 x91.11x65.1x101.10. Subordination agreement. Jan 13. Jan 17, 1911. 11:2939. nom Burger, Aug F to Anna R Cordes, 672 Union av. Union av, No 672, e s, 137.6 n 152d st, 37.6x95. Prior mt \$---. Jan 16, 3 yrs, 6%. Jan 17, 1911. 10:2675. 6,000 Cantasano, Nich V to Henry H Jackson, 63 E 92d st. 152d st, 1k0 319, n s, 350 w Courtlandt av, 50x100. P M. Prior mt \$---. Jan 12, 10 yrs, 5%. Jan 13, 1911. 9:2412. 54,000 Same to Henry H Jackson, 63 E 92d st et al exrs Peter A H Jack-son. 134th st, n s, 100 w Lincoln av, runs w 25 x n 175 x w 42.1 to land for 3d av, Bridge approach, x n e 26 x e 59.11 x s 200 to beg. Prior mt \$---. Jan 12, 5 yrs, 6%. Jan 13, 1911. 9:2317. 35,000 Central Realty Co to Kertscher & Co, 13 Lawrence st. Grant av, n w cor 166th st, 156.6x100. Prior mt \$4,000. Nov 21, 1

- 9:2317. 35,000 Central Realty Co to Kertscher & Co, 13 Lawrence st. Grant av, n w cor 166th st, 156.6x100. Prior mt \$4,000. Nov 21, 1 yr, 6%. Jan 13, 1911. 9:2452. 5,388.08 Same to same. Same property. Certificate as to above mt. Nov 21. Jan 13, 1911. 9:2452. Civic Realty & Constn Co to Solomon Bashwitz. 611 W 114th st. Morris av, n w cor 165th st, 50.10x102.8x40.6x103.4. Prior st \$---. Dec 30, 2 yrs, 5½%. Jan 13, 1911. 9:2448. 42,000 Same to same. Same property. Certificate as to above mort. Jan 12. Jan 13, 1911. 9:2448. *Carroll, Henry to Ella A Gregg, 2015 5th av. Plot begins 240 e White Plains road, at point 150 n along same from Morris Park av, runs e 100 x n 25 x w 100 x s 25 to beginning, with right of way over strip to Morris Park av. Jan 10, 5 yrs, 5½%. Jan 16, 1911. 3,000 Civic Realty & Constn Co, 150 Nassau st & Rebecca Isear 21 E
- Civic Realty & Constn Co, 150 Nassau st & Rebecca Isear, 21 E 117th st with Solomon Bashwitz, 611 W 114th st. Morris av, n w cor 165th st, 50.11x102.8x40.6x103.4. Subordination agree-ment. Jan 12. Jan 14, 1911. 9:2448. nom

Corner, Jnø, Mary, Margt, Alice C Boyd & Edna E Patterson of N Y & Everett M Corner of New Rochelle, N Y to Francis F Simpson at Matawan, N J. Shakespeare av, late 3d av, n w s, 135 n e 170th st; & being plot 17 map Claremont, 100x100, ex-cept part for Shakespeare av. Jan 10, 3 yrs, 5½%. Jan 16, 1911. 9:2520. 4,50

- 9:2520. 4,50 Cantasano, Mechelina of Bklyn, N Y to Raymond Guarini, 1121 Av T Bklyn & ano. 134th st, n s, 100 w Lincoln av, runs w 25 x n 175 x w 42 to land 3d av Bridge, x n e 26 x e 59.11 x s 200 to beg. Prior mt 35,000. Jan 16, demand, 6%. Jan 17, 1911. 9:-2317. 400 500 T BRIYN & ano. 154th St. R 5, 100 w Diricola at, 110 s 200 to 175 x w 42 to land 3d av Bridge, x n e 26 x e 59.11 x s 200 to beg. Prior mt \$35,000. Jan 16, demand, 6%. Jan 17, 1911. 9:-2317. 4,000 Cuneo, Anthony to TITLE INSURANCE CO OF N Y, 135 Bway. 148th st, s s, 76 e Courtlandt av, 25x101.1x25x101.2. Jan 16, 5 yrs, 5%. Jan 17, 1911. 9:2327. 7,000 Civic Realty & Constn Co to Hyman Cohen, 2100 5th av. Morris av, n w cor 105th st, 50.10x102.8x40.6x103.4. Prior mt \$----Jan 14, demand, 6%. Jan 17, 1911. 9:248. 6,000 *Clarke, Geo L to Maclay Av Realty Co, 1477 Bway. Maclay av, w s, 100 n St Peters av, 25x100. P M. Jan 3, due & e as per bond. Jan 17, 1911. 357 Cimillo, Concetta to DOLLAR SAVINGS BANK, 2808 3d av. Ar-thur av, No 2473, w s, 675 n 187th st, 25x118.9x25x119.5, except part for av. Dee 22, 3 yrs, 5%. Jan 17, 1911. 11:3066. 2,000 Cantasano, Nicholas V with Raymond Guarini & Antonio Candela. 3d av, s e cor 135th st, No 454 & 456 E. Agreement as to execution of mt as security. Jan 17. Jan 19, 1911. 9:2317. nom "Christesen, Chas N, 3210 Wallace av to Louise Trost, 42 Cornelia st, Bklyn. N Y. Wallace av, No 3210 & being lot 71 amended map No 1131, Adee Park. Jan 14, 3 yrs, 6%. Jan 14, 1911. 3,500 CuHo & Co, 49 E 135th st, to MaX Cohen, 1185 Fulton av. 147th st, n e s, 80 s e Robbins av, 37.6x79. P M. Jan 17, 2 yrs, 5%. Jan 18, 1911. 10:2579. 27,000 Carlaftes, Jas G to TITLE GUARANTEE & TRUST CO. Prospect av, Nos 886 to 890, e s, 208.11 n Westchester av, runs e 72.1 x n e 56.8 x n S x e 2.2 w S5.3 to av x s 60.4 to beg. Jan 16, due, & c, as per bond. Jan 18, 1911. 10:2609. 27,000 Dayton Realty Co to Fred T Nesbit, 84 South 10th st, Newark, N J. Belmont av, s e cor 180th st, 78.7x55.5x82.2y61.0. P M. Jan 17, due, & as per bond. Jan 18, 1911. 11:3080. \$500 Daily, Hattie L C with TITLE GUARANTEE & TRUST CO. Pros-pect av, Nos 886 to 890, e s, 208.11 n Westchester av, runs e 72.1 x n e 56.8 x n S x n e 2.2 x w S5.3 to av x s 60.4 to beg. Subordination agreement. Dee 5. Jan 1

- 50x94.3. P M. Prior mt \$----. Jan 5, 5 yrs, 6%. Jan 10, 10, 2965.
 3,000
 De Blasi, Alfonso to Emelie Meese 743 E 178th st. Honeywell av, n w s, 221 n 180th st (Samuel), 22x150, except part for av; Honeywell av, w s, 142.2 n 180th st, 42x140.3. Prior mt \$---. 3 yrs, 5%. Jan 19, 1911. 11:3124.
 4,200
 Same to Ida Sattler, 306 W 102d st. Same property. Prior mt \$4,200. Jan 18. Jan 19, 1911. 2 yrs, 6%. 11:3124.
 1,500
 *Durant, Alva, 3543 Willett av, with Louise Trost, 42 Cornelia st, Bklyn. Wallace av, No 3210 & being lot 71 map (No 1131) of Adee Park. Subordination agreement. Jan 10. Jan 14, 1911. nom
 Dumrauf, Geo to Millie Seebeck, 350 E 139th st.
 156th st (Mel-rose st), s s, 200 w Courtlandt av, 25x100, except part for st. Prior mt \$5,000. Jan 18, 2 yrs, 6%. Jan 19, 1911. 9:2415.
 1,500

- 1,5 Dumrauf, Geo to Martha Handel, 647 E 219th st. 157th st. No 319, n s, abt 185 w Courtlandt av, 16.9x100. Prior mt \$5,000 Dec 31, 3 yrs, % as per bond. Jan 13, 1911. 9:2419. 1,0 Same to same. 157th st, No 321, n s, abt 165 w Courtlandt av, 16.6x100. Dec 31, 3 yrs, % as per bond. Jan 13, 1911. 9:2417 1 0 1,000
- 1,000 Av C,
- *Donnelly, Jas F with Chas A Deshon, at Ridgewood, N J. Av C, n e cor 4th st, 108x205, Unionport. Subordination agreement. Jan 11. Jan 16, 1911. nom Donnelly, Mary to Clairville E Benedict at Katonah, N Y, guard-ian Jas A Benedict. Creston av, e s, 48.7 s 196th st (Donny-brook st), 70x74.1x70x77.3. Jan 16, 1911, 3 yrs, 5%. 12:3314. 7.500 7 500
- Diehl, Margt with Herbert E Brugman. 151st st, n s, 250 n e Courtlandt av, 25x115.1. Extension of \$4,500 mt until Aug 1, 1911, at % as per bond. July 30, 1908. Jan 19, 1911. 9:2398. nom
- East 167th St Realty Co to Pincus Levenburg, 503 W 174th s 167th st, No 942, s s, 137.5 w So Boulevard, 37.5x100. Pric mt \$31,800. Jan 11, due, &c, as per bond. Jan 13, 1911. 10 2727. 5, or 5.000
- 2121. 5,000
 Same to same. Same property. Certificate as to above mort. Jan 11. Jan 13, 1911. 10:2727.
 Furrer, Amelia, 1202 Av W, Brooklyn, N Y, to Darius V Moses, 342 W 71st st. Garden st. n s, 315.2 w So Boulevard, 50x100.
 Prior mt \$5,000. Jan 13, 1911, due, &c, as per bond. 11:3100.
 Finelli, Nicola to Clausen-Flanagan Brewery, 441 W 25th st. 151st st s 225 w Morris av 25x1185. Prior mt \$5,200 Jan 14.
- st. Jan 14, 684.28
- 2690
- 1,000 2690. 1,000 Fox, Thomas E to Fanny A Dodge at Gun Hill road, near Webster av; Gun Hill av, late road leading from Williamsbridge to Kings-bridge, n e s, 632 n w land N Y & Harlem R R, runs n e 521 x s w 371 x s w 365 to road x s e 221 to beg. P M. Jan 12, 3 years, 5%. Jan 13, 1911. 12:3356. 15,000 Fulton, Wendover Constn Co to City Mort Co, 15 Wall st. Park av, e s, 152.6 s Wendover av, runs e 100.3 x n 51.9 x w 100.2 to av, x s 52.6 to beg. Jan 19, 1911, demand, 6%. 11:2903. 40 000
- 40,000

Same to same. Same property. Certificate as to above mt. 19, 1911. 11:2903. Jan

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India, Java and Huron Sts., and East River JOHN C. ORR CO., India, Java and Huron Sts., and East Kiver City of New York, Borough of Brooklyn SASH, DOORS, BLINDS LUMBER OF ALL KINDS FOR BUILDERS 948 Greenpoint

Friend, Sarah E to TITLE GUARANTEE & TRUST CO. 176 Bway. Monroe av, n w cor 175th st, 45x95, except part for st & av. Jan 19, 1911, due & c as per bond. 11:2800. 6,500 Green, Jno H to Estelle V Dearborn at Orient, L I. Ritter pl, s s, 178.11 e Union av, runs e 39.10 x s 46 x w 2.4 x s 37 x w 38 x n 83 to beg. Jan 16, due & c as per bond. Jan 17, 1911. 11:2968. 5,000

- 38 x n S3 to beg . Jan 16, due &c as per bond. Jan 17, 1911. 11:2968.
 Glover, M A, Caroline & Julia E to Fulton-Wendover Constn Co, 1130 Union av. Fulton av, s e cor 169th st, Nos 570 to 574.
 65.2x79x65x74.3. P M. Prior mt \$52 000. Jan 16, 3 yrs, 6%. Jan 17, 1911. 10:2612.
 Gentile, Achille & Pirro, 2029 Hughes st, to Isidor Karfunkel, 2237 Belmont av. Belmont av, w s, 75 s 183d st, 50x100. P M. Prior mt \$5,000. Jan 3, 8 yrs, 5%. Jan 18, 1911. 11:3084.
 4,000
 Golden, Julia A to TITLE GUARANTEE & TRUST CO. Tinton av, No 916, e s, 154.5 s 163d st, 26.7x135. Jan 17, due, &c, as per bond. Jan 18, 1911. 10:2668.
 Goger, Rosina K, 518 E 162d st, to Thornton Bros Co, 1320 Clay av. Tiebout av, No 2081, n w cor 180th st, No 315, 100x25.
 P M. Prior mt \$22.000. Jan 16, due, &c, as per bond. Jan 18, 1911. 11:3143.
 Handy, James to John Hardy, 430 W 43d st. Field pl, s e cor Morris av, 62.6x100, except part for av. Jan 17, 4 yrs, 5%. Jan 18, 1911. 11:3172.
 Handy, Edwd to Geo F Farrell at Fishkill Village, N Y. Valen-

- Morris av, 02.0x100, except part for av. San 11, 4 yrs, 5%. San 18, 1911. 11:3172.
 1.500
 Handy, Edwd to Geo F Farreli at Fishkill Village, N Y. Valentine av, n e cor 184th st, 76.4x100x—x—. Jan 13, 3 yrs, 5%. Jan 14, 1911. 11:3147.
 *Henry, Annie, 631 E 219th st, to Emily C Odell, 738 E 229th st. 219th st, n s, 105 e 2d av, 50x114, Wakefield. Jan 13, 3 yrs, 6%. Jan 14, 1911.
 Hermitage Co to Albert H Atterbury trustee Henry J Baker at Plainfield, N J. Longwood av, No 886, s s, 51.5 w Hewitt pl. 39x 104.6. Dec 30, 3 yrs, 5%. Jan 13, 1911. 10:2688 & 2695.
 Same to same. Same property. Certificate as to above mort. Jan 11. Jan 13, 1911. 10:2688, 2695.
 Hoehn, Jacob to Geo McAneny, 19 E 47th st, & ano exrs Julius I Livingston. Jerome av, s e cor 198th st. 26.7x95.9x25x85.7. P M. Aug 16, due Jan 13, 1912, 5%. Jan 14, 1911. 12:3318.
- .730

- 1 Livingston. Jerome av, s e cor 195th st. 26, 1895.9x250x55. P. M. Aug 16, due Jan 13, 1912, 5%. Jan 14, 1911. 12:3318. 2,730 Howie, Geo W to DOLLAR SAVINGS BANK of City N Y, 2808 3 dav. Bainbridge av, n w cor Kingsbridge road, runs w 51.4 x n x e 48.10 to av x s 144.1 to beginning. Jan 13. 2 vrs, 5%. Jan 16, 1911. 12:3293. 11,000 Hahn, Morton S, 2778 Decatur av, to Jesephine Hahn, 2778 De-catur av. Decatur av, No 2778, s e cor 198th st, No 380, 23.1x75 x18.1x75.2. P M. Prior mt \$2,450. Jan 14, 5 yrs, 5%. Jan 16, 1911. 12:3278. 4,500 lither Realty Co to AMERICAN MORT CO, 31 Nassau st. Ja-fayette av, n w cor Whitlock av, 69.7x148.5x50x100. Jan 19, 1911. 3 yrs, 6%. 10:2732. 5,000 Same to same. Same property. Certificate as to above mt. Jan 19. 1911. 10:2732. 5,000 *Kazban, Peter, 858 E 224th st, to Archibald A Skillman, 3349 Olinville av. 224th st (10th av), s s, 205 w 5th av, 100x114, Wakefield. Jan 3, 3 yrs, 5½%. Jan 18, 1911. 2,500 Kayser, Caroline H wife Henry, of Perth Amboy, N J, to Wm G Kratz, 378 E 140th st. Burnet pl, s w s, 95 s e Barry st, 25x 100, & being lot 248 map of Westchester property Edw T Young, Springhurst, N Y. Jan 12, 3 yrs, 6%. Jan 13, 1911. 10:2737. 1,500 Kelly, Wm C with Eliz K Dooling, 179 E 80th st. Brook av, n e cor 170th st, 45.8x100x51.9x100.6. Subordination agreement. June 23. Jan 16, 1911. 11:2895. nom Kell (Francis X) Co to City Real Estate Co, 176 Bway. Crotona Park East, s s, 176 e Suburban pl, 44.3 to w s 173d st. No 800, x91.11x65.1x101.10. Jan 14, due, &c, as per bond. Jan 17, 1911. 11:2939. 48.000 Same to same. Same property. Certificate as to above mt. Jan 13. Jan 17, 1911. 11:2939.

- 11:2939.
 48,000

 Same to same.
 Same property.
 Certificate as to above mt.
 Jan

 13.
 Jan 17, 1911.
 11:2939.
 11:2939.
 11:2039.

 Kronenberger, Jacob, 814 Ritter pl, to Michl Bissert, 1184 Jackson av.
 Ritter pl, No S14, ss, 136.10 e Union av, 20x85.11.
 Jan

 14.
 3 yrs, 6%.
 Jan 16, 1911.
 11:2968.
 2,500

 Krueger, Amalia to Chas A Habersack, 840 Trinity av.
 Ferest av. e s, 198.10 n 158th st, late Cedar st, 18.7x110.
 Jan 11, 1

 yr, 5%.
 Jan 16, 1911.
 10:2656.
 2500

 Levy, Louis to Fundy Co, 44 Court st, Bklyn, N Y.
 Freeman st, s e cor Simpson st, No 1188, 37.6x100.6.
 Prior mt \$\$-... Jan

 6, 1 yr, 6%.
 Jan 16, 1911.
 11:2975.
 3,500

 Levin (Nathan B) Co, 1910 Webster av, to Tillie Fensterer, 973
 Whitlock av.
 Briggs av, ws. 200 n 196th st. 20x93x20x93.5.

 Prior mt \$7,000.
 Jan 16, 1911, due, &c, as per bond.
 12:3301.
 1,400

- Same to same. Same property. Certificate as to above mt. 1,40 Same to same. Same property. Certificate as to above mt. Jan 11. Jan 16, 1911. 12:3301. Lahr, Adam & Henry, 1178 Fox st, with Geo W Stuyvesant, 228 Claremont av. Wilkins pl, e s, 206.6 n Jennings st. 25x100. Extension of \$2,000 mt until Jan 7, 1914. at % as per bond. Jan 16, 1911. 11:2966 & 2977. no LAWYERS TITLE INS & TRUST CO, 160 Bway, with Mereury Realty Co, 604 Prospect av. Prospect av, w s, 94.11 s 165th st, 40x156.10. Extension of \$37,500 mt until Dec 24, 1915, at 5%. Dec 24. Jan 14, 1911. 10:2678. no Lewin, Alfred, 2130 7th av, to Henry Acker, 901 Prospect av. Prospect av, No 901, w s, 239.1 n 161st st, 41x130. P M. Prior mt \$---. Dec 31, 5 yrs, 6%. Jan 17, 1911. 10:2677. 8,75 Same to same. Prospect av, No 903, w s, 280.1 n 161st st, 41.2 x130. P M. Prior mt \$---. Dec 31, 5 yrs, 6%. Jan 17, 1911. 10:2677. D (200 W 244) at the Marie Hummed 2688 D nom
- nom

- nom LAWYERS TITLE INS & TRUST CO with Wahlig & Sonsin Co. 166th st, s s, 35 w Trinity av, 40x99.5. Extension of mt for \$32,000 to Jan 12, 1916 at 5%. Jan 12. Jan 18, 1911. 10:-2633
 - nom

- *Lenninger, Otto to Anna A Kimber, 1103 Forest av. Clarence st, w s, 50 s Barkley av, 25x100. Jan 14, 3 yrs, 5½%. Jan 16, 2,500

- w s, 50 s Barkley av, 25x100. Jan 14, 3 yrs, 5½%. Jan 16, 1911. 2,500 Laporta, Vincenzo to Vito A Pittaro, 590 Morris av. 150th st, n s, 95.3 e Morris av, 75x118.5. P M. Jan 17, due, &c, as per bond. Jan 18, 1911. 9:2410. 15,000 Lavelle, Cath A to Julia A Golden, 916 Tinton av. Tinton av, No 916, e s, 154.5 s 163d st, 26.7x135. P M. Prior mt \$4,000. Jan 17, due, &c, as per bond. Jan 18, 1911. 10:2668. 2,000 Mark, Wm A, of Bklyn, N Y, to Park Mortgage Co, 41 Park row. Kingsbridge Terrace, n w s, 177.6 s w Summit pl, 93.1x171.7x92 x182.7, also 100.8 from lot 61, runs w 171.1 x n 91.6 x e 182.8 to av x s 92.1 to beginning, being part lot 62 map No 2 prop-erty Chas Darke. Prior mt \$11,000. Jan 12, due Apr 12, 1911, 6%. Jan 13, 1911. 12:3257. 1,500 *Michel, Jos A, 173 Hooper st, Bklyn, N Y, to Geo W Newgass, S9th st & Bway. Central av, s e cor St Marys av, 100x25. P M. Nov 4, 3 yrs, 5%. Jan 18, 1911. 375 McNally, Simon, Francis J, Elizabeth & Cath McKenna to TITLE GUARANTEE & TRUST CO. 139th st, No 295, n s, 305.10 e 3d av, 25x100, except part for st. Jan 18, due &c as per bond. Jan 19, 1911. 9:2314. 1000 Mehler, Dominicus J, 157 7th av to Robt J Moorehead, 415 E 140th st. So Boulevard, w s, 175 s Crotona Park E, 25x130.1. P M. Prior mt \$22,500. Jan 18, due &c as per bond. Jan 19, 1911. 11:-2940. 4,500

- 2940. 4,500 Monaghan, Thos L, 17 E 101st st, with Annie E Trainor, 1183 3d av. 236th st, s s, 194.7 e Verio av, 50x149.4. Extension of \$1,600 mt until Jan 25, 1914, at % as per bond. Jan 14. Jan 16, 1911. 12:3398. nom McCarney, Edward E & James F to EMIGRANT INDUSTRIAL SAVINGS BANK. 169th st, No 785, n e s, 325 s e Boston road, 25x100, except part for st. Jan 11, due June 11, 1912, 5½%. Jan 17, 1911. 11:2961. 4,000 *Melrose Realty Co to Oscar Matthiesen, 332 E 150th st. 229th st, n s, 230 e 5th av, 25x114, Wakefield. Jan 14, 2 vrs. 6%. Jan 16, 1911. 500 *Same to same. Same property. Certificate as to above mt. Jan

- st, n s, 230 e 5th av, 25x114, wakenedd. 5th 14, 2 4th, 550 Jan 16, 1911. 500 *Same to same. Same property. Certificate as to above mt. Jan 14. Jan 16. 1911. *Same to Nicola Galanta. 229th st, n s, being w ¼ of lot 121 & e ½ lot 128 same map. Certificate as to 2 mts for \$1.000 each. Dec 15. Jan 16, 1911. Miltner Bros, Inc, a corpn, to TITLE GUARANTEE & TRUST CO, 176 Bway. Marion av, e s, 244 n 194th st (John st), 50x171x50x 174, except part for av. Bldg loan. Jan 13, 1 yr, 6%. Jan 16, 1911. 12:3282. Same to same. Same property. Certificate as to above mt. Jan 13. Jan 16, 1911. 12:3282. Same to same. Marion av, e s, 294 n 194th st (John st). 50x 169x50x171, except part for av. Jan 13, 1 yr, 6%. Jan 16, 1911. 12:3282. Same to same. Marion av, e s, 294 n 194th st (John st). 50x 169x50x171, except part for av. Jan 13, 1 yr, 6%. Jan 16, 1911.

- 18. Jan 19, 1911. 10:2657. --O'Leary Realty & Const Co to Patk E Clancy, 119 E 118th st. Hughes av, w s, 41.11 n 179th st, 32.10x85.8. Prior mt \$16,-000. Jan 3, 1 yr, 6%. Jan 17, 1911. 11:3069. 3,000 Same to same. Same property. Certificate as to above mt. Jan 16. Jan 17, 1911. 11:3069. --Same to same. 179th st, n s, 86.8 w Hughes av, runs n 94.8 x w 20.10 x n 25.1 x w 24.8 x s 25.1 x e 12.8 x s 89.8 to 179th st x e 33.2 to beginning. Prior mt \$16,000. Jan 3, 1 yr, 6%. Jan 17, 1911. 11:3069. --Same to same. Same property. Certificate as to above mt. Jan 16. Jan 17, 1911. 11:3069. --Same to same. Same property. Certificate as to above mt. Jan 17, 1911. 11:3069. --Same to same. 179th st, n s, 119.10 w Hughes av, runs n 89.8 x w 12.8 x n 25.1 x w 24.2 x s 25.1 x e 4 x s 84.9 to st x e 33.2 to beginning. Prior mt \$16,000. Jan 3, 1 yr, 6%. Jan 17, 1911. 11:3069. --Same to same. Same property. Certificate as to above mt.
- 3.000
- 11:3069. Same to same. Same property. Certificate as to above mt. 16. Jan 17, 1911. 11:3069. Jan
- 16. Jan 17, 1911. 11:3069.

 Oppenheim, Wm. 1018 E 163d st, to Minnie Weinstein, 825 Lex av.

 Westchester av, n s, 275.5 e Tinton av, 33.9x111x25x88.3. Prior

 mt \$18,000. Jan 12, 3 yrs, 6%. Jan 17, 1911. 10:2655. 10,000

 Pfeifer, Valentine, 330 E 83d st, to Thornton Brothers Co, 1320

 Clay av. 169th st, No 273, n s, 22.6 e Morris av, 20x90.5. P

 M. Jan 12, 3 yrs, 5%. Jan 13, 1911. 11:2785.

 2,500

 Pletscher (Martin) Constn Co, 908 Bryant av, to Caroline For

 ster, 418 E 148th st. Bryant av, No 922, e s, 100 s Garrison av,

 25x100. Prior mt \$13,000. Jan 11, 3 yrs, 6%. Jan 13, 1911.

 10:2761.

 Same to same. Same property. Certificate as to above mt

10:2761. Same to same. Same property. Certificate as to above mt. Jan 11. Jan 13, 1911. 10:2761. *Pearsall, Harry F, 315 E 175th st, to Sadie B Clocke, 520 W 183d st. Rosedale av, w s, & being lots 471 & 472 blk P amended map Mapes estate, 50x—. P M. Jan 16, due, &c, as per bond. Jan 17, 1911. 2,700

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*Pizzo, Vincenzo to Central Mortgage Co, 60 Wall st. 216th st, n w cor Bronxwood av, 30x89. Dec 1, 3 yrs, 5½%. Jan 18, 1911

- *Reynolds, James to Chas A Deshon. Castle Hill av, n e cor Av (7,000)
 *Rauffus, Louise to Josephine O'Donnell, 52 W 100th st. Wickham av, ws, 450 s Nereid av, 50x97.6. Jan 12, due, &c, as per bond. Jan 13, 1911. 1.200
 Richardson, Chas, 1023 E 167th st to Bettie Wise, 208 W 118th st et al trus Nathan Wise. 167th st, n s, 100.3 e Bryant av, 37.6 x97.3x37.6x100. Jan 19, 1911, 5 yrs, 5%. 10:2754. 28,000
 Stilwell, Maria R to 'TITLE INSURANCE CO OF N Y. Pond pl (3d av), w s, 159 s 198th st, 50x125. Jan 19, 1911, 3 yrs, 5%. 12:3290. 200
 *Schultz, Hugo J & Geo Meissner to J & M Haffen Brewing Co. 298
- 12:3290. *Schultz, Hugo J & Geo Meissner to J & M Haffen Brewing Co, 398 E 152d st. Shore drive, w s, 150 s Philip av, 50x100 & being lots 7 & 8 blk 40, 7a & 8a adj above on e & map Bruce-Brown Land Co, at Throggs Neck. Dec 30, 1 yr, 6%. Jan 6, 1911. Corrects error in issue of Jan 14, when lots 7a & 8a were omitted. 6,000 Schwarzler (O J) Co, 1340 Brook av to Carrie Toelle, 17 E 87th st. Clay av, e s, 112.6 s 168th st, 39x80, Jan 19, 1911, 5 yrs, 5%. 9:2426. Same to same Same property. Cartificate as to above mt. Jan 19

- 9:2426. Same to same. Same property. Certificate as to the 1911. 9:2426. Schwarzler (A J) Co to METROPOLITAN TRUST CO of N Y, 49 Wall st. Clay av, e s, 202.7 n 167th st, 38x80. Jan 18, 3 yrs, 5%. Jan 19, 1911. 9:2426. 20,000 to same. Same property. Certificate as to above mt. Jan
- Solution and the second state of the second st
- 125 n 152d st, 50x95. Jan 13, 3 yrs, 5½%. Jan 14, 1911. 10:-2675. 9,000 Shea, Nellie A & Alice C Hickey individ & as exrs Patrick Hickey & Margt E & Mary A Hickey, Mosholu av, Riverdale, to John H Thorn, W 239th st. Mosholu av, n s, abt 300 w Bway, mt reads N Y & Albany Post road, e s, adj land now or late Miss Tripler, runs n e 75 x n w 84 x s 40 x s e 87.6 to beginning. Jan 10, 1 yr, 6%. Jan 14, 1911. 13:3423. 500 Sherman, Molly to C Lawrence Perkins, at Woodmere, L I, et al trustees Chas L Perkins. 156th st. No 423, n s, 175.8 w Elton av, 24.5x98x24.5x98.10. Jan 16, 5 yrs, 5½%. Jan 17, 1911. 9:2378. 4,050
- 4.07 *Sonnenberg, Wilhelmine to August Cylka, 875 E 228th st. 228th st. n s, 30 w Bronxwood av, 25x114. Jan 13, 3 yrs, 5½%. Jan 17. 1911. 1.00 228th 1.000
- 1.0 ahler, Clarence A to Pauline Haebler, 32 Mt Morris Park W Bathgate av, No 2425, s w cor 188th st, No 518, 89.4x32. P M Prior mt \$----. Jan 16, 3 yrs, 6%. Jan 17, 1911. 11:3057 Sahler 8.500
- Solner, Rosa to Louis Ruchti, 415 Wendover av. Wendover av Nos 411 & 413, n s, 90.11 e Webster av, 56x83.3x56x83. P M Prior mt \$32,000. Jan 16, 3 yrs, 6%. Jan 17, 1911. 11:2897
- *Sonnenberg, Wilhelmina, S79 E ______ st, to Fredk Herrmann, 1395 Dean st, Bklyn, N Y. 5th av, n w cor 228th st, late 14th st, 114x30, Wakefield. Prior mt \$500. Jan 16, due Apr 1, 1912, 6%. Jan 17, 1911. 800 *Shea, Annie A or Anne A wife Thos J to Philipp P Rudolph, 602 Bergen av. St Peters av, w s, 123.9 s Walker av, 50x95. Jan 17, due, &c, as per bond. Jan 18, 1911. 2,000
- - JUDGMENTS IN FORECLOSURE SUITS.

Jan. 12.

Jan. 12. 135th st, n w cor Lincoln pl, 100x51. Moritz Weiss agt Isak Barr et al; Strasbourger, Eschwege & Schallek, att'ys; Meyer Auerbach, ref. (Amt due, \$2,878.70.) Av St Nicholas, w s, 314.7 n 141st st, 55.1x 111.10. Andrew Phillips agt John F Cockerill et al; Judson G Wells, att'y; Elek J Ludvigh, ref. (Amt due, \$27,589.00.) Jan. 13. 9th av n a cor 204th st 100.10×100. New

- Jan, 13. 9th av, n e cor. 204th st, 199.10x100. New York Protestant Episcopal Public School agt Gustave E Beyer; Nash & Jones, att'ys; Chas L Hoffman, ref. (Amt due, \$25,645.50.) Bathgate av, ws, lot 36, map of Village of Upper Morrisania, Bronx. Iron Masters Real-ty & Construction Co agt Bertha Keating; Nicholas Aleinikoff, att'y; Myron Sulzberger, ref. (Amt due, \$3,388.12.) S2d st, No 18 East. Wm F Reis agt Fannie C Hoadley et al; Harold Swain, att'y; Robert J Mahon, ref. (Amt due, \$7,965.00.) Jan. 14.
- Jan. 14.

No judgments in foreclosure filed this day.

- No judgments in foreclosure filed this day. Jan. 16. Jan. 16. Park, Bronx. James Molloy agt Francesco Pagliaro; James P Fallon, Jr, att'y; Robert J Culhane, ref. (Amt due, \$1,160.32.) Boston road, No 1051. Chelsea Realty Co agt Minuit Realty Co et al; Henry M Bellinger, Jr, att'y; James G Graham, ref. (Amt due, \$27,927.00.) 10th st, No 240 East. Saul Lefkowitz agt Fal-lak Millman et al; Simmons & Harris, att'ys; Leon Kronfeld, ref. (Amt due, \$6,444.32. Jan. 17.

- Jan. 17. Jan. 17. Walton av, e s, 79.9 n 149th st, 20x103.3. Rut-gers V Cadmus agt Conveyancers Realty Co; Thornton & Earle, att'ys; Franz Sigel, ref. (Amt due, \$3,266.00.) Cambreling av, n e cor 189th st, 40x- to Beau-mont av. Prospect Investing Co agt Bedford Park Construction Co; Stephen W Collins, at-t'y; Sumner W Stiles, ref. (Amt due, \$4,-173.15.)
 - Jan. 18.
- 148th st, n s, 275 w Morris av, 25x106.6. Wm H Harris agt Adolph Wexler. Fancher Nicoll, atty; Peter L Mullaly, ref. (Amt due, \$10,-506.25.)

13.750

Jan. 17.

- Jan. 17. 10th st, 9 s, 200 e 1st av, 25x92. Caroline Gind-ler agt Otto Rex et al; partition; att'ys, Rounds, Schurman & Dwight. 42d st, s s, 391.8 e 2d av, 16.8x98.9, and other property in Queens County. Laurence P Dal-ton agt Jas L Dalton et al; partition; att'y, E V R Getty. Av C, No 202. City of N Y agt Saml Mann; notice of levy; att'y, A R Watson. Av C, No 201. Same agt David Mann; four ac-tions; notices of levy; att'y, A R Watson. 136th st, Nos 442 & 444 East. Johanna Schmidt agt Annie Schmidt; partition; att'y, J Miller. Simpson st, Nos 1200 to 1210. Johanna Schmidt agt Henry Schmidt et al; accounting; att'y, J Miller.

FORECLOSURE SUITS.

Jan. 12. Amsterdam av, e s, 150 n 164th st, 56x100. Fredk Baitinger agt John Rollmann et al; at-t'ys, Weschler & Rothschild. (Corrects error in last issue when read Amsterdam av, e s, 150 n Amsterdam av.)

Jan. 10.
Jan. 10.
Jan. 10.
Valentine Haffen agt Jacob Haffen et al; partition; att'ys, Wager & Acker.
Stanton st, n s, 104.8 w Cannon st, 20x75. Rudolf Rapp agt Rosa Cohn et al; action to set aside deed; att'y, L Halle.
140th st, n s, 90 w Sth av, 15x99.11. Catherine O'F Duffy agt William Higgins et al; partition; att'y, W F Clare. The text of these pages is copyrighted. All rights are reserved. Notice is hereby given that infringement will lead to prosecution.

- Seitnacht, Osçar to David McClure, 22 W 49th st, trustee Brian McKenney. Stebbins av, No 1014, e s, 113.9 s 165th st, runs e 100 x s 19.11 x n w 20.2 x s 7.10 x w 80 to av x n 25 to begin-ning. Jan 17, 3 yrs, 5%. Jan 18, 1911. 10:2698. 5,000 Same to Cornelius H Hughes, at Harrow Weald Park, Middlesex Co, England. Stebbins av, No 1016, e s, 95.7 s 165th st, 18.2x100. Jan 17, 3 yrs, 5%. Jan 18, 1911. 10:2698. 4,500 Seattle Realty Co to LAWYERS TITLE INS & TRUST CO, 160 Bway. Trinity av, w s, 46 s 160th st, 2 lots, each 40x102.1. 2 mts, each \$27,000. Jan 18, 1911, 5 yrs, 5½%. 10:2630. 54,000 Same to Max J Kramer, 323 E 50th st. Same property. 2 mts, each \$8,000; 2 prior mts, each \$27,000. Jan 18, 1911, 4 yrs, 6%. 10:2630. Tully, Loh L to Poht I Brown 162 W 76th st. trustee for Moreland
- Tully, John J to Robt I Brown, 162 W 76th st, trustee for Marlanna C Cobb will Robt I Brown, 162 W 76th st. Webster av, e s, 320.4 s 182d st, 150x105x150x103.5. Jan 17, 3 yrs, 6%. Jan 18, 1911. 11:3030. 15,000
- 18, 1911. 11.5050.
 Trevor, Herbert E to Leo M Klein, 1715 Grand av, & ano. Grand av, w s, 93.3 s Tremont av, 35x75x35x73.6. P M. Prior m \$9,000. Jan 18, due Apr 15, 1913, 6%. Jan 17, 1911. 11:2867 Grand mt 3.000

- 3,000 *Tully, Jas J, 680 Morris Park av with Ella A Gregg. Cruger av, No 1812. Subordination agreement. Jan 10. Jan 19, 1911. nom Tully (Jno J) Co, 929 Whitlock av with Henry Morgenthau Co. In-tervale av, n w cor Beck st, 181.10x100x125x115. Agreement modifying terms of mt. Dec 1. Jan 19, 1911. 10:2711. Tully, Jno J 929 Whitlock av to Henry Morgenthau Co, 165 Bway. Park av, n w cor 183d st, 101.4x29.1x100x25.5. P M. Dec 28, 3 yrs, 6%. Jan 19, 1911. 11:3031. U S Realty & Impt Co, a corpn, of N J, with Richd R Maslen. Brandt pl, n e cor Aqueduct av, 100x50, each side. Extension of mt for \$6,000 to July 5, 1911, at 6%. July 5, 1910. Jan 13, 1911. 11:2876. Union Tinton Impt Co to Kramer Contracting Co. 35 Nascan st
- Union Tinton Impt Co to Kramer Contracting Co, 35 Nassau st. Union av, w s, 236.10 n 163d st, 75.6x264.5x75.5x264.4. Prior mt \$130,000. Jan 9, 5 yrs, 6%. Jan 18, 1911. 10:2669. 20,00 Same to same. Same property. Certificate as to above mt. Jan 18, 1911. 10:2669. 20.000 Jan

- Same to same. Same property. Certificate as to above mt. Jan 18, 1911. 10:2669.
 Von Bremen, Jno with Martha Perna. Clinton av, No 1337. Extension of mt for \$10,000 to Jan 25, 1913, at -%. Jan 9, 1911. Jan 14, 1911. 11:2933.
 *Walsh, Mary T to Geo Hauser, 1762 Walker av. Watson av, ss. 204.9 e Olmstead av, 24.11x108. Prior mt \$3,200. Jan 3, 2 yrs, 6%. Jan 16, 1911. 1,304
 Wener, Jacob, 16 E 96th st, with C Lawrence Perkins, at Woodmere, L I, et al trustees Chas L Perkins. 156th st, No 423, n s, 175.8 w Elton av, 24.5x98x24.5x98.10 w s. Subordination agreement. Jan 14. Jan 17, 1911. 9:2378. nom
 Zacharias, Zachariah, 231 W 116th st, to Fredk G Mead, at Ossining, N Y, & ano trustees Robt G Mead. Tremont av, s w cor Grand av, runs s 59.3 x w 71 to av x n e 92.7 to beginning. P M. Jan 16, 3 yrs, 5%. Jan 17, 1911. 11:2867. 13,000
 Same to Wm F Decker at Rock Ridge, Conn. Grand av, w s, 93.3 s Tremont av, 35x75x35x73.6. P M. Jan 16, 3 yrs, 5%. Jan 17, 1911. 11:2867. 9,000
 Same to Eugene H Hateh, 202 W 8th st, Plainfield, N J. Grand av, w s, 59.3 s Tremont av, runs s 34 x w 73.6 x n 33.2 to Tremont av, x s, 59.3 s 17 to beginning. P M. Jan 16, 3 yrs, 5%. Jan 17, 1911. 11:2867. 9,000

- Jan. 18.
- Jan. 18. 117th st, n s, 110 w 2d av, 25x100.11. Isidore Jackson agt Louisa C Reynolds et al; amend-ed action to foreclose transfer of tax lien; att'y, A Stern. 16th st, n s, 192 w 5th av, 33x92. Rudolf F Layman agt Lily M Layman; partition; att'y, R F Layman.

Jan. 19.

- Jan. 19. Broadway, No 42. Henry I Cobb agt The Forty-Two Broadway Co et al; action to set aside sale; att'y, C N Morgan & Son. Jan. 20. Cherry st, No 43. Daniel Cummings agt Ferd-inand A Webb; action to set aside deed; at-t'ys, Johnston & Johnston. Westchester av, s e cor Av C, 35x190. Eliza-beth D Pratt agt Mary N Henning; notice of levy; att'ys, Seyfarth, Gundel & Seyfarth. 123d st, s s, 250 e Sth av, 16.Sx100.11. Gth av, w s, lot 67, map of Village of Mount Eden, Bronx. Walton av, n e cor 172d st, 8.7x73.11x irreg. Chester A Luff agt Wm Fawcett et al; amend-ed partition; att'y, I N Williams. Houston st, No 63 E. Caroline McNaught agt Louise Haberman et al; partition; att'y, F P Trautmann.

- 107th st, n s, 250 e 2d av, 50x76.10. Levi S Tenny agt Abraham Elterman et al; J Hamp-den Dougherty, att'y; John T Dooling, ref. (Amt due, \$38,976.38.)
 185th st, s s, w ½ lot 59 map of Bassford Es-tate, Bronx. Stephen J Twohig agt Olga M Herrmann et al; Edw F Moran, att'y; Samuel Marks, ref. (Amt due, \$3,281.50.)
 131st st, s s, 132.7 e Old Broadway, 42.7x103.10. Ernest Kast agt Aqueduct Construction Co; Maurice Steiner, att'y; Edw S Fowler, ref. (Amt due, \$4,168.00.) LIS PENDENS. Jan. 14.
 - Jan. 14, Lot 62 map No 589, map of New Village of Jerome, Bronx. Louisa A Balser extrx agt Nine Muller et al; att'y, F L Entwisle. Lot 535, westerly ½, map of Village of Wake-field, Bronx. Kate A Brennan agt Carrie P Hutcheson et al; att'y, G Squires. 48th st, n s, 300 w 2d av, 12.6x100.5. Hanchen Strauss agt Clara Jacobson et al; att'y, W Brunner. 5th ay. n e cor 18th st. 30x100 Bronx. Annie

 - Brunner. h av, n e cor 18th st, 30x100, Bronx. Annie Guinon agt Mary B Collins et al; att'y, G

Guinon agt Mary B Collins et al; atty, G Squires. Pelham av, n s, 50.11 w Hughes av, 38.2x100. Wendelin Bernhard et al agt Levoli Construc-tion Co et al; att'ys, Davis & Kaufmann. Lexington av, n e cor 100th st, 50.11x95. (Three actions). Bernard Mayer agt Abraham Kassel et al; att'y, M Sundheimer. Lexington av, e s, 50.11 n 100th st, 50x95. Jos L B Mayer agt Abraham Kassel et al; att'y, M Sundheimer. 56th st, No 210 W. Mutual Life Ins Co of N Y agt Chas E Ellis et al; att'y, J McKeen. 54th st, No 432 W. Metropolitan Savings Bank agt C N Shurman Investing Co et al; att'ys, A S & W Hutchins. Jan. 16.

Jan. 16.

January 21, 1911.

This Brand

of Portland Cement is too favorably known in EVERY COUNTRY where cement is used to need further descrip-

GERMAN AMERICAN ANNUAL CAPACITY 3,000,000 BBLS Sales Offices 45 B'way, N. Y. City "THE ABSOLUTELY SAFE CEMENT" G.....

Jan. 14

- Jan. 14. Pelham av. n s. 89.1 w Hughes av. 38.2x100. Henry Bissman et al agt Levoli Construction Co et al; att'ys, Davis & Kaufmann. 21st st, No 43 W. William Liebenow agt Rem-mos Construction Co et al; specific perform-ance; att'y, H Waldman. Broome st, No 236. Lena Kaufman agt Jacob Gross; action to restrain, &c; att'ys, Weinberg Bros. Jan. 16

- Brodne st, arb for the formation of the second state of t

- Sands. Jan. 18. Macy pl, No 853. Isabella Wilson agt Haase-Lippman Construction Co et al; att'ys, Kan-trowitz & Esberg. Av A, w s, bet 15th and 16th sts, -x-. Lease-hold. Herbert H Lewis agt Ernst Kern et al; att'ys, Rabe & Keller. 178th st, s s, 180 w Daly av, 80.6x81.4 (two actions. S Adele Herold agt C H Spring Real-ty Co; amended; att'y, W C Whaley. River av, s w cor 150th st, 86.11x170.6. Vahan Z M Boyajian agt Lillie I Toplitz et al; att'y, A Hoar.
- River av, s w cor 150th st, 86.11x170.6. Vahan Z M Boyajian agt Lillie I Toplitz et al; att'y, A Hoar.
 26th st, s s, 125 w 1st av, 25x98.9. Peter Donald agt Julius Braun et al; att'y, J B Wilds.
 Forest av, n w s, 172.6 s w 161st st, 25x100. Prespect Investing Co agt Charles Knapp et al; att'y, S W. Collins.
 30th st, n s, 100 w 2d av, 50x98.9. Wm L Shearer et al agt Ethel A Dow et al; att'ys, Lyon & Smith.
 Jan. 19.

- Jan. 19. Lewis st, No 78. Aaron Gottlieb agt Hyman Moskowitz et al; att'ys, Schlesinger & Schles-

- Lewis st, No 78. Aaron Gottlieb agt Hynnin Moskowitz et al; att'ys, Schlesinger & Schlesinger.
 St Nicholas av, Nos 448 & 450. The Baron de Hirsch Fund agt Ellen Cohalan et al; amended; att'ys, M S & I S Isaacs.
 Av B, e s, 42 n 16th st, 20x93. Abraham L Newberger agt Max E Bloch et al; att'ys, Lachman & Goldsmith.
 143d st, Nos 126 to 132 West; two actions; Pincus Lowenfeld agt Clinton L Jones et al; att'ys, Arnstein, Levy & Pfeiffer.
 113th st, s s, 100 w 7th av, 50x100.11. Robt C Sands agt Fredk W Mertens et al; att'ys, Bowers & Sands.
 111th st, n s, 479 w 5th av, 30x100.11.
 111th st, n s, 509 w 5th av, 30x100.11.
 111th st, n s, 539 w 5th av, 30x100.11.
 111th st, n s, 539 w 5th av, 30x100.11.
 111th st, n s, 539 w 5th av, 30x100.11.
 111th st, n s, 549 w 5th av, 30x100.11.
 111th st, n s, 540 w 5th av, 30x100.11.
 112 Two actions. Cornelius F Kingsland agt Jno T Martin et al; att'y, F De P Foster.
 114th st, n s, 539 w 5th av, 30x100.11. Walter F Kingsland agt Jno T Martin et al; att'y, J C McEachen.
 Scharf et al; att'y, J C McEachen.
 Sheriff st, No 3. Ada B Gardiner et al agt Soff Scharf et al; att'y, L C Alston.
 Intervale av, Nos 1146 to 1152; two actions.

- Schart et al, att, b Sheriff st, No 3. Ada B Gardiner et al agt Sophie Schlepokoff et al; amended; att'y, L C Alston. Intervale av, Nos 1146 to 1152; two actions. Wm Rankin agt Philip W Saitta et al; att'ys, Quackenbush & Adams. Jan. 20

- Jan. 20. 191st st, s e, 50 w Hughes av, 75x57.9xirreg. Elizabeth K Dooling agt Orwell Realty Co et al; att'ys, Knox & Dooling. 74th st, Nos 421 to 425 East. Van Schaick Realty Co agt Morris Pollak et al; att'ys, Van Schaick & Brice. Elsmere pl, s s. 300 w Marmion av, 100x100. Theodore Drourr et al agt Home St Realty Co et al; att'y, M I Price. Stanton st, s w cor Goerck st, 50x75. Madison Trust Co agt Israel Schiff et al; amended; att'y, A W Ashburn. 136th st, s s, 50 e Amsterdam av, 50x99.11. Emilie W Reichow agt Therese Fraad et al; att'ys, Johnston & Johnston.

115th st, No 77 East. Mariamne Rosenzweig agt Nevelson-Goldberg Realty Co et al; att'y, F D W Searing. 2d av, No 2489. Martin J Bisgen agt Saul B Domroe et al; att'ys, Siegel, Block & Siegel.

JUDGMENTS

In these lists of Judgmen's the names alpha-betically arranged and which are first on each line are those of the judgment debtor. The let-ter (D) means judgment for deficiency. (*) means not summoned. (†) Signifies that the first name is fictitious, real name being unknown. Judgments entered during the week and satisfied before day of publication do not appear in this column, but in list of Satisfied Judgments. The Judgments filed against corporations, etc., will be found at the end of the list.

16 Angell, Edw C-Carlyle Johnson Machin 41.15 5. 27.41 17 Buchbinder, Saml* & Henry et al-J Fre

tion.

SEE PAGE 160 -1 "SWEET'S"

FOR FULL PARTICULARS

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- Jan. 16.

January 21, 1911.

PORTLAND CEMENT BROAD STREET, NEW YORK 30 20 Guidal, Edw S—H Meyers 20 Green, Max et al—A M Roes...... 14 Hirschfield, Abraham—B Bernstein

20 Gubitose, Gaetano* et al-H Knoll et al 390.32

84.15 20 Hoadley, Fred M-Starkweather & Shepley, 75.05 Hoadley, Fred R. (5.09) Inc. (5.09)
 Hollerith, Jos & Ida et al-Bayside Lumber Co. (324.05)
 Hilands, Wm J-Plaza Operating Co. (2163.00)

 18 Kobler, Albert J-E F Brug.
 .177.46

 18 Kobler, Albert J-E F Brug.
 .191.69

 19 Kahn, Julia et al-E C Orr
 .2649.19

 19 Koch, Wm G-G Gennerich et al.
 .267.37

 19 Katz, Ike-J Marks
 .176.75

 19 Kaplan, Jacob-E J Jackson et al.
 .326.91

 19 Karon, Wolfe, Saml M & Jos-M Spalter.
 .73.28

et al .143.99

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20 Maher, Jas S-Harbison-Walker Refrac

19 Owens, Sydney, Syd

 Rebuchak, Frank—Millard Construction Co.
 Reigenstreich, Salomon & Rose—N Miller.
 Rasmussen, Robt T trustee—Peoples National Bank of Brooklyn in N Y..., 1,050.15
 Riker, Malcolm D—R M Noonan..., 132.41
 Russo, Luigi-J Lordi...., costs, 99.83
 Rowe, Jas E—G Brown, 18.40
 Rabinowitz, Jacob—I Elting..., costs, 68.48
 Rosenthal, Charles—E Patterson..., 136.81
 19*Rose, Jacob H et al—Manhattan Lace Co. ce Co. ..481.09 ..365.91

20 Roettinger, Michael—S G Sterne et al.105.91 20 Rosenthal, Wm M—Acme Metal Ceiling Co. 20 Rusiello, Giovanni—F W Linders et al.169.63 20 Rusiello, Giovanni—F W Linders et al.90.44

CORPORATIONS

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DYCKERHOFF is made in Germany. The superior quality amply compensates the consumer for its higher price. It is perfect. PORTLAND CEMEN E. THIELE, Sole Agent, 99 John St., New York.

Co. .13.67 16.48 ne. 12.71 $17 \\ 17 \\ 17$ 17 C Criterion Cap Works-City of N Y.....31.86 Lino Type Casting Co-A C M I Stewart. 18 Lovelace, Thompson et al-D Carroll.2,201.62 18 Lovelace, Thompson et al-D Carroll.2,201.62 18 Lovelace, Thompson et al-T S Williamson 1,737.23

20 Witherbee Mfg Co-Consolidated Gas Co

 20 Ghio-Girban Cigar Co—the same....145,56

 20 Greater New York Extracting Co—the same

 20 Greater New York Security Co—the same

 20 Greenwich Electric Co—the same

 20 Greenwich Electric Co—the same

 20 T P Galligan Sons—the same

 20 William F Flynn Paper Box Co—the same

 20 American Jar Co—West Side Printing for

SATISFIED JUDGMENTS.

Jan. 14, 16, 17, 18, 19 and 20.

Abraham, Morris—C C Hartwell Co. 1910.245.63 Abukalil, Gabriel or Kalil—G A Dowden. 1910 913.57 Alexander, Wm H—F M Garland. 1910....247.41 Abelsohn, Louis—J Cham et al. 1910....46.54 Bleistift, Abraham I—L Goldberg. 1909..676.97 Baldanza, Giovanni—E F Noonan et al. 1910. 27.41

Lesser, Leo L-C C Shepard Lumber Co. 1910 Lauferty, Emanuel-Crampion Realty Co. 1910 Logan, Wm H-Richmond Cedar Works. 1910

 212.71

 Logan, Wm H-Richmond Cedar Works. 1910.

 119.48

 Levengston, Harry M & Matthew Cahill-R

 Cook. 1911

 Cook. 1911

 eLederer, Geo W-J W Rosenquest et al. 1898.

 *Same—Chickering & Sons. 1891.

 102.33

 Minot, Henri A & Leon A Geoger-W E Barry.

 1910

 McCargo, Payton A-J J Neville 1909.

 Minot, Henri A & Leon A Geiger-W E Barry.

 1910

 Minot, Henri A & Leon A Geiger-W E Barry.

 1910

 Minot, Henri A & Leon A Geiger-W E Barry.

 1910

 Minot, Henri A & Leon A Geiger-W E Barry.

 1910

 Nuhn, Conrad, Nuhn Iron

 Wuhn, Conrad, Emma Nuhn, Conrad Nuhn Iron

 Works, Geo Jene & Lizzie Jene-R P War

 dell. 1910
 441.47

 Same—same. 1910
 339.67

 Northern Ins Co of N Y-H W A Page. 1910.
 368.18

 Ohrenstein, Abraham-S Guenstein. 1910
 215.29

76.31 Simmons, E De Forest-G W Bromley. 1910

 Simmons, E De Forest-G W Bromley. 1910.
 46.41

 Sabine, Michael-K Muller. 1910.
 27.67

 Same—same. 1910
 27.67

 Shapiro, Sarah-N Schwartz et al. 1910.
 89.72

 Schmehl, Jacob J-N Hellerbach. 1909.
 78.01

 Sauer, Caroline L-M A Goodwin. 1909.
 78.01

 Sakeks, Abraham & David Roback-Isaac G
 376.62

 Sakelos, Costas-D Oberlander et al. 1911.319.22
 39.91

 Sakelos, Costas-D Oberlander et al. 1910.479.16
 53.80

 Same—same. Jan 5, 1911
 73.38

 Tier, Irving W-City of N Y. 1909.
 150.13

 Yanderhaege, Wyckhuyse, Chas-F Kemmerich
 1911.

 1911
 353.02

 Weiss, Frank G & Katie-H B Anger. 1910.
 25.40

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31.97

.31

Trucking Contractors For Building Materials JOSEPH F. WHELAN COMPANY, Inc. Telephone, 4680-2931 BRYANT 603 WEST 42d STREET 603 WEST 42d STREET

Wolferman, Milton J-W Lipshutz et al. 1910

CORPORATIONS.

¹Vacated by order of Court. ²Satisfied of ap-eal. ³Released. ⁴Reversed. ⁵Satisfied by exe-ution. ⁶Annulled and void. peal. cution.

MECHANICS' LIENS

Jan. 14.

160-173d st, Nos 452 & 454 East. Louis Fink agt Sarah Hillson & Minnie Levy......142.00 161-Albany av, e s, 175 s 233d st, 25x120. Thos McBride agt Martin Passannanti..235.86

Jan. 17.

Jan. 18.

CONSULT OUR BUYERS' REFERENCE

When about to order any Building Materials. If you do not find just what you want, please write or phone us. TELEPHONE, 4430 MADISON

RECORD AND CUIDE, 11 E. 24th Street, N. Y.

January 21, 1911.

RECORD AND GUIDE

The combination of absolute structural strength together with DAYLIGHTING capacity is only to be had with

AMERICAN LUXFER PRISM CO. Tel. 8257 Spring 8258 507-509 West Broadway N.Y.

LUXFER reinforced concrete vault lights.



 Abraham Finelice, Lorenzo D. Bozzo & Alter

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BUILDING LOAN CONTRACTS.

Jan. 14.

Jan. 16.

Jan. 17.

Jan. 18.

Bronxwood av, n w cor 216th st. 89x30. Cen-tral Mortgage Co loans Vincenzo Pizzo to erect a — sty bldg; — payments......7,000 Jan. 19.

No Building Loan Contracts filed this day. Jan. 20.

Garden st, s s, 28.7 e Crotona av, 37.6x100. Title Guarantee & Trust Co loans Edward J Byrne Construction Co; to erect a 4-sty apartment; 7 payments15,000

SATISFIED MECHANICS' LIENS.

Jan. 14. No Satisfied Mechanics' Liens filed this day. Jan. 16. '

 No Satisfied Mechanics' Liens filed this day. Jan. 16.

 9th av, s e cor 54th st. N Y Tile Co ast Metropolitan St Ry Co et al. (March 25, 1910)

 *25th st. Nos 331 to 335 West. Alberene Stone Co agt Roman Catholic Church of St Colombo et al. (Dec 20, 1910).

 *26 agt Roman Catholic Church of St Colombo et al. (Dec 20, 1910).

 Burke av, s e cor Bronx Park av. Louis Old-heim agt North Bronx Realty Co et al. (Dec 19, 1910)

 *100

 *25th st. No 501 West.

 *10th av, No S15.

 *111

 *125.00

 *15 st. No 437 West. Saml Sidoroff agt Jos F Reilly et al. (Nov 28, 1910).

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Jan. 17.

Jan. 18.

Northern av. n w cor, 181st st. Fuarantee El Co agt Codae Realty Co et al. (Jan 16, 1911) ²115th st, n s. 325 w Bway. Isaac Osserman agt Alcazar Realty Co et al. (May 17, 1910) 2.289.00

9th av. s e cor 42d st. Rock Plaster Mfg Co agt Louis Brenner et al. (Nov 4, 1910)

2

Jan. 20.

White st, n e cor Centre st. Henry B Senft agt H Knabe et al. (Jan 26, 1910)....214.50

¹Discharged by deposit. ²Discharged by bond. ³Discharged by order of Court.

ATTACHMENTS.

Jan. 12. No attachments filed this day.

Jan. 13. Price, Henry E individ & surv partner; German Grob & Son; \$551.10; W R Hill. Porterfield, Robert; Edward U Kahn; \$2,033.65; E Weil.

Jan. 14. Adler, Otto & C Guerritot; J H Wasserman; \$2,000; M Nussbaum.

Jan. 16. Wm H Knox & Co; S Orman Goldan; \$8,800; S C Lewis.

Jan. 17. Cape Fear Lumber Co; Cowing, White & Wait; \$1,540.28; H Sammet.

Jan. 18. Langstroth, Frank D; Frank D Wynn; \$1,-671.50; P E Jones.

CHATTEL MORTGAGES.

Jan. 12, 13, 14, 16, 17 and 18, AFFECTING REAL ESTATE.

AFFECTING REAL ESTATE. Brook Const Co. e s Southern Boulevard, 100 n Tiffany st. Colonial Mantel & R Co. Re-frigerators. \$792 Cook, J C & Co. n w cor Marmion av & Ells-mere pl. Colonial Mantel & Refg Co. Re-frigerators. 120 Cooper, Geo W. 149th st & Melrose av & Fi-nance Dept, Room 0, 280 Bway. American Chandelier Co. Fixt, &c. 204 Cullo & Co. n s 147th st, 45 n Concord av... Mantel & Refrigerator Co. Mantels, &c. 120 Casale, Jno & Sons. 432-434 E 13th. Consoli-dated Gas Co. Gas Stoves. 600 Gillman, M J. n e cor 175th st & Arthur av... M F Cusack. Scaffolds & Contractors & Builders Materials. 500 Golding (Jos) Realty Co. w s Lenox av bet 141st & 142d sts. Colonial Mantel & Refg Co. Refrigerators. 1,332 Gray (C L) Const Co. Heidelberg Bldg. Bway & 42d st..Ridgway Dynamo & Eng Co. Engines. 24,200

Gray (C L) Const Co. Liberty Tower, Liberty Engines. Gray (C L) Const Co. Liberty Tower, Liberty & Nassau sts..Ridgway Dynamo & Eng Co. 12,980 71 E 78th..Fairbanks 215

Gray (C L) Const Co. Liberty Tower, Ling Co. & Nassau sts..Ridgway Dynamo & Eng Co. Engines. 12,980 Haug or Hang, C. J. 71 E 78th..Fairbanks Co. Machinery. 215 Rendall, Jno. n s 183d st bet Washington & Park av..S Weinstein. Fixt, &c. 775 Rendall, Jno. Kelly st bet Intervale & Long-wood avs..Anton Larsen & Son. Fixt. 30 Rendall, Jno. Kelly st bet Intervale & Long-wood av..Anton Larsen & Son. Fixt. 30 Rendall, Jno. Kelly st bet Intervale & Long-wood av..Anton Larsen & Son. Fixt. 30 Rendall, Jno. W s Kelly st, 73 s Intervale av.. Colonial M & R Co. Refrigerators. 864 Ram Realty Co. W s Jackson av. 214 n 163d st..Hudson M & M Co. Fixt, &c. Contract. 322

322 322 324 av. A B See Electric El Co. Elevator. 2,400 Settels, Steam Laundry Co. 422 E 53d st. Gar-wood Elec Co. Motors, &c. 294 Van Orden Const Co. 184th st bet Audubon & Amst av. Consolidated Chandelier Co. Fixt, &c. 1,500 Victor Typewriter Co. 810 Greenwich..Edw B Stott & Co..Electrify the Plant Machy. 1,391

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