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THE PROSPECT AS VIEWED BY DIFFERENT TRADES

Many Brokers Think the Town is Overbuilt, but Merchants and Manufacturers Say There's a Scarcity of Premises Adapted to Modern Business Requirements.

AT no time in recent years has opinion concerning the real estate prospect been so unsettled as it is just now. It is far more uncertain than it was after the panic. There was a good deal of liquidation in real estate during the half-year immediately following the panic, but when once the banking situation had righted itself, plenty of buyers were in the market to pick up bargains. When the liquidation was over, it was found that forced sales had been few in number, compared with earlier liquidations after major panics. It was found, also, that, save in the case of costly town residences, property had brought fairly good prices.

The panic, in short, had not disturbed confidence in the earning power of real estate, a confidence resting on the expectation of continued expansion of population and industry. During the preceding ten years, the growth of New York and the consequent advance in real estate values had been unprecedented. It looked as if the effects of the panic would be short lived. The agricultural sections remained prosperous and no one doubted that the general industrial tendencies which had insured a marvelously rapid growth for New York in the preceding decade were of a permanent character. Of these tendencies, the most important was that toward larger business units—toward consolidation of business concerns into large corporations.

There was, too, a special and local reason for confidence in real estate investments. The credit supporting such investments was stronger than it had ever been in the past after any major panic. The title companies have grown to be a controlling factor in the mortgage loan market. They have taken over a large part of the building loan business. They have opened up a national market for guaranteed mortgages and mortgage bonds, and were, through the sale of such securities, gathering together idle capital from all parts of the country for investment here. The title companies, unlike the old building loan operators were in no need of calling in loans. On the contrary, they were in a position to assist anyone who could offer acceptable security. The influence of the title companies was perhaps decisive in sustaining real estate values at a time when stock market values were crumbling.

UNFAVORABLE DEVELOPMENTS.

The speculative temper as regards real estate has remained unshaken until withering the last few months. But a number of things have happened lately to bring about a change in sentiment. About three months ago a warning was issued by the president of the largest building company in the city to the effect that there were too many office buildings under construction. The apartment house renting season turned out unsatisfactory with respect to certain grades of apartments. For the first time, builders of costly apartments in the fashionable residence district east of the Park were impelled to offer "free rent," in some instances for as much as two months; concessions in rent were made as a matter of course in other apartment house districts. In the new midtown section also, the wholesale and factory building section, tenants were refusing to take quarters at the rents theretofore obtained.

Meanwhile, the General Arbitration Agreement having been dissolved, labor disputes of a threatening nature arose in the building industry. Later, a break in cement prices occurred and other structural materials, including steel, took a downward turn, indicating that not only New York but the country at large had been overbuilt. In this situation, the principal lending institutions announced last week their intention to discourage further building for a time. The importance of the announcement is unmistakable in view of the fact that there is a plethora of funds in the New York banks.

The developments noted in the foregoing paragraphs, coupled with the heavy stock market liquidation of recent weeks, have had a decided effect on the demand for real estate. The present is normally a time of rising activity, but the record of sales this week is typical of the midsummer vacation period rather than of the Fall brokerage season. Do conditions call for the extreme reaction of opinion that has taken place concerning the prospect in real estate? It is seen now that the unqualified optimism which has until recently prevailed since the panic was founded on bad judgement. Is better judgment shown in the present extreme revulsion of sentiment?

In order to form a competent opinion on the real estate situation in a town like New York, it is necessary to consult a variety of sources of information. The Record and Guide presents in the following pages the views of accepted authorities in many lines of business that have to do, directly or indirectly, with real estate. The purpose in collecting the information has been to discover, first, what the facts are as regards overbuilding and, next, what the conditions of business are in the wholesale and manufacturing trades that are the biggest users of space in loft and office buildings.

Certain conclusions may be mentioned here which are likely to appear just to anyone who reads the forty odd interviews that follow. There can be no doubt that too many high-priced apartments have been erected. This is true mainly, however, of apartments intended to take the place of private houses and known as "apartment dwellings." Builders have evidently made the mistake of assuming that families unhoused by the demolition of dwellings in the midtown section to give room for mercantile constructions would maintain the same style of living, reckoned by yearly expenditure, in a rented apartment as they had been accustomed to in private dwellings. As a matter of fact, a large proportion of such families have preferred buying in the suburbs to moving into apartments.

THE SUBURBAN MOVEMENT.

About twelve hundred buildings are being torn down each year in Manhattan, perhaps a majority of which are dwellings. Add to this the large number of dwellings that are being remodeled into business premises, and it will be seen that, coupled with the normal increase of population, there should have been a very considerable demand for large apartments of the expensive order, provided no unforeseen tendency had developed to take well-to-do people out of the city. Just such an unforeseen development accounts in a measure for the present oversupply of large apartments of nine rooms or more each.

Builders will have to recognize what they have been unwilling to admit heretofore, namely, that well-to-do people in growing numbers are seeking the suburbs. There are no shrewder buyers of real estate than people of means looking for homes. They bought town residences when these were advancing in value and they are now quite well aware of the fact that as a rule the biggest advances in residence property will be found hereafter in the suburbs. Meanwhile people who live out of town are frequently desirous of keeping a small apartment in the city. There is at present a very extensive demand for apartments of two, three and four rooms (which builders have, perhaps purposely, overlooked. We need not go into the technical objections builders have against small apartments. It will be enough to say that when such apartments are bringing \$40 a month a room, while many large suites remain empty, builders will probably overcome their traditional prejudice against small apartments.

The oversupply of office buildings is admittedly very considerable. Here also

builders have been disappointed in expectations based on past experience. The chief cause of the marvelous growth of population and industry in New York and of the advance in real estate values during the decade preceding the panic was the consolidation of business enterprises into large corporations.

Large corporations, having outgrown the banking and stock market facilities of lesser financial centers, moved their executive headquarters to New York. The immigration of out-of-town corporations was on a large scale and created a notable demand both for office accommodation and for costly residence housing, including, of course, apartments. Recently the tendency toward business consolidations has been checked by the trust busting zeal of the Federal government and there has not been the demand for offices that builders had grown accustomed to count on during the ten years between 1897 and 1907. There is no section of the community that is more vitally affected by the agitation against large corporate enterprises than New York.

OFFICE DEMAND AND TRUST BUSTING.

This agitation has, of course, affected the demand for mercantile buildings also. However, loft buildings are influenced by a local factor of determining importance. There is reason to believe that the present surplus of lofts in the midtown district will be quickly taken up. The representatives of the different wholesale and manufacturing trades whose views are quoted in the following pages call attention to the general desire of downtown merchants and factory owners to move, on account of the congested shipping facilities and antiquated buildings in the locations where they now are. Most of them are in fact getting out of the old trade centers as fast as their existing leases expire.

Whatever oversupply there may be of mercantile buildings in the midtown district is not likely to be of long duration, particularly if, as seems probable, the production of such buildings is to be checked for a time. The main cause for disquiet in regard to the new loft buildings in the midtown district is the reaction which they produce in the abandoned trade centers. The structures there are being occupied, it is true, but by tenants of inferior purchasing power or less secure financial position. They are consequently depreciating in value. This was made conspicuously apparent at an auction sale held a few days ago, at which several mercantile premises in middle Broadway, offered by an estate, realized one-third less than their assessed valuation on the tax books.

The building statistics for the last half a dozen years throw a helpful light on the real estate situation. The statistics of tenement house construction, for example, bear out what was said in an earlier paragraph, namely, that the oversupply of "tenements" is confined chiefly to high-price apartments intended for large households.

STATISTICS OF TENEMENT HOUSE CONSTRUCTION.

The following tables, obtained through the courtesy of Tenement House Commissioner Murphy, show the amount of construction work planned under the Tenement House Law since 1902. In making up the figures all duplicate, abandoned and superseded plans were deducted. The figures consequently represent the actual volume of construction undertaken and the plans for new work in force at present.

	Number of Buildings.	Cost.	Apartmentments.
Manhattan.....	259	\$15,252,000	5,706
Bronx.....	72	1,769,000	749
Brooklyn.....	180	1,856,700	928
Queens.....	51	202,500	199
Richmond.....	...	.....	.....
Total.....	562	\$19,080,200	7,582

1903.		
Manhattan.....	459	\$25,102,000
Bronx.....	105	2,405,000
Brooklyn.....	657	6,015,100
Queens.....	141	612,170
Richmond.....	.....	.....
Total.....	1,362	\$34,164,270
1904.		
Manhattan.....	834	\$43,031,500
Bronx.....	521	15,296,700
Brooklyn.....	1,433	18,898,550
Queens.....	387	1,880,250
Richmond.....	1	3,000
Total.....	3,176	\$79,110,000
1905.		
Manhattan.....	1,444	\$77,603,000
Bronx.....	742	28,934,400
Brooklyn.....	2,861	34,437,100
Queens.....	858	5,003,675
Richmond.....	10	42,600
Total.....	5,918	\$146,020,775
1906.		
Manhattan.....	926	\$55,299,400
Bronx.....	475	15,716,300
Brooklyn.....	3,230	37,852,250
Queens.....	504	3,245,900
Richmond.....	5	23,500
Total.....	5,140	\$112,137,350
1907.		
Manhattan.....	335	\$29,212,000
Bronx.....	439	9,606,000
Brooklyn.....	2,332	28,983,050
Queens.....	466	3,565,200
Richmond.....	9	100,600
Total.....	3,601	\$71,466,850
1908.		
Manhattan.....	249	\$29,551,000
Bronx.....	503	12,521,000
Brooklyn.....	934	11,719,000
Queens.....	305	2,056,000
Richmond.....	10	120,000
Total.....	2,001	\$55,967,000
1909.		
Manhattan.....	450	\$68,258,000
Bronx.....	891	29,767,000
Brooklyn.....	1,002	12,691,900
Queens.....	240	1,849,800
Richmond.....	4	79,000
Total.....	2,587	\$112,645,700
1910.		
Manhattan.....	217	\$35,010,000
Bronx.....	964	31,907,000
Brooklyn.....	561	7,645,700
Queens.....	203	1,646,400
Richmond.....	1	7,500
Total.....	1,075	\$76,216,600
1911.		
Nine Months, January 1 to September 30.		
Manhattan.....	157	\$22,920,000
Bronx.....	333	12,338,000
Brooklyn.....	425	6,630,400
Queens.....	454	4,054,600
Richmond.....	3	11,500
Total.....	1,372	\$45,954,500

The number of apartments produced in Manhattan this year and last is small, but their average cost is exceptionally high. As has already been explained, builders erred in not making sufficient allowance for the suburban migration of well-to-do people, but the error has been discovered in time to prevent serious trouble.

Another grouping of the building figures for the same period will enable us to compare the total amount of housing provided with the growth of population. It will also show what are the current tendencies in the way of distribution of population and building since the introduction of subway and tunnel transportation. The subway, it will be remembered, was opened in 1904. In these tables, the word "apartment" stands for a suite of rooms in a multifamily house, while "dwelling" includes both one-family and two-family houses.

MANHATTAN.		
Year.	No. Apartments.	No. Dwellings.
1905.....	36,311	104
1906.....	25,682	65
1907.....	19,791	65
1908.....	7,973	36
1909.....	16,161	55
1910.....	7,485	43
1911.....	5,298	31
Total.....	58,641	389
BRONX.		
1905.....	14,954	1,145
1906.....	9,001	1,372
1907.....	5,026	1,219
1908.....	6,204	1,167
1909.....	13,893	1,149
1910.....	16,571	571
1911.....	6,408	511
Total.....	72,057	6,623
BROOKLYN.		
1905.....	18,296	5,137
1906.....	22,626	4,592
1907.....	19,226	4,939
1908.....	6,603	4,894
1909.....	7,326	8,456
1910.....	4,243	4,050
1911.....	4,341	2,635
Total.....	82,661	34,673

QUEENS.		
1905.....	3,758	2,285
1906.....	2,394	2,762
1907.....	2,472	2,772
1908.....	1,503	2,172
1909.....	1,255	3,794
1910.....	1,097	3,117
1911.....	2,641	.....
Total.....	15,120	16,902
RICHMOND.		
1905.....	20	295
1906.....	15	508
1907.....	45	606
1908.....	60	.....
1909.....	35	519
1910.....	3	.....
1911.....	10	.....
Total.....	188	1,928
Totals for 1905 to 1911.		
Manhattan.....	58,641	389
Bronx.....	72,057	6,623
Brooklyn.....	82,661	34,673
Queens.....	15,120	19,902
Richmond.....	188	1,928
Grand total.....	228,667	63,515

It is possible to estimate with some degree of accuracy the number of people for which housing was provided in apartments. Each apartment is designed for one family, and in New York the average family consists of 4.5 persons. In the case of dwellings, the building records do not show how many were designed for one family and how many for two families. To make allowance, however, for the population annually unprovided by the demolition of old dwellings and flats, we may assume that all the "dwellings" in the foregoing tables were one-family houses. On this basis of calculation, housing has been provided since 1905 for 1,314,819 people. The actual growth of population meanwhile has been 969,604. The discrepancy does not indicate any considerable degree of overbuilding when one recalls the fact that in 1905 and 1906 the shortage of housing was such as to cause a sharp advance in rents. It will be noted also that the amount of residence building in the current year has been under, rather than above, the normal.

The statistics for residence building just quoted show a marked tendency toward decentralization of population. On the other hand, those for business construction, which follow, prove that Manhattan is holding its own as a business center. This borough is, indeed losing the more bulky forms of manufacturing, but the space thus left vacant has heretofore been taken up by lighter industries. Improved suburban transit has had the effect of diffusing population, but of concentrating light manufacturing and banking, wholesale and retail trade, and the brokerage and other professions in special districts of Manhattan.

BUSINESS CONSTRUCTION.

Stores, and Lofts, Office Buildings, Factories and Workshops.

MANHATTAN.		
Year.	No.	Cost.
1905.....	233	\$27,972,975
1906.....	198	32,716,680
1907.....	211	33,753,700
1908.....	210	45,482,300
1909.....	279	44,300,200
1910.....	307	45,132,200
1911.....	212	35,518,250
BRONX.		
1905.....	123	1,347,200
1906.....	124	1,838,200
1907.....	125	1,778,750
1908.....	146	2,618,870
1909.....	90	444,225
1910.....	252	2,962,225
1911.....	.....	.....
BROOKLYN.		
1905.....	206	2,987,300
1906.....	228	3,303,085
1907.....	305	5,675,397
1908.....	242	3,059,845
1909.....	359	5,552,111
1910.....	383	3,461,025
1911.....	77	3,317,705
QUEENS.		
1905.....	49	1,166,250
1906.....	101	676,415
1907.....	120	566,335
1908.....	131	410,479
1909.....	99	1,370,949
1910.....	195	1,514,288
1911.....	.....	.....
RICHMOND.		
1905.....	43	169,810
1906.....	109	726,555
1907.....	.....	.....
1908.....	.....	.....
1909.....	43	170,214
1910.....	.....	.....
1911.....	.....	.....

There are, unfortunately, no means of comparing these figures with the actual growth of business. It is the judgment of competent observers, however, that with regard to business as well as to residential construction the oversupply is

limited to certain areas and to certain classes of housing. The correctness of this judgment is attested by a notable scarcity of foreclosure suits. In other areas and in other classes of housing, as is pointed out in some of the interviews printed elsewhere, there is still room for profitable building. As a matter of fact, we may safely leave the question of where to build and where not to build next to be solved by the lending institutions. These institutions now practically control the building loan market and they have too much capital invested in mortgages on improved New York real estate to permit any serious degree of overbuilding.

We call the special attention of builders to the statements from representatives of the trades that are the chief occupiers of mercantile premises. These statements differ remarkably in tone from those made by realty brokers and operators. They are to the effect that, while there is plenty of vacant space in the new midtown buildings, there is a scarcity of accommodations adapted to the special needs of the trades seeking uptown quarters. So far as these trades are concerned, there is an undersupply of modern buildings intelligently planned for particular classes of tenants. The time, it appears, has gone by when a builder can prosper who neglects to ask expert advice in planning the improvement of a costly site. It certainly is a matter for serious consideration in interested quarters when brokers and operators complain of overproduction and users of premises complain of scarcity of suitable accommodations.

Fourth Avenue Not Over Produced.

Edwin Hess, of the firm of M. & L. Hess, is of the opinion that the midtown district, is in a healthy condition. "I feel that the ordinary conditions are such that if the big loaning institutions exercise the proper care and judgement in the making of mortgages for building purposes, we will have no trouble on the score of overproduction. It has been our experience that tenants are readily found for desirable loft space and it would seem to us that the midtown loft section is in a healthy condition. The Fourth avenue district is not overproduced and it is only a question of a short time when all the existing space will be completely occupied. There are sections where the supply of space is more than equal to the demand and it would be undoubtedly wise to check any further production in these localities. If this is done, I think we will shortly find a normal condition of affairs throughout the entire city. Investors seem fairly plentiful and this would indicate that there was no general feeling of uneasiness on the part of those with money at their command.

Condition Better in Other Cities.

George T. Mortimer, of the United States Realty Co., says competition here is too keen.

"The New York Real Estate market is extremely dull and the cause lies mainly in the fact that the city is built up beyond the demand, with the result that the competition for desirable tenants has become abnormally keen. In the past fifteen years the number of sky scrapers has been increased, not so much with the view that they would be occupied to their full capacity, but with the idea that they would be more or less useful as monuments of advertising. As a consequence much of the space has been rented at low rates, and the percentage of return on this sort of investment is smaller than ever before. In spite of the fact that New York is the leading real estate city, it is true that buildings in Philadelphia, and Chicago, in many cases, are producing a better net return than structures of a similar kind in New York. Of course the cost of land is high in this city but on the other hand tenants are offered more inducements than they are in other cities, and the return for such buildings should be proportionately more for the capital involved. The action of the loaning institutions in announcing their intentions of curtailing speculative building loans for some time to come is, in my judgement, a very wise move, and should, if it extends over a long enough period, rectify the existing condition.

Whatever movement in tenancy has taken place this year, has been a shifting from old buildings to new ones and unless we allow time for the older structures to be taken up by different lines of trade, we will find our values somewhat decreased. A period of conservatism is devoutly to be desired."

TRADE INTERESTS NEED MORE MODERN BUILDINGS.

Natural Expansion of Business, Unaffected by Pessimistic Reports of General Unrest, Is Rapidly Taking Care of Vacant Loft and Office Space.

TRADE interests representing the largest users of loft and office space in this city deny that there is an oversupply of buildings of this class serious enough to warrant lending companies withdrawing from the market, even temporarily. The reason there are so many vacant lofts and offices is ascribed by them to the great amount of hap-hazard construction that has featured the last fourteen months, the average builder in the new business districts apparently giving no thought to the requirements of the trade concentrating in the various neighborhoods.

The complaint that commercial unrest is stifling natural business expansion seems to be over estimated. Western concerns are still seeking New York offices and the migration from the lower part of the city northward, already defined in some trades, is only beginning in others and in some cases, notably the silk trade, there is an actual shortage of desirable ground floor space in the Fourth avenue district.

When business outside of this city is normal there is a demand for office and loft space and, despite inspired reports to the contrary, both Western business conditions and the demand for office space downtown and in the central section of the city are comparable with records of recent years.

The best thermometer to ascertain the commercial temperature both here and elsewhere is in the bank clearings. Bradstreets for the 7th inst. showed that clearings at all cities in the United States for September aggregated \$12,372,465,665, a decrease of only seven-tenths of one per cent. from August, but an increase of 10.3 per cent. over September last year. Outside of New York there is an actual gain of 2 per cent. over August and of 4.2 per cent. over September, 1910. For the nine months of 1911 the clearings at all cities are only 3.9 per cent. below 1910, and outside of New York there is a gain of seven-tenths of one per cent.

Next in order of importance as a barometer of trade is the record of failures. While returns for the nine months of this year point to more embarrassments than in 1910 or 1909, there were fewer than in 1908, the year following a general building boom when the oversupply of office, loft and apartment house space was even greater than it now is. Although there were 8.5 per cent. more failures this year than last and 5.9 per cent. more than in 1909, they were 13 per cent. fewer than in 1908 and very much the same showing is made as to liabilities. Compared with 1906 there are 35 per cent. more failures and 52 per cent. more liabilities. The New England and Southern crops show about the same number of failures as in 1910 while the other crops show more casualties. There is a larger measure of salvage this year, however, than in either 1910 or 1909, the percentage of assets to liabilities this year being 56 as against 47.7 per cent. in 1910, 50.4 in 1909 and 58.5 per cent. in 1908.

The question of whether there is too much building throughout the United States is answered by the statement that in eighty-one cities reporting in September the total expenditure was \$51,921,690, a decrease of 26 per cent. from August's large total, which was swelled by special conditions at Chicago, but a gain of 14.4 per cent. over September last year. For nine months building expenditures aggregate \$624,388,927, a decrease of only 2 per cent. from 1910, surely a good example of general business conditions, inasmuch as the foregoing statistics show that construction operations everywhere are being tempered to the actual demand and are not, as a rule, arbitrary.

New building does not normally go ahead unless there is an expansion of business to warrant it. This rule applies even here in New York City at the present time. There is undoubtedly an expansion of business here now and during the last three years. Every firm that moves up-town, with hardly an exception, engages larger space than it formerly used. East Side manufacturers who have found their business developing within the last year or two are in the market for larger quarters at cheap rentals, thus taking up a large part of the space vacated by other houses which have migrated northward. In the case of office building space, there is an expansion of business from two directions to take care of vacancies caused by the completion of more modern buildings. One is from

the former tenant of the dark, dismal, second and third rate office buildings and the other is from western houses seeking New York branches. The present strain in the construction market, therefore, would seem to be not, an oversupply of new, high price loft or office space, but rather a wholesale vacating of less modern buildings, generally looked upon as dividend paying properties. At least, this was found to be the general belief among editors of trade and specialty papers representing the largest space consuming interests in present day commerce. In other words the office and renting problem of to-day resolves itself down to the basis of the survival of the fittest, and the most modern, best equipped and properly managed building is the one that will be occupied first and most permanently.

The following opinions regarding the condition of business in its relation to demand for office, loft and apartment house space in the immediate future reveal almost the opposite of oversupply, as far as rentable space is concerned. They show that buildings especially designed with a view to supplying the needs of certain classes of business are being rapidly taken and, incidentally they show the location, in many instances of the new trade centers.

GENERAL TENANCY CHARGES.

W. J. Maxwell, editor, the Trow Register.—"In the first nine months of 1911, or up to the first day of October, 24,641 changes in tenancy in Manhattan were reported by a staff of men whose sole duty it is to cover New York daily to collect such data for the Trow Directory Company. In the above figures only business concerns are taken account of and removals are counted as two changes in tenancy, an "out" and an "in." While these figures cannot be stated to be absolutely complete they furnish sufficient data on which to base an authoritative statement as to the tenancy situation in New York as regards vacant premises.

"An analysis of these figures shows that 14,791 firms either moved, located as new business concerns, established branches or went out of business in the first nine months of the present year. A study of the birth rate and death rate as regards business houses with this data at hand will enable one to form quite definite conclusions as to whether or not there is an over-supply of vacant business premises in Manhattan. It is to be remembered that in the following analysis of conditions in this regard, no account is taken of firms taking an increased amount of floor space, unless such increase is in the form of a branch store or office, in which case it is classified as a new firm.

"That the year opened disastrously to those whose interests lie in tenancy there can be no shadow of doubt. Out of 4,941 reports on new concerns and concerns going out of business during the nine months referred to, 1,908 either closed their doors or moved outside Manhattan. The proportion of new firms starting in business to those going out of business based on these reports month by month furnish astonishing conclusions. January records show that for every three new firms that started in business four concerns went out of business or moved out of Manhattan. February and March show even worse records, as both these months show four "out of business" reports to one new firm reports. April was still bad, the proportion of new firms to dissolutions being as one to three. May showed a reversal, the proportion being five to two in favor of new concerns. June showed still better, there being four new concerns to every one that went out of business. July fell off slightly, but still showed well, the proportion being three to one in favor of the new concerns. August showed still stronger, the proportion being five to one in favor of new concerns, while September showed the best record of the year, with six to one in favor of new enterprises requiring floor space.

"Tabulated, the record stands as follows, it being noted that the "out" column indicates that concerns either went out of business or moved out of Manhattan:

TABULATION OF PROPORTIONS.

Month.	New concerns.	going out of business.
January	3	4
February	1	4
March	1	4
April	1	3
May	5	2
June	4	1
July	3	1
August	5	1
September	6	1

"The above the the record taken month by month and is based on 4,941 firms who were reported by us as either new or going out of business, or moving out of Manhattan. While these

figures are not complete they are sufficiently so to be authoritative as regards the proportion or percentage of one class to the other.

"Then tenancy market as show by these figures opened in 1911 very weak and grew worse during February and March, only only slightly better in April. Beginning with May, however, it grew suddenly strong and excepting for a slight falling off in July, has been growing better and better till September showed that for every concern sent to the morgue six new ones stepped forward to take floor space. The movement for the last five months has been definite and positive. It has been forward, and since July this movement has been accelerated each month.

"Manhattan has approximately 175,000 concerns classifiable as business or professional houses. If the present activity continues to the end of the present year it may be conservatively estimated that the borough will have made a net gain of from 1,750 to 2,000 business places. This would be a gain for the year of at least 1 per cent. on the total of her business tenants. If the floor space requirements of new concerns are equal to those already in existence, on an average, it would mean that one one-hundredth part of the floor space requirements of the 175,000 business tenants in Manhattan, Jan. 1, 1912, would be needed to meet the requirements of the net gain in tenancy during 1911 without taking into account rentals of additional space by established concerns."

GENERAL JOBBING INTERESTS.

F. K. Anderson, editor National Magazine for 5 and 10 cent stores—"The migration of many of the biggest wholesale silk, ribbon and lace houses to the 4th avenue district has had a disastrous effect upon realty values in the old wholesale section in the neighborhood of Broadway, between Worth and 8th streets.

"For years this part of New York has been widely known as the wholesale section for general merchandise.

"To-day this district is watching with the keenest interest the development of what is being called 'the new wholesale center.'

"The question is being asked by the manufacturers and jobbers below the shopping district, 'Shall we follow the importers, big manufacturers and specialty houses, or shall we stick to the old buying center?' Meanwhile the real estate men are hanging up two signs for every one that comes down, for one by one the firms that rely upon their location to draw trade are deciding in the affirmative and are moving.

"Another factor beside the desire to be in the newly developing trade center that is influential in causing an exodus from the old wholesale district, namely, the undesirability of the old business quarter from the building standpoint.

"This downtown 'wholesale center' has grown up in one of the oldest parts of New York. Its architecture and construction bear the earmarks of a century past and its convenience and general attractiveness are typical of the conditions existing in the earliest years of New York's business life.

"Naturally, the modern store or loft makes an appeal that is almost a command. The desire for improvement in surroundings is augmented by the even more urgent demand of economy. On the face of it the assertion that the amount of rent charged up against a business now operating on Spring street can be cut down by moving to one of the growing side streets off of 4th avenue, sounds ridiculous. Yet such is the fact. Many a man who has been occupying a downtown store, and who can handle his trade just as well in a loft as in a store, has actually cut down his cost of doing business by moving to an uptown loft. The saving has been as follows:

"In the cost of a loft as compared with a ground floor store.

"In the rate of insurance. In the matter of heat.

"The question of insurance, or, more generally speaking, the fire problem, has made a great many wholesalers in the old downtown district do some hard thinking.

"The fatal fire in the Asche Building frightened many manufacturers who are occupying similar structures in the neighborhood. Investigation showed them that they were paying from two to four times as much insurance as they would have to pay in a modern building, and there is no doubt but that the terrible loss of life at the Green street fire resulted in emptying a great many manufacturing lofts in this part of the city.

"Furthermore, in most cases every man

supplies his own heat in the gaunt, barren, high-ceilinged houses that line these narrow streets. Furnishing heat for these stores and lofts is another aggravation and another expense. Men who have carefully computed their cost in coal and labor have concluded to look for better quarters. Thus the signs, 'Loft to Let' and 'Store to Let' hang from almost every other building in such streets as Mercer, Greene, Wooster, Broome, Prince, Spring and Houston.

"Still the 'general merchandise' map of New York has not been greatly altered. The big jobbing houses in this neighborhood and the continued stability of Broadway realty values will serve to prevent any decided change. The dry goods district, the notion district, the millinery district will not be changed, for the jobbing trade, occupying better buildings on the main thoroughfare or the better side streets, and not competing directly with the specialty houses, have evinced no desire to follow in the march to 4th avenue.

"This being the case, we are concerned with the question, 'What about the old empty stores and lofts?'

"By carefully analysing the transition that has been taking place, one finds that it has been in the main the wholesalers of high-priced merchandise that have made up the caravan moving northward. With the jobbing districts practically unchanged, and with other parts of Manhattan's business territory crowded to the limit, one may logically conclude that these vacant stores and lofts will not long remain untenanted.

"But the class of business that will fill up this section will be such as to compel a drop in rents. These buildings present the appearance of a deserted village because the real estate men and property owners are slow to realize that they are doomed to make a considerable concession in rentals; they are slow to grasp the fact that with the cream of the silk trade skimmed away, the market into which they may look for a rental revenue will not expect the richest milk nor pay the price.

"These buildings are destined to be used by jobbers in low-priced merchandise and by manufacturers. Loft after loft is now occupied by concerns manufacturing all kinds of merchandise, and especially by the garment trade. The lofts that are now vacant offer opportunities to the manufacturers of cheap goods, the concerns now located on the East Side, as soon as the rents are lowered. Manufacturers who make goods that retail at a dime or under are anxious to improve their condition insofar as location and buildings are concerned. As they are in no way attracted by the modern office or loft building, and as they wish to be in the generally known wholesale district, it may be said that a great number of these manufacturers—there are over a thousand in the city of New York—will look favorably upon the buildings that are being vacated by the specialty houses, provided the rents are not prohibitive.

"Manufacturers of low-priced merchandise are anxious to be near one of the most important channels for their output, the general merchandise jobber, whose line embraces everything at every price.

"Only when the much prophesied time arrives when all of New York below 14th street will be office buildings, will the old wholesale district be entirely forsaken, and this means that for many years to come it will be a general jobbing center, the adjacent streets becoming more and more devoted to the housing of manufacturers of general merchandise and allied lines.

"The 5 and 10 cent business is developing new wholesale concerns, eager for a share in the profits that are known to have been made in the trade.

"It is impossible to estimate the number of concerns making goods in the city of New York that can be sold for 5 or 10 cents retail. They are doing their daily work in all sorts of quarters in all parts of the city, some of them hidden behind years of obscurity and business ignorance in almost inaccessible shacks and shanties.

"To all of these manufacturers of cheap goods the light is beginning to dawn, new jobbing trade is opening up to them, and they are coming to the realization that there is a class of merchants that want to deal with them direct. They are beginning to see that they must get into the light, and into the path of wholesale trade if they want the business of these merchants.

"Without doubt, as developments go on and as business improves, such manufacturers as these will seek locations in the territory where the buyers of all kinds of goods, cheap or dear, have formed the habit of coming. I think this will take care of all normal building operations of the immediate future."

MEDICINE AND SURGERY.

Dr. Joseph Macdonald, Editor The Surgery Journal and ex-President of the American Medical Editors' Association.—"I have noticed a disposition among builders of certain types of structures to try the experiment of concentrating physicians' and surgeons' offices in central locations. The plan has proved very successful in Chicago, St. Louis, Seattle and a number of other western cities. So far as the experiments have gone in this direction here, I understand that it is successful, taking the Sydenham Building as an example. The average physician or surgeon appreciates the comforts and conveniences of having his office in a business section where he can have modern equipment to work with, which is not always possible in an office in a building originally designed for dwelling purposes, where he can meet his patients who are out shopping and who can conveniently make a call on their doctor when so doing and for that reason I am inclined to believe that the so-called studio building has not been overdone and that there is and there will continue to be a constant increased demand for modern office accommodations for physicians and surgeons when the present practitioners and specialists realize the many advantages.

"When one considers the large number of physicians graduated from our hospitals and medical colleges each year, it would seem to indicate that there never could be an over-supply of office accommodations of this kind. Of course, you know, every physician is ambitious to get the very best class of patients. Many of our graduates begin practicing on the East Side. When they have prospered they shift toward Fifth avenue to make way for the many new physicians who establish offices there to gratify their personal ambitions. Those who establish themselves in more modern and more congenial quarters demand every accommodation compatible with good construction, which includes sanitation and light, and most of them are willing to pay well for the service they receive.

"This accounts for the tendency toward concentration of the profession in certain localities. On either side of Fifth avenue, for instance, in the 'twenties and 'thirties buildings have been erected for the exclusive use of physicians, surgeons and dentists and I believe there are a great many other members of the profession who would be glad to have adequate office quarters in various centers in the city, judging by my impression that most of the studio buildings in the center of the city are well rented, and, in fact, many of them are rented even before remodeling is undertaken.

"The general practitioner is rapidly becoming obsolete, the tendency in the profession being toward specialism. This is especially true in large cities, and therefore office buildings designed for specialists in the shopping or business centers are preferable as to location. The specialist recognizes the advantage in having quarters adjacent to shopping districts for the convenience of their patients as well as from the fact that a lady entering an office building does not advertise to her friends or acquaintances that she is necessarily going to a doctor, which is often a delicate matter for some women.

"Regarding the present demand and the probable requirements of the near future, I am not in a position to speak authoritatively, but this I can say: collections with physicians and surgeons depend upon business conditions and from all parts of the country I am in daily receipt of information that collections are slow because business is depressed. I received this morning a letter from a physician in the tobacco state in which he said that because the tobacco crop was not up to expectations physicians collections were exceedingly slow. The situation in New York, however, is somewhat different as local commercial conditions, on account of diversified interests, do not so materially effect the payment of doctors' bills. Therefore, it is to be expected that there will be much shifting of physicians' quarters this fall or winter. At the same time, the natural migration I have already referred to continues and it would seem to me to devolve upon the building investor to supply this need for requirements bound to come."

UPHOLSTERY, WALL PAPER, LACE AND EMBROIDERY.

C. R. Clifford, publisher The Upholsterer, the Wall Paper News and The American Silk Journal—"What is known as the uptown movement, which began some years ago, is still active. During the past few months a number of firms have moved uptown as far as 38th street. The rug trade is practically all uptown; the wall

paper importers are colonizing north of 25th street; 95 per cent. of the upholstery trade is north of 14th street, and the better class of furniture manufacturers and importers are also in the line of upward march.

"The most emphatic evidence of the need for more buildings north of 23d street lies in the enormous exposition structure that has been put up at 46th street and Lexington avenue, where hundreds of out-of-town furniture manufacturers show their lines attracting thousands of out-of-town buyers, who would naturally wish to see other lines that they require, as near to this neighborhood as possible. Little by little the retailers are being crowded out, and no matter how many buildings have been erected, there still seems to be a demand for more. New York has undergone an extraordinary change in the last ten years, and it is impossible to foresee the end. We are living in a fast age. The uptown hotels are bringing the out-of-town buyers into the uptown neighborhoods and the wholesalers realize that it is necessary to locate as conveniently as possible to the buyer. This all means more loft building, not alone to keep up with the demand of the increased business of the city, not alone to supply the demand for the shifting business world, but to furnish improved premises, improved light, improved passenger and freight elevator service; in brief, to give the best and quickest service to the men who are not content with the old-time structures.

"Conditions in the lace and embroidery trades have been such that a large proportion of the importers have during the past two years moved uptown. Many domestic men have also located north of 14th street, and in some cases north of 23d street. This naturally means a demand for uptown lofts, and in view of the enormous uptown colonization of the cloak and suit and neckwear and shirt-waist trades, it has not been easy to obtain desirable premises. When a firm like Mills & Gibb, who, for the past fifteen years, held their ground in the old dry goods district against the uptown tendency, found it necessary at last to move to 22d street and 4th avenue, it requires no expert to see the strength of the uptown movement. The settlement of the retail dry goods trade around 34th street and 5th avenue has brought a host of wholesalers into the neighborhood. And while there are enough buildings being put up, they are not all of them adapted to this trade, and the demand is still lively."

DRY GOODS.

S. H. Ditchett, editor the Dry Goods Economist—"The movement of the dry goods trade during the last few years has been uptown. It is taking its share of the new loft and office buildings in the middle section of business Manhattan and in the recent past it has done its part in encouraging new construction work. Part of it, however, is still in the old Worth street district, and so it finds itself somewhat in the role of the proverbial divided house.

"What the action of the trade in this respect will be during the next few years I cannot say, but it would seem to me that the trend must necessarily be upward. I may say that the presence of the H. B. Claffin Co., in the old district, is a large factor in keeping a part of the trade in that section, but counteracting that, the modern loft and office building offers light, heat, elevator service and an attractive place in which to do business near the hotel section, and only sales records for the year as computed by each individual house, will show whether the downtown or the uptown companies are losing business or gaining by the difference in location.

"There is undoubtedly a large supply of good space in modern buildings in the center of the city, but I do not believe that the supply will long exceed the demand. The small East Side manufacturer finds his business expanding and he is looking to the old dry goods district for lofts sufficiently large to meet his requirements. This is changing the complexion of the old district and may be an additional factor in prompting removals of dry goods houses.

"Of course, there is the element of higher rents, but light is an essential to the dry goods business, whether wholesale or retail, and especially is it important in the silk and fabric departments.

"Our general business this year has been very good and those companies which are moving are looking at future expansion. Those companies which are still downtown have experienced the same cramping for space and lack of accommodation as those which have moved, and so, it

would seem to me that the uptown migration cannot stop.

"The realization must come sooner or later to those interests downtown that it is desirable to be near the best hotels where the buyers stop. Buyers are progressive people and are inclined to encourage progress. At any rate it is natural for them to visit the trade nearest them first. There is now a sufficient number of uptown houses to require practically all the buyer's time so that there is a danger of the downtown houses being missed, unless, of course, they are the very large ones, and the very large ones are the ones the smaller houses often want to be near.

"You can see it is merely a question of what kind of inducements the uptown loft building agents can offer, and of how long the big downtown houses will hold on to tradition and remain where they are. If the spirit of the age is Progress, it would seem to me that the dry goods interests will take their share of the large amount of vacant loft and office building space in the middle section of the city.

"But we are not the only factor to supply the demand for the present great supply. The lace and embroidery trade, which was centered in Broome street five or six years ago, is now to be found in loft buildings from 20th street to 23d street, west of 5th avenue, while the women's garment trade is nearer 5th avenue, from 20th to 27th streets. The fur trade is finding new quarters along 5th avenue from 29th to 32d streets. A few years ago Greene street, from Canal to Houston, was synonymous with silks, wool and dress goods, whereas 4th avenue now holds that distinction. The fancy and leather goods trade is also migrating. If the old rule of cohesion still holds good in the dry goods trade, I do not think you will find there is an over supply of space."

WOOL AND COTTON.

E. H. Bennett, editor the American Wool and Cotton Reporter—"It is a fact that the woolen trade has practically all left Worth and Leonard streets and located in the vicinity of Union Square and above. This move was started by the American Woolen Co. some three or four years ago in moving to a 5th avenue address, and at that time the other companies followed the American. About a year ago the American moved to the 4th avenue and 19th street address and the others followed to that location. It is a fact that this location near the hotels and purchasing centers saves buyers half an hour each way on their visits to the selling offices. This movement of the woolen goods trade has been followed to a certain extent by the movement of the knit goods selling offices, but this is confined largely to those knitters who sell direct to the retail trade.

"The big old line commission houses have not moved away from Worth and Leonard streets. The silk houses have moved up town and more are to follow, my understanding of it being that the new loft to be erected on the site of the Madison Square Garden will be used. I believe that Rusch & Co. and several other old silk houses have already leased space there. The old corporation houses selling the products of New England cotton mills, as Bliss, Fabyan & Co., Smith, Hogg & Co., Lawrence & Co., and many others have not left the downtown section and have made no plans for moving. It is a fact, I believe, that New York is over-supplied with rentable space and there are offices in New York City vacant.

"Certainly that applies to locations such as this from which I am writing (2 Rector street), as there are any number of vacant offices in this section, but not in the new up-to-date buildings. For instance, I am assured that the new Bankers' Trust Building is renting floors at \$23,000 per floor per year and doing it rapidly. The offices vacated in Worth, Leonard and other streets by woolen goods houses are not in every instance being filled.

"For instance, the Textile Building, at the corner of Leonard and Church streets, is a practically new building, built within ten years, and it has a lot of vacant space, and many of those old rookeries on those same streets, which were kept tenanted because that was the dry goods center, but in those buildings to which the dry goods interests are moving, there does not seem to be vacant space. For instance, the Everett Building and those on 4th avenue, in which dry goods people are tenants, are all filled up.

"The following are woolen goods houses which have moved uptown: American Woolen Co., Metcalk Bros., Hockanum Association, Globe Mills, practically all of the woolen goods departments of L. F. Dommerich & Co., and a great many

others. The knit goods selling agents, who sell direct to the retail trade, include the Frisbie & Stansfield Knitting Co., Robinson & Peckham and others. The cotton goods trade has not left the old location."

POTTERY, GLASS AND BRASS.

Howard R. Handy, assistant editor The Pottery, Glass and Brass Salesman—"I have just come from the office of one of the largest glass houses, where I was told that they are planning to move uptown. It is typical of the trend of the trade. Since George Borgfeldt & Co. moved uptown the trade seems to be inclined to follow in that direction. The presence of Vantine in that section is also stimulating this movement, which seems to be centering in and around the 5th avenue building down Broadway and in the vicinity of 16th street and Irving place. Into that district the Chinese and Japanese glass and pottery houses are moving, thus taking up some of the space formerly occupied by retail houses, which have moved into the new shopping centers in 5th avenue and 33d street, while the wholesalers are taking lofts near the thoroughfares I just mentioned.

"But strange to say, I do not find a large amount of vacant space in the old glass, pottery and brass district, which may be bounded by West Broadway, Chambers, Church and Barclay streets, because the natural expansion of business which made it necessary for the larger companies to seek more commodious quarters, is also making it necessary for the smaller houses to move into better quarters.

"Our chief difficulty here in this district is the lack of modern business buildings. Some glass, pottery and brass interests have to furnish their own heat and electric light, for example, and it has always seemed to me to be a lost opportunity on the part of property owners down here. One company did erect a modern office and loft building around the corner and hardly before it was completed it was occupied by glass and pottery companies. But that is the only case of its kind that I know of down here."

"Do you think the district offers opportunities for the successful erection of modern office and loft buildings?" he was asked.

"No, I think it is too late now to check the uptown movement. The trade must be concentrated, and so I look for a continuance of the uptown movement, which should absorb some of the available loft and office building space."

INSURANCE.

H. E. Roberts, editor The Insurance Advocate—"To the casual observer it would seem that building operations, especially in lower New York, are being entirely overdone. At the present time I would subscribe to that view, but it must be remembered that New York is not standing still. What is adequate to-day will be quite the reverse five years from now, as New York is destined to be, in the not distant future, the greatest city on earth. That being the case, and I doubt if anyone could gainsay the truth thereof, I am inclined to believe that while for the present there will be some vacant space in buildings under construction, it is only a question of time before these will all be filled.

"It is noticeable that tenants of old buildings are flocking to new ones. New York has practically undergone a metamorphosis during the past five years, and it promises to be even greater as time goes on. What was good enough five years ago will not answer now. I have observed that desirable buildings, up-to-date in every respect and in good locations, manage to secure tenants without difficulty. New Yorkers must have the best and the buildings which conform to present requirements are not liable to have much vacant renting space.

"While I am inclined to the belief that as an investment large buildings are not very remunerative, at the same time they are a necessity in this growing city and hence are sure to be in demand and well tenanted. The future of New York looms large on the horizon, and these mammoth buildings which have been erected are only in line with the great progress the city is making. The old dilapidated buildings must go, the new structures representing, as in every other phase of life, the survival of the fittest."

R. W. Blake, secretary The Spectator Co., publishers of The Spectator—"In the downtown insurance district, which roughly comprises the territory between Pine, Fulton and on either side of William street for short distances and in the side streets in the neighborhood, there have been in recent years a number of large

office buildings erected, which now seem to be fairly well filled.

"The tendency of the insurance district in the last decade has been northward to Fulton street and a considerable proportion of the more important insurance companies and agency offices have gradually expanded the space utilized, in accordance with the requirements of their increasing business, as well as to secure better light, air and service, until it would seem that the space now occupied by insurance interests is fully double that of a decade ago."

WHOLESALE MEN'S WEAR.

The Editor of the Daily Trade Record—"Somehow or other there are always enough ambitious people in our lines who are ready to take up the modern. In reality the old buildings are the ones that are empty, whereas the new ones are occupied.

"Of course, in the new 4th avenue district there is a good deal of complaint now of the excessively high prices asked and the poor shipping facilities as compared with buildings of the same character down town, but with those houses who have adjusted themselves to the new conditions there is little complaint, but such cases are few and far between."

Another authority, speaking of the trend of the wholesale men's clothing trade, also complained of the high rents being charged for in large new loft buildings, despite the alleged fact that buildings of this type in the central part of the city are too numerous. He said that while there has been a movement uptown, it is still centered largely in the Astor place section, where it seems destined to stay, because builders early saw the necessity of keeping their tenants satisfied. This might be taken as an exception that proves the rule that landlords and owners of buildings seldom heed the tenant's complaints until he gets tired of complaining and moves. When several important factors in a trade go to other sections of the city, there is always a number of smaller companies which are willing to follow.

He said that he believed this was the original cause of the whole uptown trend of business, and that the result of the over-building uptown will stimulate reconstruction of old, second rate lofts, which, even to-day in the very center of the wholesale clothing district, are a menace to life and health.

LUMBER.

The editor of a lumber trade journal said: "Conditions in our business have been such that the tendency has been toward retrenchment in office space than in expansion. We nevertheless believe that there is still room for building construction in New York, but that instead of indiscriminate buildings, only those with a special mission should go ahead. Loft, office and store building may have been more or less overdone, but there is plenty of room for the specialty building, a building so equipped that it will be peculiarly adapted to the requirements of the particular trade centralizing in that neighborhood.

"I find that Western and Southern lumber interests are confident that the future will be even better than the present, and for that reason there has been no falling off as far as I can ascertain, in the number of new firms establishing offices in this city. It, therefore, would appear that natural demand will take care of the large quantity of rentable space now available, and that out of town lumber interests will do their share in this particular."

Expect Early Trades Decision.

Roswell D. Tompkins, secretary of the New York Building Trades Council, says the building industry is very busy, as a general condition. Mr. Tompkins would not discuss the probabilities of peace or war in any of the trades at the present time. He said that the issue in the marble trades would be settled by a referendum vote of the members of the union, but the result would not be known for a week or more.

WATER TUNNEL ARRANGEMENTS.

M. J. Rodgers, representative of the United Portable Safety Engineers, reported that the outlook for portable engineers employed in the building trades and on public works, was entirely satisfactory, as an agreement had only recently been signed. A full understanding had been reached with regard to work in connection with the construction of the water pressure tunnel, and no trouble was expected on the Subway work. There are about 1,800 union portable engineers in the city.

OPERATORS AND BROKERS ON OVERPRODUCTION

Opinions From Leading Men Indicate an Over Supply of Buildings in Many Sections—Speculative Building Should Be Checked for at Least a Year.

A CANVASS among prominent real estate brokers and operators shows the existence of a general feeling that New York is overbuilt in many sections and that a slowing down of speculative building enterprise at least for a year is expedient. The downtown section seems to be more than plentifully supplied with office space; loft buildings throughout the midtown and Fifth avenue districts are not any too well filled, and the owners of high-grade apartments on the upper East and West Sides are either carrying more than a normal amount of vacancies or are renting space at unusual concessions.

There are several districts which do not seem to be overbuilt at present, but even in these the opinion prevails that conservatism should be used in undertaking new buildings. The Fourth avenue section is apparently in sound condition. Greenwich Village is not overbuilt and space there is in fairly good demand. There seems to be room for more improvements around the Grand Central, particularly on Park avenue, between 50th and 59th streets. In other parts of town there are special sites and particular corners which by virtue of their exceptional locations, are ripe for improvement with substantial structures.

In the main, however, caution is urged as regards ordinary speculative building operations. Particular care, it is said, should be exercised in financing operations. The builder who is able to carry an operation himself above a reasonable mortgage is safe enough but the one who operates on a shoe-string margin and depends on making the loan from one operation pay for the materials used in a previous one, should be forced to move very slowly.

Underlying conditions are sound and there is no apparent reason for pessimism, but the better part of the coming year is likely, for many reasons, to be a quiet one in most of the trades that are the principal users of mercantile premises.

NO OVERBUILDING SOUTH OF 59TH STREET.

WILLIAM H. CHESEBROUGH said. "There has been some overbuilding in hotels, downtown office buildings, apartments of the better class on the West Side above 59th street, and of loft buildings in the middle section of the city, with the exception of Fourth avenue and streets immediately adjacent to Herald Square. The city is also fully supplied with theatres, restaurants, and other places of amusement, which naturally suffer most in periods of business depression. In my judgment, there has been no overbuilding of modern apartment structures below 59th street, nor on Park avenue. There is a very good demand for modern apartments below 59th street and immediately north thereof, especially on the east side of the city. There is also a good demand for low-priced apartments of modern type in locations accessible to rapid transit, like the Dyckman section.

"I do not consider that there is any occasion for alarm about overbuilding. The decision recently made by one institution, which in the past few years has been the largest maker of building loans, will in itself have the effect of restricting speculative building in those sections where hitherto such building has been most active. A greater factor, however, in restricting it will be the general recognition by builders and real estate operators and investors that there are too many vacancies in many of the recently constructed West Side apartment houses, which demand comparatively high rents, and also in downtown office buildings. I do not expect that other leading institutions will alter the policy which they have pursued in the past of entertaining conservative loans from responsible sources for appropriate new buildings in good sections of the city. For years past, the loan departments of the large life insurance companies, savings banks and title companies have been conducted in a very conservative manner and with expert knowledge. The loans made by them, in general, have been amply secured, and the percentage of loans resulting in foreclosure has been infinitesimal. It is fair to say that the real estate loans made by such institutions in the past few years have proved to be investments more satisfactory and with greater safety of principal than any other class of investments which have or could have been made.

"I do not look for a year of activity in building or in real estate trading. The

market is at present affected considerably by the uncertain political outlook, and particularly by the general loss of confidence and slowing up of business resulting therefrom. We can hardly expect a substantial degree of betterment until the politicians, big and small, cease to occupy the center of the stage, that is to say, at least until after the determination of our next Presidential election. On the other hand, there has been no general or substantial depreciation in prices of Manhattan Island real estate. The principal result has been a lessening of market activity, a continuance of which must, of course, be looked for until the industries of the country again begin to expand. Patience, but not discouragement, is, to my mind, the keynote of the real estate situation."

NOTHING TO WORRY ABOUT.

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

"The recent announcement that the Metropolitan Life Insurance Co. would cease making speculative building loans until January 15 of next year came as no surprise to me. I wonder that this action was not taken earlier, and I anticipate that similar action will be taken by other loaning institutions. The Borough of Manhattan is certainly overbuilt in very many sections, in at least three of the important classes of buildings—offices, lofts and high-grade apartments, and unless a halt is made in new construction, we will before long face a serious situation. General speculative building should be very decidedly curtailed for at least one year and possibly longer. I do not mean by this that it should be impossible to obtain any building loans, but that only such operations should be undertaken as have exceptional locations and are in the hands of strong owners.

"General business conditions are not good, and there has been a too-wide extension of credit in the last few years. The man who is able to finance a building himself above a reasonable first mortgage is safe in going ahead, but large loans to builders whose credit is their main asset, should be decidedly curtailed.

"I wish, however, to emphasize most strongly the fact that underlying conditions in New York realty are sound, and that there is no reason to feel alarmed over the situation. The general public has been well warned of late, and they have apparently taken heed and are hoarding their resources more carefully than ever before. This is certain to bring about a more healthy future condition. We have moved a little too rapidly, and we simply need a rest in order to catch up. The American Real Estate Co. has been fortunate in having its space well taken up, but we would not undertake a building operation at the present time, nor would we make any building loans except for suburban dwellings.

"The apartment house situation is a little worse than the business one, the only houses in which there is not an overproduction being those where apartments rent for \$1,000 or less. I do not feel that the suburban movement has had any great effect on the renting of apartments. Many former city dwellers have gone to the country, and some have returned, but the general increase in city population will always be sufficient to fill apartment houses under normal conditions.

"The building situation in the Bronx is much better than in Manhattan, not nearly so much overproduction being in evidence. This borough has no large office buildings, very few lofts and no high-priced apartments. Several large business interests have located there in the last year, and these have helped to fill up the cheaper grade of apartments which are the main standby of the Bronx."

UPPER EAST SIDE OVERPRODUCED.

LAWRENCE ELLIMAN, of Pease & Elliman, expressed himself as follows:

"There is no doubt in my mind but that we are overbuilt in lofts and in high-grade apartments on the West Side and on the upper East Side, and that a check should be put upon any great amount of further present building along these lines. One year might suffice to bring about a proper balance between supply and demand, but I am more inclined to think that we will have to go slow on new construction for the next two years.

"This has been one of our worst renting years in both apartments and dwellings, and the giving of concessions has become

a growing evil. The renting movement this year has been largely a shifting from one building to another, and not an incoming move. The older buildings are the worst sufferers, particularly in the downtown wholesale section and on the West Side. The older East Side apartments have not felt the effect as badly, but upper Madison and Park avenues cannot support any more new buildings at the present time. The Lexington avenue subway will help this district enormously, but as that is still somewhat remote, it cannot be taken into consideration as a present renting factor. The coming year is likely to be a slow one. Business conditions are not what they should be, and the political situation is unsatisfactory, and it would therefore seem wise for us to devote our energies to filling the space now on hand, rather than in seeking to produce more which will still further overload the market."

FOURTH AVENUE NOT OVERBUILT.

CARSTEIN & LINNEKIN, active brokers in Fourth avenue properties, made the following statement:

"The conditions that have brought about the improvements in Fourth avenue and the adjoining side streets are quite separate and distinct from those affecting the financial district, where so many large office buildings have been erected, with no source for supplying tenants but to draw from the older buildings in the same neighborhood and the natural growth of the city's trade, nor can it be compared to the building of apartments further up town, where the increase in population and the offering of more in the way of improvements and service to tenants is the only means of renting. Space in the new buildings on or near Fourth avenue is sought to-day by nearly every branch of the wholesale dry goods trade, with the exception of white goods. These merchants, as is well known, are now located between Thomas and 14th streets. This is a large area, and the percentage of those who have already located in the Fourth avenue section is comparatively small. The balance will without doubt move to this location as rapidly as their leases expire and space is provided. The demand to-day is, I believe, more than enough to fill all of the present vacancies, provided the owners are willing to accept a fair rental for their property. The cause of most of the existing vacancies, I believe, is that property owners mistook a very large demand for a very strong demand. Merchants have come to realize and generally admit that this section is more desirable than downtown, and they are willing to pay a rental per square foot that will net a very good return on the investments, even on the basis of the present land value, but they are not willing under the present condition of business and politics to bid boom prices. When the owners realize this their property will rent.

"The danger, therefore, if any, is not in increasing the space, but in increasing the prices, and the check to building operations should not be put upon the number of buildings to be built, but upon the number of stories that new buildings are to be run up. For here again the demand for this section is peculiar to itself. It makes little difference to a lawyer, banker, cotton, grain or stock broker how many tenants in the same business have offices in the building with him. Hence the twenty and thirty-story buildings in the financial district. It is quite different with the merchant. It seems to be necessary for him to be in the same neighborhood as his competitors, but he seriously objects in many cases to being in the same building, and it remains to be seen whether buildings above twelve stories in height will prove profitable in this section. The fact remains, however, that merchants are moving to the Fourth avenue section not only from below 14th street, but from lower Fifth avenue and adjoining streets, because they believe that they will either increase their present business thereby, or that they will not be able to maintain the present volume of business in remaining downtown."

WOULD LIMIT THE HEIGHT OF BUILDINGS.

CHARLES S. BROWN, of the Douglas Robinson, Charles S. Brown Co., thinks we are overbuilt:

"There is without doubt a condition of oversupply in New York to-day, as far as office buildings, lofts and apartments

are concerned, and I feel that the curbing of speculative building is a very wise move. I have felt for some time that one of the chief reasons of oversupply, especially in lower Manhattan, is the construction of abnormally high buildings. Our extremely tall skyscrapers not only supply an immense amount of space on a small area, but also add greatly to the congestion of travel in the down town district. I believe that a law restricting the height of buildings is needed in this city, and that it would go far towards preventing these intermittent periods of overproduction.

"Of course, general business conditions are not good at the present time, but in addition to this, land values are high, property in many cases is overassessed, and the high cost of labor has more than offset the recent low cost of material. This makes renting space more costly than ever before, and with business conditions as they are to-day, merchants are not adding to their expenses where it is possible to avoid it. I think general speculative building should be very materially checked for at least a year."

SOME SECTIONS NOT OVERBUILT.

KLEIN & JACKSON, prominent operators, take an optimistic view:

"A casual study of the real estate market situation to-day forces one to admit that the city is for the most part greatly overbuilt, and that a temporary cessation of building operations would undoubtedly tend to help matters along to the general benefit of all those interested in New York City realty; this statement, however, should not be taken to include ALL classes and descriptions of property. A careful perusal of the city map discloses the fact that there are many high-class sections, both on the East and West Sides, where there has been little, if any, building, and where any high-class improvements would undoubtedly be a success, even at this time.

"As a matter of fact, one of the roots of the evil lies not in the overproduction of buildings, but rather the overproduction of a poor grade of buildings, such as have recently sprung up like mushrooms in newly developed sections. Even in the most overproduced districts, the good buildings (and by good buildings we mean carefully planned and well-built buildings) are to-day as well rented and at higher prices than ever before in the history of this city. We do not care to go into details on this point, but anyone familiar with the apartment house and loft situation to-day will vouch for this statement. The section of the city bounded by Broadway, from 86th street down to 72d street, and over as far as Riverside Drive, is ripe for improvements with high-class and well-built buildings; so also is the East Side south of 79th street. We do not mean to say that any and all improvements in these sections should be encouraged, but by careful discrimination the leading lending institutions could safely make loans without fear of injuring their other investments.

"Naturally following the overproduction comes the free-rent evil and the assuming of old leases in the loft sections. In our opinion the remedy at the present time, so far as the lender is concerned, lies not in absolutely cutting off of all funds for any definite length of time, but in a continuance of loaning, based upon careful investigation, not only as to the character of the improvement and locality, but also, and what should be just as important, the character and reputation of the builder. So far as the operator is concerned, we are of the opinion that good real estate is as good as ever and getting better every day. Care should be taken at this time, as at all times, to buy only the best, a thing for which no apology is necessary; nor should the prospects of a large paper profit influence the operator in reselling to a builder with a reputation of producing any but first-class buildings. In conclusion, we desire to say that while we think it is a time to go slow, there is no need for any undue alarm or excitement on the part of the real estate owner."

A SLOW YEAR AHEAD.

ROBERT E. DOWLING, president of the City Investing Co., agreed with Mr. Stabler's views, saying:

"The Metropolitan Life Insurance Co. has adopted a wise policy in deciding to curtail for a time the financing of new apartments, lofts and office buildings, as in my judgment there is entirely too much unrented space on the market to-day. Building cannot be stopped entirely, but great care and judgment should be exercised in the furthering of new construction projects, and only those should be favored which show unusual merit.

"With a rapidly growing population it is to be expected that the opinion will generally prevail that we cannot overproduce, but we have found in the past that this was not the case at all times and it seems to me that we have reached to-day one of those recurring periods when we need to move slowly in order to conserve what we already possess. General business has been stagnant during the past year; taxes are, in a number of instances, unjustly high; a greatly augmented budget is in evidence for the coming year, and the Federal and State governments are adopting policies not calculated to inspire confidence on the part of the business world.

"With all these adverse features in view, it would be wise to make haste slowly and not increase our burden by adding still further to an overloaded market. The coming year will likely settle a number of very vexed questions, and if these are satisfactorily answered, we should before long fall back into our former condition of prosperity. I predict that the coming year will be a slow one in real estate and that the dullness will be a blessing later on."

LOAN COMPANIES SAFEGUARD INVESTORS.

ROBERT E. SIMON, vice-president of the Henry Morgenthau Co., thinks the action of the loaning institutions a very wise one:

"Undoubtedly," he said, "we are facing, at least as far as Manhattan is concerned, a condition of overproduction in nearly all kinds of buildings. There are more offices downtown at present than can readily be rented, and other buildings are under construction which will add a considerable amount of space to that already on the market. I consider the action of the Metropolitan Life Insurance Co. a very wise one and I believe the other loaning institutions will follow suit to a large extent. This does not mean that there will be an absolute cessation of building, but it does mean that there will be a very great curtailment of the ordinary speculative operations. There is no reason why exceptionally good property, in strong hands, should not be financed, and there are certain sections which are not much ahead of the demand, but great care should be exercised by the loaning companies.

"The fact that the institutions are taking this position demonstrates that they have the interests of the real estate market at heart and should prove to the investor that the large companies are exercising a proper supervision over the situation. This action should prove not a detriment but an unmixed blessing.

"The condition has arisen from several causes, chief among which is the generally slow condition of business, both in this city and throughout the country. I do not believe that as a whole we are at present doing more than 80 per cent. of the normal business of the country, and yet we expect business houses to increase their expenses by taking newer and larger quarters.

"The manner in which the average small builder works is another fruitful source of overproduction. The builder has little capital of his own and must look to his building loan and his credit to carry him through. As a result, he cannot stop operating, without danger to himself, as he figures on paying for one operation by the next following one and is thus constantly pyramiding his projects. For this reason we would hesitate at this time to help finance a builder on any project while he has another under way. Our present policy is not to undertake any very large operation, particularly in the more settled portions of the city.

"Fundamentally there is nothing wrong with conditions and a short period of respite, say at least a year, should bring us back to a normal condition."

RENTING NOT UP TO STANDARD.

ALBERT B. ASHFORTH thinks that we need a rest from building:

"The past year has been an extremely poor one, from a renting standpoint, and the two principal reasons for this are to be found in the general stagnant condition of all business activities and in overproduction. In many of our new loft buildings we have been successful in procuring tenants, but we have had to accept a smaller rental than we consider the owner is entitled to or else run the risk of carrying a large amount of vacancies. This condition can only indicate one thing, and that is an oversupply of space. To the best of our knowledge, a similar condition exists in regard to apartment houses, especially the more expensive ones.

"I do not think there will be any great volume of leasing during the coming year, and owners who have many vacancies

will be obliged to make reasonable reductions in prices asked, unless they are satisfied to maintain their structures in a partially vacant state. A year of greatly reduced building activity would probably be sufficient to rectify the present condition."

CONDITIONS IN THE NINTH WARD.

WALTER B. PARSONS, of the firm of William Cruikshank's Sons, makes the following statement about conditions in the old Ninth Ward:

"Replying to your request for an expression of opinion as to whether overbuilding has taken place in that part of Manhattan generally known as Old Greenwich Village, I would say it has not. That there are entire new buildings vacant does not have the same significance it would have in most other parts of the city, inasmuch as they are built for one tenant, and each building, therefore, indicates only one vacancy.

"The opening up of this section has led a number of large business firms to buy and erect for their own occupancy. Where the owners of the land have improved with new buildings for the purpose of income, it has been done in most cases for a particular tenant, and an executed lease for a long term has been the basis of the operation. This has even been true in the case of many of the speculative buildings. Those of the better class that have been built for a general offering have met a demand so well foreseen that they have been leased in most instances before completion. Very few yet remain in the hands of their builders.

"These are the conditions that have prevailed, although there has been within the past three years more building than during many times that number of years previous. Of course, the fact that general business is below normal will affect demand in this section, as it must affect demand for every article. The fact that many firms which have until recently occupied more expensive locations a little further east or south, and have now moved into this, bespeaks the demand for property in this section. That there are but few vacancies available for such tenants in buildings already erected, and that the prices of land in Old Greenwich Village are less than in any other section on the West side below 42d street, will make a continued demand for new building operations."

CURTAILMENT SHOULD REACT FAVORABLY.

THE CHARLES F. NOYES COMPANY believes that the curtailment of building loans and the refusal of many of the large loaning interests to consider for the time-being the financing of large office, loft and apartment operations, will unquestionably stimulate the real estate market and immediately have a favorable effect upon realty conditions. There is unquestionably a slight overproduction of downtown office space in the vicinity of Broadway, near City Hall. There is, however, a much greater overproduction of loft space, salesroom space and office space in the uptown districts, particularly on Fourth avenue, the Madison Square section and in that district bounded by Broadway, Eighth avenue, 18th street and 32d street. The erection of apartment houses, hotels and theatres has also been overdone, with the result that there is ruinous competition between owners of such buildings mentioned, which has the tendency of lowering rentals, with the ultimate danger that the owners of such buildings will not receive, temporarily, at least, a fair return on their investment. The cessation of this character of operations for the time-being will give owners of such properties a chance of renting their space without additional competition. There is no question in the minds of many but what it will take two or three years' time of natural business growth, or natural increase in population, to absorb all of this space that is now on the market, and if this is so, general conditions will be much better off if we have a temporary breathing spell and so place on a firm financial foundation the many buildings that have been erected during the past few years. There is no question but that the buildings recently erected, if given an opportunity, can be advantageously leased, so that they will show the owners an excellent return upon the investment involved. This is particularly true if the supply of space is limited so that it just keeps in advance of the demand, but when we reach the point where the supply is much greater than the demand, then the situation is a dangerous one, except for those owners who can wait until the natural increase in population or business remedies the situation.

The refusal by the large loaning interests to further undertake these huge

building operations also means that a great deal of mortgage money will be released for smaller loans. It is a well-known fact that in many quarters institutions have been tempted by high rates of interest on full loans for financing large building undertakings, when under ordinary conditions the money would have been placed subject to a lower and more normal interest rate, considering the better class of security. It is also pointed out that the strong competition for tenants, particularly among the owners of uptown buildings, has had the result of changing temporarily conditions in the older and what was formerly regarded as the more stable portions of New York. We refer particularly to the fact that downtown firms have hastily followed the lead of others in taking more expensive quarters in the new uptown buildings. The effect has been to lower rental values in the downtown districts, and in some instances values have been depressed to an abnormally low point. The investment in these downtown buildings at this low level is more stable, in our judgment, than an investment in many of the large loft and office buildings uptown, which in certain instances have been rented under artificial conditions. We believe many of the firms moving uptown would gladly return to the downtown district, were it possible for them to do so, particularly when good store and loft space can be had downtown for from 30 cents to 50 cents per square foot, while similar space in the new uptown buildings cannot be secured for much less than twice the figure, and with advantages which in many cases are advantages in name only.

We do not think the bona fide investors have created the peculiar condition that exists. We believe it is the creation of a few reckless builders and promoters, who, when successful in their undertakings, have been so only by reason of the financial aid accorded to them, and with this aid withdrawn, the entire movement will be checked for the time-being, and that from now on locations will normally and healthily improve as conditions merit; one or more locations will not suddenly and in erratic fashion come into prominence at greatly increasing ground and rental values to the detriment of other property with many advantages, which are temporarily lost sight of on account of the speculative imagination of the broker and builder. We do not mean to infer that the tremendous amount of building that has been done during the past few years has been unwisely done. Most of the buildings erected have been well planned, and have been erected by competent, far-seeing and experienced builders and investors, but we do believe that just that proportion of the build-

ing that has permitted us to pass beyond the safety line has been undertaken by builders in the speculative class, who have attempted the operations primarily in the hope of being able to duplicate the success that logically and naturally came to the builder of merit, or the bona fide investor in realty, who had produced a successful building by reason of his ability and knowledge of conditions.

This too rapid speculative building movement has also foisted upon us the ugly participation form of mortgages, with the temptation on the part of certain loaners to get a higher interest rate than conditions warrant, by making full loans, and thus putting a premium on speculative operations. The real estate market is much better off because many of the large institutions that formerly took the underlying interest in such participations, now decline to consider a participation mortgage of any description.

To summarize, we believe that this is a time for conservatism in the real estate field, as everywhere else. We believe that buildings well constructed and well rented, if given a chance, will be excellent dividend payers. We believe that in the future even those buildings now unrented will pay well on account of our great and ever-increasing growth. Manhattan Island is small; the supply of its land is limited, but our population and commercial importance is going to keep on increasing. Supply and demand will always surely solve such conditions as now confront us, and certainly, by reason of the limited ground area of Manhattan, the tendency of values will always be upward, no matter if there are certain reactions from time to time.

DEMAND ABOUT EQUALS SUPPLY.

CALDER, NASSOIT & LANNING say that the middle West Side is in good condition.

"In that section of the West Side lying between 72d and 110th streets, the supply of apartments about equals the demand, and there are not an undue number of vacancies in the new houses. This would indicate a healthy state of affairs, but a continuance of this condition is most desirable, and it would seem unwise to build very many more new houses.

"Above 110th street, the conditions are less satisfactory, and it has been necessary this year, in many instances, to give concessions in rent, in order to procure tenants. The prevailing idea that there is a wide movement towards the suburbs on the part of apartment dwellers is not warranted by the facts, at least on the West Side below 110th street. Other sections seem to be feeling the suburban movement much more than the one mentioned."

NOT ENOUGH TENANTS.

THE E. M. BUTLER CO. finds renting conditions poor on Washington Heights: "Washington Heights is overbuilt, as far as apartment houses are concerned, and while construction has not gone forward as actively in the last year as it did in 1909 and 1910, there has yet been more building this year than was warranted by existing renting conditions. The greatest evil that we have to contend with, resulting directly from overproduction, is the giving of free rent concessions. This abuse is particularly prevalent on Washington Heights, and the demands of prospective tenants in this respect are frequently beyond all reason. The effect of these concessions is to lower the value of apartment houses as an investment by reducing the return on the capital invested, and, in addition thereto, it opens the way for fraud on the part of unscrupulous dealers. We have had, on this account, a shifting of tenants from one building to another, the owner offering the most concessions being the one to have the least vacancies. This condition is an unhealthy one, and should be remedied by a let up in apartment house construction.

"We do not find that there is any strong suburban move which is calculated to depopulate our houses, but we do find that there are not enough people yet on Washington Heights to absorb the apartments already constructed or under way."

SOUND CONDITION IN THE NINTH WARD.

JAS. H. CRUIKSHANK thinks that the Ninth ward is in good condition. "Greenwich Village has not suffered from overproduction and I look to see a steady and healthy growth in the old Ninth Ward. The majority of the buildings in this section have not been planned along ordinary speculative lines and the results obtained in the new structures have been excellent. In most cases, the properties have been leased as a whole to one responsible tenant and where vacancies exist today it means that one tenant and not many, are lacking.

There has been some difficulty of late in finding large firms willing to contract for extensive space but this is due to poor conditions in general and a hesitancy on the part of the average business man to undertake new obligations.

As far as I am concerned I will build when I can obtain a single tenant for my properties but would not feel disposed at present to erect a building to be occupied by a number of tenants, especially where I would have to assume the responsibility of procuring the tenants. Both land and renting space in this district are increasing in value and I see no reason for any discouragement."

IS IT WISE TO START BUILDING NOW?

Effects of the Dissolution of the General Arbitration Court Considered—Prospect of Peace or War in the Building Trades.

IN a very large degree general business conditions are stimulated or restricted by peace or war in the building trades. Over one hundred thousand men are directly employed in the building industries of the city, and as many more in the vocations allied by their nature with real estate development, and, altogether they constitute with their families such a large proportion of the whole population, and contribute such a large share of the capital to carry on private and public business, that the labor situation in the building trades is a factor of the highest importance.

Without the protection which the General Arbitration Plan afforded, the question is being asked if business interests are as secure, or as safe from serious interruptions on account of labor disputes between the employers and the employed, as when the tribunal of arbitration gave its guarantee of peace. From the beginning of 1904 up to this present year, when the trade court was dissolved, there was general peace. In a few cases unions departed from the Plan and were expelled, but without there being any widespread or very prolonged industrial disturbance.

The Plan recognized the closed-shop principle. The employers stood pledged to employ none but union members, directly or indirectly, through subcontractors or otherwise, while the unions were collectively agreed that they would maintain the wages, hours and other conditions of employment prescribed by the several trade agreements and the Arbitration Plan. Wage rates were maintained through the long financial depression that overspread the country and the attitude of employer and employed toward each other

was in the main one of amity. The object of the Plan was to settle grievances peaceably. Seldom was it necessary to submit cases to umpires.

When the original Plan of Arbitration came into existence, on July 9, 1903, the fiercest labor war in the history of the city was being waged, and it was not until October of that year that any real work was done under the Plan. The first secretary of the General Board was Samuel B. Donnelly, who is now the U. S. Public Printer at Washington. The original Plan proved not to be satisfactory in certain essentials, and in time both the unions and the builders came to believe that some of its provisions could be strengthened. In February, 1905, a convention was called for the purpose of revising the arbitration agreement, and as the result a new Plan became operative on May 1 of that year.

A new section permitted sympathetic strikes under certain circumstances against employers not members of the Plan. Such a rule may seem incongruous in an arbitration scheme, but without it the life of the Plan would have been very brief, because the unions would have been unable to exact from independent employers the terms conceded by the associated employers attached to the Plan. This provision provided that "when the conditions established by this Arbitration Plan are not maintained in a shop or on a job by employers or employees not parties to the agreement, the Plan shall not apply to this particular shop or job for the time being." Under the trade contract method it has happened that some of the individual contractors on a build-

ing were not under the Plan, did not employ union men and did not pay the prevailing rate of wages. In order to meet this contingency it was necessary to provide that in such cases the protection of the Plan could be removed from the building to permit of the organized trades withdrawing their members.

Nearly all the business submitted to the General Arbitration Board which was not adjusted by Secretary Donnelly was transacted by the Executive Committee composed of twelve members, six of whom were elected by the unions and six by the employers' associations. The General Board consisted of two representatives from each trade union and employers' association.

IS MARBLE STONE?

The difficult nature of some of the questions which came up for arbitration can be illustrated with the jurisdiction issue which arose between the marble workers and the stone cutters and setters. The marble industry, including both employees and employers, claimed exclusive jurisdiction in the matter of setting stone and marble inside the door jamb of a structure in course of completion. The Stone Cutters' Society, the Greater New York Cut Stone Contractors' Association, the Journeymen Stone Setters' Union and the Employing Stone Setters' Association insisted, on the contrary, that the line of demarcation should be "the yard line"—that is, all stone or marble cut in stone-yards should be handled by the stone-working unions, and all stone or marble cut in the yards of the Marble Industry Employers' Association should be handled by the marble men; or, in other terms,

the Reliance marble cutters, carvers and setters. In support of their contention, the stone setters argued: "We consider that marble is stone and that the reference to both marble and stone is unnecessary." The question was submitted to a special board of arbitration which was unable to decide, and was then carried to an umpire, whose decision was not satisfactory to either party, and so the case was practically abandoned—the question whether marble is stone or not remaining unanswered.

Recently the Marble Industry Employers' Association have been locking out their former employees, the Reliance marble cutters and setters, and employing the members of a union of stone cutters and setters.

Similar perplexing questions relating to jurisdiction came up in other trades, occasioned by new industrial conditions and circumstances. Old trades have crumbled away or have been divided-up like Joseph's garment. The mason, for example, has had to share his work with the plasterer, the cement worker and the tile-layer, and sometimes he has been uncertain as to just what was left for him to do in the world. He has always preferred to be independent, he has made no alliances with other trade bodies, and consequently he has had no friend at court, either in the Building Trades Council or on the General Arbitration Board. A high authority in trade unionism intimated to the writer recently that if there had been any falling-off in brick construction and an increase of business for cement workers and tile-layers, at least a part of the reason was owing to the fact that the brick layer and mason had not been represented in general trade councils.

The Arbitration Plan continued in force until the early part of this year. The dissolution of the General Board was announced at the annual banquet of the Building Trades Employers' Association in February. The immediate cause of the termination of the arbitration agreement grew out of a controversy in the General Board concerning the steamfitters. The Board became deadlocked on the question of expelling them and a motion to adjourn without date was carried. The carpenters and housesmiths and bridgemen had been previously expelled, and it had become apparent that the Arbitration Plan had again failed to work out as some of the parties to the contract had expected it would. Conditions are so complex in this great city that it is difficult if not impossible to formulate a fundamental trade law that will fit every case.

ARBITRATION STILL PREVAILS.

Very briefly some general facts regarding the history of the General Arbitration Plan in New York have been stated. It is to be added, however, that arbitration in the individual trades continues under the agreements which are made periodically, running from one to three years. Most all date from the first of January, and negotiations for the renewal or modification of old agreements are now in progress. The rock-drillers, tool sharpeners, tunnel and subway contractors and the tilelayers are among the trades whose existing agreements expire this year.

At the present time the only trade difficulties are the lockout in the marble trade and the trouble brewing in the three iron trades. As regards the former, the marble cutters and setters can settle matters for themselves as individuals whenever they are so disposed by joining the stone-cutters' unions, whose members are now being employed by the marble employers. Work is going ahead in the shops and it is not expected that building operations will be very much delayed.

A case in the United States Court brought by the Anti-Boycott Society against the woodworking industry, both employers and employed, is yet to be decided. A temporary injunction has been issued against the carpenters of this city for discriminating against non-union trim. The case has not yet been tried, but the complainants, who are planing-mill concerns in other cities, attack the principle of trade agreements such as have been customary in this city. While this suit is pending it is not probable that the general arbitration plan will be revived.

A number of men in a position to note the dominant conditions affecting labor were interviewed this week in regard to the probabilities from that direction and if building interests are as secure without a general arbitration plan.

A TRADE TRIBUNAL NECESSARY.

Otto M. Eidlitz, of the firm of Marc Eidlitz & Son, builders, said:

"Although I am averse to quoting for the press and rarely do so, I have no hesitation in stating that until some method on the basis of the General Arbitration

Plan is re-established between the building trades unions and the employers of the building industry, everyone interested in building or in starting an operation takes the risk of delay and is liable to have his business plans and dates of completion very seriously interfered with.

"It seems remarkable that organized labor does not appreciate this fact more keenly than it does, and for the sake of minor difficulties will maintain a situation disastrous to themselves as well as to their employers and the public.

"I have reason to believe that there are quite a number of the unions of the city of New York who appreciate at this time that a proper and serious tribunal, forming a means of communication between employer and employed, and whose actions are accepted as final, is most necessary, but until the present difficulties now existing are over, the chances of establishing this tribunal or trade court, are remote. I believe, however, that when the employers will once more be at peace with their employees in the various departments of the industry, there will be an opportunity for the establishment of a General Arbitration Plan.

"As to the question of wages, in most cases the trades have agreements which do not expire for some time, and these wages will be maintained. I leave it for wiser heads to speculate as to the causes and influences that are retarding the real estate and consequently the building market, although over-production in some lines of properties is an evident reason."

NO RISK IN STARTING OPERATIONS.

Paul Starrett, President of the George A. Fuller Co., building construction, said he did not consider that an owner or builder ran any risk in starting an important building operation at the present time. The fact that there is not a great deal of work and that winter is coming on had a great deal more influence with the unions than any arbitration plan or any agreement they might have with the builders. Mr. Starrett added:

"I am very hopeful for a continuation of the harmonious relationship which has existed between the bosses and the men for the last three or four years. I am under the impression that the unions will not attempt to bolster up the unreasonable demands of the marble men. With the marble strike out of the way, I think we can undoubtedly look for peace until the spring anyway.

"As to whether or not there will ever be another general arbitration plan, I cannot say.

"The influences that are retarding the real estate and building markets, in my judgment, are the facts that temporarily the city is a little over-built in most lines, and because of the number of buildings that are standing wholly or partially vacant it seems to me that it is a good thing to slow down for a while until we get caught up."

PEACE AS CERTAIN AS EVER.

Edwin H. Neal, general secretary of the Joint District Council of carpenters and joiners, said:

"I believe that peace is as certain in our trade—and that is the only trade I can speak for with any degree of certainty—as it was when the Arbitration Plan was in force. I say this because the Plan as it existed was a retardant to the progress of our organization. It was instrumental in maintaining the wage established, except in the Brooklyn matter, when it beat us down twenty cents per day after we were successful in establishing a \$4.50 per day rate with independent employers. This is about all it did worth mentioning.

"Its refusal to allow us to reach out and build up created such a spirit of unrest that an upheaval was looked for at any time. Outside the Plan we have succeeded in bettering the conditions of some 3,500 of our members and have consolidated with—or absorbed—a rival organization, thereby removing a very annoying feature—jurisdictional fights. This progress would have been impossible under the Plan. Therefore, I believe that peace in our trade is more of a certainty now than it ever was.

SIX THOUSAND VACANT FLATS.

"I am credibly informed that there are some six thousand vacant flats in the Bronx, but this is considered due to the rapidity of construction of the cheaper sort of tenement buildings, and I have no doubt but the Bronx will soon catch up with herself, and all will be well. Otherwise the business outlook is fairly bright, especially in the outlying boroughs, and will continue unless a severe winter puts a stop to cottage building."

"Is there any present trouble in your trade?" Mr. Neal was asked.

"Oh, yes; there is always more or less trouble in our trade. We are now en-

gaged in legal warfare with an Anti-Trade Union Association and are presented with an occasional injunction, which has caused many of our members to change their political affiliations. This is due to the determined effort now being made to exterminate labor organizations.

UPHEAVALS ONLY BRIEF.

"But I see no reason why an owner, or speculative builder, should hesitate in starting a big operation, as I have faith in the future of this city. The present disturbances are due to the inability of trade unions to adjust their grievances through their trade boards. The public does not know of the efforts made by union men to settle their trouble through conferences with their employers, only to be met with a flat refusal to consider for one moment any proposition for the betterment of working conditions. It is then and then only that the men become so exasperated that they take things in their own hands and a strike is called.

"Then the cry goes up that the union struck in violation of its trade agreement before presenting their case to their trade board. This is good stuff to feed the public upon and create public prejudice against organized labor. These upheavals are, fortunately, not of long duration. They are usually settled by giving way a little on both sides. If the vision of one is limited to the inside lining of his pocket, and the other to the four walls of his job, an adjustment is difficult, but as soon as both sides get beyond that, trouble ceases. Threats do not amount to anything as a rule, and therefore I see no reason why an owner or builder should hesitate any more to-day than a year ago."

THE MARBLE SITUATION.

The situation in the marble industry is gradually clearing the employers say. Through Secretary Fertig the following statement was given out by the association:

"In order to advise the public and those interested regarding the labor situation in the plants of the members of the undersigned association, we herewith definitely state the condition of employment in our plants.

"The first-class polishers, bed-rubbers and sawyers now in our employ receive the same wages and hours that prevailed before the strike and our shops are open to all competent men in these branches, at the same rates, upon application at any of our shops.

"Cutters, carvers and setters now employed are members of Local No. 2 of the National Stone Cutters' Society and all competent men in these branches of the trade will be accepted for a limited time for membership in that union upon application to any of our shops.

"This association has not held any conference with the representatives of the unions now on strike, and will not do so."

The employers have pledged themselves not to treat with or recognize the Reliance Labor Club, Whitestone Association or the Compact Labor Club, as such, in or about their employment. Also that they will not waver in giving employment to all competent mechanics and workmen, to whom they pledge support in the future.

Alfred Daybill, of Miller, Daybill & Co., house movers, shorers and contractors, and president of the employers' association in that trade, was found to be of the opinion that neither owner nor builder was taking any risk in erecting a building at the present time:

"I think peace will prevail in the building trades, and so far as I know the present rate of wages will continue. I know of no influences at the present time that are retarding the real estate market or the building trades."

CRISES IN THE IRON TRADES.

In New York City there are three iron trades—the Iron League, the Architectural Iron Workers and the Ornamental Bronze and Iron Masters. Since the summer of 1906 they have worked under the open-shop system, which has been satisfactory to the employers beyond their anticipations. It is claimed that without increasing wages or decreasing hours there has been a constant decrease in the cost of construction. The right to grade the men on the work, and have different portions performed by proper and suitable men, and freedom from petty restrictions and jurisdictional fights, have all tended, they say, to eliminate waste and reduce cost.

At the present moment an ultimatum is pending against the housesmiths and bridgemen employed in the three trades. Some weeks ago the men employed in the shop of the Lieberman & Sanford Company struck for closed-shop conditions, and the three employing associations, acting together, have ordered a general lock-

out in their trades unless the men return to work. The employers are at this writing awaiting the decision of the union, and should the men refuse to go to work the issue will be laid before the governors of the Building Trades Association with which the employers' trade associations are affiliated.

Andrew N. Petersen, of the Whale Creek Iron Works, who is president of the Employers' Association of Architectural Ironworkers, to which the firm of Liberman & Sanford belong, would not comment on the situation in the iron trades, except to state certain essential facts.

He said that the finishers in the ornamental iron shops have been on strike for a fifty-hour week and recognition of the union. Shops in the metropolitan district are now working fifty-three hours on the open-shop plan. Out-of-town shops are working fifty-five to fifty-nine hours a week on the non-union basis. Pattern makers have been on strike for four weeks for an eight-hour day at the present rate of wages, \$4.25, and recognition of the union. Mr. Petersen added:

"Out-of-town shops in the same line work from fifty-five to fifty-nine hours a day at the rate of from \$3 to \$4 a day on the open-shop plan. A great many of the large contracts in the East for ornamental iron are being done at the present time by out-of-town concerns in Cleveland, Cincinnati, Minneapolis and Chicago, the Eastern concerns not being able to compete successfully with their shop conditions, wages and hours.

"I have just returned from a trip from the West, where I found that the West-

ern shops are busy and are greatly in need of good mechanics. The Eastern shops are slack and have not been running to their full capacity for some time, and are suffering from strikes and keen competition."

James P. Knight, president of the Contracting Plumbers' Association, stated that no trouble was apprehended in the plumbing industry. Speaking generally, Mr. Knight said he had the fullest faith in the future of real estate and building in New York. He could not see where an owner or builder with reasonable capital took any risk in starting an operation at the present time. The steady growth of values in New York was the great fundamental fact that he could always count on.

NO UNDUE RISK.

G. Edward Escher, of the White Fire-proof Company of 286 Fifth avenue, who is the president of the Metallic Furring and Lathing Association, could see no reason why anyone should feel that he was taking an undue risk when he started an important building operation at this time on account of there being no Arbitration Plan in force in the building trades industry. Mr. Escher added:

"Regarding the prospects for peace and a continuation of the present cost of material and rate of wages, I do not see any probability of any immediate change.

"Whether or not there will ever be another Arbitration Plan, I cannot say. The prospects of another such plan in the near future, however, do not seem very bright.

"As to what influences are retarding the real estate, and consequently the building

market, the fact that the large loaning companies have apparently over-loaned on certain important classes of buildings is a matter of considerable importance, they having decided to call a halt on making any such further loans for the present. While there are no doubt other influences at work, this one is likely to make itself felt throughout the entire building industry."

SITUATION WILL ADJUST ITSELF.

A. R. Whitney, Jr., president of the Whitney-Steen Co., said:

"In the matter of loft buildings, it is true that a change in the demand for loft building space from the past downtown center to the new uptown Fourth avenue section has resulted in possibly a slightly greater capacity in the latter locality than the first demand seemed to require. On the other hand, the signs of the times seem to point to the fact that this situation will adjust itself and the demand in the near future there will take care not only of the capacity of the present buildings, but require a rational increase at no great date, to which demand for lofts there will undoubtedly in addition be one for modern office space. Incidentally, this change will doubtless lead to some new developments in the old downtown section to meet the change in conditions there.

"The general building situation in New York City, as we find it, is to all intents and purposes, quite as good as could be expected for this season of the year, and throughout the country, North, East, South and West, is highly satisfactory."

HOW TRANSPORTATION LINES AFFECT JERSEY CITY.

The Opening of the Hudson Tunnel from New York to Newark Will Shift the Retail Centers—The Lower City Likely to be Taken Up by Factories.

THE recently established service of the Hudson Tunnels Company to the Pennsylvania station at Manhattan Transfer marks the beginning of many changes in the two most prominent business cities of northern New Jersey—Newark and Jersey City. The joint operation of the under-river line and one of the largest trunk line railroads in the country will effectually solve the problem of rapid transit to and from New York, and will, at the same time, vitally affect the business centers of the two cities above mentioned. Old commercial districts will either be wiped out or their characters changed; sections heretofore unused for business will gain a mercantile value. Certain street car lines will be effaced and new ones created, and, above all, much vacant land will be made valuable for residential purposes.

The suburban service of the Pennsylvania Railroad still terminates at Jersey City, but through trains now leave the old line at Manhattan Transfer, and long-distance passengers are carried directly into the new terminal at Seventh avenue and 33d street. The trains of the Hudson Tunnels road, from downtown Manhattan, run on their own tracks to Jersey City Heights, where they emerge from the ground and use the Pennsylvania's roadbed to Manhattan Transfer. For every through train which leaves the Pennsylvania station in New York, a corresponding train leaves the Hudson Terminal at Cortlandt street and connects with the Pennsylvania train at the Transfer. The Pennsylvania Railroad is building a line from Manhattan Transfer to Newark, and the Tunnels Company will operate their trains over this roadbed. A large train yard is being built at Manhattan Transfer, and eventually the suburban travel of the Pennsylvania will end at this point, and the Jersey City terminal will be no more used—for passenger service at least by the road that owns it. Work on the Newark line is being rapidly pushed, and it is hoped that trains will be running to Newark by the first of the year.

The effect on Newark will be felt in two ways. The city will lose a certain amount of business, and will gain in population. The station of the new line is to be at Saybrook place, on Military Park, which fronts Broad street, near Hahne's department store. The Public Service Corporation, it is understood, is planning to reroute a number of its trolley lines to run around the new depot. If this is accomplished, it will afford an easy means of reaching the station for the inhabitants of different parts of Newark and its surrounding suburbs. This city has for many years maintained a number of good department stores, and much of the shopping of northern New Jersey has been done here. No matter how good local

stores may be, there is always a certain proportion of any suburban population that would prefer to shop in the metropolis, if it could be accomplished easily and without great expense. The new line will land passengers from Newark at Cortlandt street in eighteen minutes, and by changing in Jersey City they can reach Broadway and 33d street in a short while longer. Undoubtedly a number of people will avail themselves of this opportunity, and it would appear that the Newark stores are destined to lose some of their custom.

On the other hand, Newark and its adjacent towns have many desirable residential sections, and these should appeal to some of those whose business interests are in lower Manhattan. Considering the fact that Newark can be reached from downtown in one-half the time that it takes to reach Washington Heights, it will not be surprising if Newark gains considerably in population on this account. It is also probable that the anticipated gain in population and the resultant increase in land values will more than offset the probable loss in local trade, and that in the end, Newark will be greatly benefited by the new transportation.

In the case of Jersey City, the effect of the new lines will be much more marked and old-time residents of that community are freely predicting that the changes in the business centers, as a result of the opening of new stations, will eventually alter the entire aspect of the city. For more than a century the business of Jersey City has been largely centered in the lower section, around the ferries to New York, and already this district has felt the effect of the diversion of travel to the New York shopping district by way of the Henderson street station. By the end of the year the Summit avenue station will be open, and the effect of this will be pronounced. This station will be on the crest of the Heights, where the Hudson Boulevard crosses the Pennsylvania tracks, and in anticipation of the probable diversion of Jersey City travel to this point, the Public Service Corporation is building a \$175,000 terminal beside the station, and is planning to reroute the majority of its trolley lines from the surrounding territory. The corporation will focus its lines from Greenville, Bayonne and other sections at the new outlet to New York, and the crowds which are now detained at the ferry and tube terminals of the lower city will in future be unloaded at the Summit avenue station.

For many years, Jersey City Heights has been a popular residential section, but, with the exception of an upper shopping district on Central avenue has had little commercial value. Along the Boulevard and to the south and west of the Summit

avenue station are many good-grade dwellings, while within a stone's throw of the station one can see several rather pretentious brownstone residences with spacious and well-kept grounds. No business is apparent, but the evidences of coming trade are plainly to be seen, and a business district, with the station as a center, seems an assured fact. Property values have increased to a large extent, and several business houses have acquired land and are about to locate there. The Jersey "Journal," one of the largest and most influential newspapers in the northern part of the State, has purchased a large plot opposite the station, and an up-to-date publishing plant is now under construction. Space in the new building has been leased to a banking institution, and several other projects are under way in the vicinity. One plot was sold less than a year ago for \$20,000, and has since been resold for \$35,000. It is worth more to-day. Other neighboring property has more than doubled in value within a year, and is still rising. Several apartment houses already exist, and others are in course of erection.

Jersey City Heights has much to recommend it from a residential standpoint. The old part of Jersey City is in some spots below tidewater, but the crest of the hill has an elevation of about 175 feet. From the brow of the elevation, and from the higher points on the ridge, a fine view may be obtained of the Hudson River, the upper bay and the Island of Manhattan. The air is good, except where polluted by the soft-coal smoke of the railroad, and before long this will be done away with, as the line will be entirely electrified. All city improvements are to be found, and a number of good schools are in evidence. On the brow of the hill, near the now famous Hudson County Court House, is a high school, which would do credit, at least from an architectural standpoint, to any city. Vacant land is plentiful, and except immediately at the points where extensive improvements are planned, is not excessively high. Detached dwellings and two-family houses prevail at present, but there seems to be no reason why good apartment houses should not become a profitable form of investment. In view of the fact that the running time from New York to Summit avenue will only be eight minutes, the section should appeal to the home builder, and a boom in construction work is confidently expected by realty men in the neighborhood. It would surprise no one if New York capital should interest itself there in the near future.

The ultimate destiny of the lower city is a much greater problem and one which is causing much anxiety to those whose capital is invested there. As a place of residence, the district is a thing of the

past for any but tenement dwellers. The better class of retail trade is moving towards the Heights, and little can be done to check it. With the cessation of local trains to the Pennsylvania Terminal, the Cortlandt street ferries will become disused for all but wagon traffic, and the terminal itself will be of little value to the road which built it. In spite of this rather disheartening outlook, a few real estate men are to be found who believe that the changes will only have a temporary effect, and that the lower city will eventually take a prominent place as a manufacturing center. The waterfront of Jersey City is of extreme importance, and its nearness to New York makes it doubly attractive. There are several natural inlets and basins which would lend themselves to a comprehensive scheme of piers, with marginal streets, such as are planned in New York, and if a connecting railroad were built, joining the various trunk lines, the shore front would be ideal from the manufacturer's standpoint. Many large plants are already located there, and upwards of \$80,000,000 is invested in factories.

The greatest present drawback to a further manufacturing development is the attitude of the owners. Most of them will sell, but few of them will improve their holdings, and outside of the plants owned by the companies located there, it is impossible to find any substantial buildings. Brokers active in the lower district say that they have far greater demand for modern factory space than they can possibly supply, and that they could fill a number of structures from the applications on hand. A mercantile colony, such as was established in South Brooklyn, is needed here, and sooner or later such a development is bound to occur. Year by year the great commercial cities are coming to prize their waterfronts more highly, and it is not likely that the Jersey shore, with all its natural advantages, will be long overlooked. The policy of the city towards business enterprise is a liberal one, and there is no disposition on the part of the city government to hamper enterprises with unjust or stringent conditions. Rather is there an intent to co-operate in all possible ways with prospective settlers, and at least one organization of considerable strength has been formed for the purpose of systematically furthering the interests of the manufacturing element. This is known as the City Plan Commission, and is made up of prominent business men, engineers, architects and sanitation experts. Much good work has already been accomplished, and plans for extensive improvements are under way and will be carried out when the necessary capital is forthcoming. At present, New York is somewhat overbuilt, at least in the case of loft buildings, and the outlook for a building boom in this city is not promising. Some of our builders might profitably employ their waiting time in producing space for the tenants now anxious to locate in Jersey City.

Taxpayers' Convention Next Week.

The final arrangements are now being made for the first Taxpayers' Convention, which is to be held on Tuesday and Wednesday evenings, October 17th and 18th, at New York Turn Hall, Lexington avenue and 85th street. The arrangements are in the hands of a special committee, consisting of Michael J. Horan, chairman; Chas. H. Schnelle, secretary, and Adolph Bloch, treasurer. The work has been divided amongst sub-committees under the leadership of Chas. W. Eidt, chairman of the arrangement committee; Chas. H. Schnelle, press committee; John Volz, speakers' committee; Dr. Henry W. Berg, committee on resolutions; Henry Bloch, reception committee.

It is expected that 20 taxpayers' organizations of Manhattan and Bronx, besides representatives of several large estates, will take part in the convention. This is the first time the taxpayers have organized in this manner, and the outcome is greatly awaited by all interested in taxpayers' movements. All arrangements of the convention have been kept free from politics and will be entirely in the hands of those actually interested in real estate holdings. Arrangements are now being made for overflow meetings. Special arrangements are also being made for the ladies, many of whom own real estate in New York.

The programme as outlined will consist of papers to be read and discussed on the following subjects: Department of Education, Tenement House Department, water supply of the City of New York, reduction of taxation and municipal indebtedness, home rule, the bonded debt of the City of New York, the budget of the City of New York, the unfair discrimination in favor of personalty and against the owners of realty in matters of taxation.

REALTY AMENDMENTS.

To Be Voted Upon at the Fall Elections.

In November two constitutional amendments will be voted on relating to the condemnation of real estate for public purposes. The first amendment provides:

"When private property shall be taken for public use by a municipal corporation, additional adjoining or neighboring property may be taken under conditions to be prescribed by the Legislature. Property thus taken shall be deemed to be taken for public use."

At present only property actually to be used can be condemned, so the surroundings of vast public undertakings have been out of public control and often made detrimental to the public interest, and should this amendment pass the speculation in gore lots will receive a decided set back. Excess condemnation so called is now permitted in several States, and is a decided step in advance.

The second amendment provides that the Legislature may prescribe that condemnation damages may be ascertained "by the Supreme Court with or without a jury." This change is designed to cheapen and hasten proceedings of the present method by the appointment of three or more commissioners, which has been found detrimental to the public interest through the laxity and ignorance of the commissioners.

Municipal Fire Marshals.

The duties of the municipal fire marshals in New York State will be greatly increased under the Act Amending the Insurance Law which established a State Fire Marshal, Marshal Ahearn being the first incumbent. The local marshals become State deputies under the law. They have power to inspect buildings and order repairs or changes and additions of any character that would remedy conditions liable to cause fire and prevent fire loss.

The Water Supply.

Commissioner Thompson, of the Department of Water Supply, says the recent rains have made it unnecessary to tap the Ten Mile River. The city now has 35,000,000 gallons in storage, which, with what is to come, will carry us through safely.

Legislating for a Courthouse Site.

The form of the latest court house bill in the Legislature seems to be fairly satisfactory to the authorities, and the Mayor will approve it. It bars out parks as a site and so quiets many objections, though the elimination of a free site will mean a heavy cost to the taxpayers. The Board of Estimate is allowed six months in which to select a site, and if it fails to do so then the Courthouse Board is to have a like period in which to make a selection. The bill also provides that the city may direct what kind of buildings shall be erected in the vicinity, the character of the occupancy of the buildings and the use to which any vacant ground in the vicinity may be put.

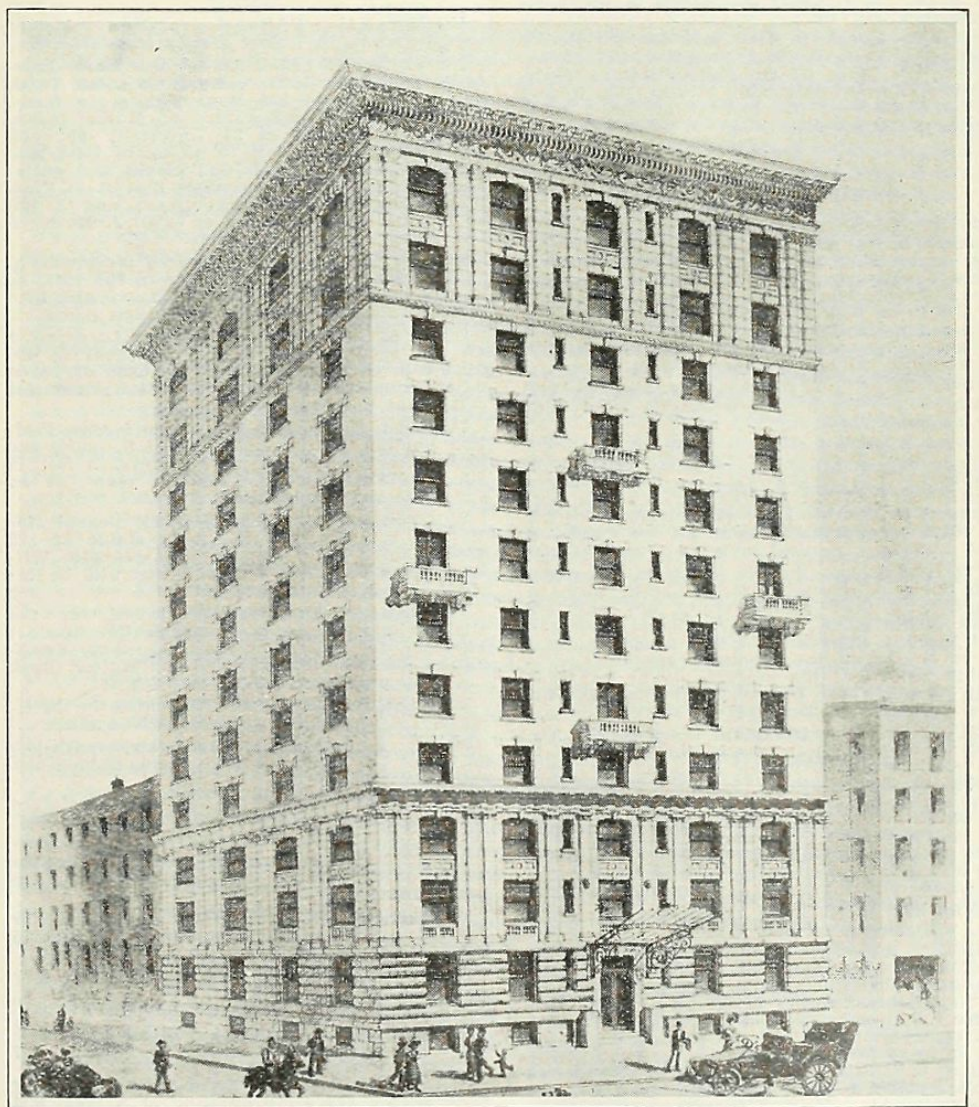
If the people approve at the coming general election of the two proposed constitutional amendments, instituting the principle of excess condemnation, there will be time enough for the Legislature to frame a statute specifying the conditions under which the site may be acquired.

Regarding a School Site.

The site contemplated for the erection of a new school on Claremont Heights, in the Bronx, does not seem to meet with the approval of the Claremont Heights Taxpayers' Association. A delegation called upon the Comptroller and asked that the city purchase a plot in 168th street, between Washington and Park avenues, instead of the site now under consideration in 168th street, between Teller and Findlay avenues. The committee laid before the Comptroller facts. He said the proposed site would cost \$100,000, while the suggested site could be had for \$35,000. Also, that a greater number of apartment houses have been erected in the vicinity of the suggested site, aggregating a valuation of about \$2,500,000.

The Comptroller assured the committee that he would not make the purchase until the association had an opportunity to state their case to the Board of Education.

—Sixty per cent. of the loft buildings in lower Manhattan are now protected with automatic sprinklers, owing to the growing belief in their efficacy and also to the compulsion of the law. The Fire Department has been active in enforcing the law since the Triangle factory fire.



Denby & Nute, Architects.
NEW APARTMENT HOUSE FOR PARK AVENUE.

Among the prominent apartment houses which are bringing about the change in the structural appearance of Park avenue is the one now arising at the southeast corner of 60th street for the John J. Hearn Construction Company.

F. W. Vanderbilt Adds to His Holdings.

Worthington Whitehouse has sold for J. Pierpont Morgan to Frederick W. Vanderbilt the property at 6 and 8 East 40th street, together with the abutting parcel at 5 East 39th street. The buyer owns and occupies the corner of Fifth avenue and 40th street, and this purchase gives him a plot with frontages of 113 feet on the avenue and 175 feet on 40th street, with a 25-foot outlet to 39th street. No definite plan has yet been made for the future disposition of the plot, but it is believed that before long it will be occupied for business purposes. The price was said to have been about \$500,000, but it is doubtful if this figure was obtained.

Play House for 44th Street.

Winthrop Ames has leased from the W. W. Astor estate for a long term of years, the property at 238 to 242 West 44th street, old buildings on a plot 56.3 x 100.5. A little playhouse of unique design will be constructed on the site. It is said that it will have no boxes or galleries, all seats being on the orchestra floor.

PRIVATE REALTY SALES.**South of 59th Street.**

43D ST.—Catherine McDonald sold 317 East 43d st, a 4-sty building, on lot 25x100.5. The property is directly opposite the plot recently secured by the New York Society for the Relief of the Ruptured and Crippled for a new hospital.

48TH ST.—John H. Hindley sold 138 to 146 West 48th st, five 4-sty dwellings, occupying a plot 95x100.5. The parcel, which has been held at \$225,000, was assembled by the seller at various times, the first purchase having been made in 1897, and the last about five years ago. The Playhouse, completed last April by William A. Brady, is directly opposite. Jas. A. Dowd was the broker.

52D ST.—Theodore H. Price, a cotton operator, sold the 3-sty stable at 9 East 52d st, on a lot 22.6x100.5, to a client of Lewis B. Preston, who, it is said, will improve the property. Mr. Price held the property at about \$125,000. There was a report in circulation that the premises would be altered for business purposes, but this could not be confirmed. The property is separated by three other stables from the plot at the northeast corner of 5th av and 52d st, at one time the site of the old Hotel Langham and now under improvement with a new mercantile building.

AV A.—Maurice Mandelbaum bought from the estate of Mary A. Elinn the northeast corner of Ave A and 12th st, a 5-sty tenement, on lot 26x52. R. J. Casey and James O. O'Donnell negotiated the sale.

3D AV.—Joseph P. Day sold for the Realty Holding Co., M. T. Hess, president, 917 3d av, a 4-sty building, on lot 20x100, located 25 ft. north of 55th st, to Fannie F. Ely, who is said to be a niece of the founder of the firm of Horace S. Ely & Co.

North of 59th Street.

64TH ST.—Sloane & Moller, carpenters and builders, bought 317 East 64th st, a 5-sty building, on lot 25x100.5, from the estate of Catherine de Peyster. Geo. R. Read & Co. were the brokers. The buyers now own a frontage of 450 ft. in 64th st, which comprises one-half of a square block, to within 100 ft. of 1st and 2d avs. They also own 316 to 324 East 65th st, abutting, with a frontage of 93.9 ft.

118TH ST.—The S. H. Rapael Co. sold 106 West 118th st, a 3-sty private house, on lot 17x100, for about \$21,000.

140TH ST.—N. A. Berwin & Co. sold to John Palmer 604 to 612 West 140th st, three 5-sty apartments, on a plot 125x100, located 75 ft. west of Broadway. Mr. Palmer gives in part payment to Charles Laue the northwest corner of 164th st and St. Nicholas av, an excavated plot, 133x171. The deal involved about \$400,000.

205TH ST.—The Joseph Balmford Construction Co. sold, through Charles Griffith Moses & Brother, to the Chittick estate, 407 and 409 West 205th st, a 5-sty apartment house, on plot 50x99.11. The building was among the first to be erected in the Dyckman section, and is within 200 ft. of the property to be improved with factory and terminal buildings by the New York Freight Terminal Co.

211TH ST.—The Dyckman Tract Realty Co. sold, through Charles Griffith, Moses & Brother, the plot, 100x99.11, in the south side of 211th st, 100 ft. west of 9th av, for improvement with two apartment houses, each with a frontage of 50 ft. The Joseph Balmford Construction Co. is the buyer. The property was given in part payment for the two apartment houses at 407 and 409 West 205th st.

AMSTERDAM AV.—Slawson & Hobbs have sold for Ella M. Mott, 464 Amsterdam av, a 5-sty flat, with stores, on plot 27x100.

HAVEN AV.—The Munden Construction Co., Charles Flaum, president, bought from the Bendheim Construction Co. the plot, 147x100, at the southeast corner of Haven av and 180th st for improvement with three 5-sty apartment houses. The property is at the west end of the holdings formerly owned by the Fort Washington Syndicate, which were disposed of at public auction several years ago.

LEXINGTON AV.—The Fredrick T. Barry Co. sold for Robert Rogers 1066 Lexington av, a 3-sty dwelling, on lot 16.6x85.

PARK AV.—Henry C. Hart sold the southeast corner of Park av and 83d st, a 5-sty flat, on plot 27.2x100, to Joseph McNamara.

Bronx.

ROSEWOOD ST.—W. E. & W. I. Brown sold for Mrs. Mina Sturzenegger the plot, 125x100, at the southwest corner of Rosewood st and Barker av.

135TH ST.—Herman Knobloch sold for Sidney W. Allen 592 East 135th st, a 3-sty dwelling, on lot 19.2x100, to Dr. Samuel F. Jackson.

135TH ST.—Herman Knobloch sold for the Moller estate 596 East 135th st, a 3-sty dwelling, on lot 18.4x100, to John Casper Haas.

182D ST.—John A. Steinmetz sold for S. Krauss to F. Chefarelli a lot, 50x164, on 182d st, 83 ft. east of Mohegan av and running through to Howard av. The buyer will improve the site.

226TH ST.—Mintz & Stern sold to the Adieno Construction Co. the plot, 100x114, in the south side of 226th st, 205 ft. east of Barnes av. Four two-family brick houses will be erected on the site.

BROOK AV.—Sharrott & Thom sold for Edward Greenebaum the southwest corner of Brook av and 144th st, a 4-sty flat, on lot 25x85.

PROSPECT AV.—Lauter & Blackner sold for Louis Ruchtig 1381 Prospect av, a 4-sty flat, on plot 29x100.

SOUTHERN BOULEVARD.—N. Kaufmann has sold for William R. Rose ten lots on the southwest corner of Southern Boulevard and Jennings st, fronting 250 ft. on Southern Boulevard and 100 ft. on Jennings st. The buyer is the Lederer Construction Company, Jacob Lederer, secretary and treasurer, who will erect five 5-sty buildings on the site.

WASHINGTON AV.—Gertrude L. Simpson sold the building on the east side of Washington av, 25 ft. north of 165th st, on lot 25x85.4, to Ludwig and Max Levitt, for \$10,000.

3D AV.—The M. Morgenthau, Jr., Co., sold to the Terrain Realty Co. a plot, 50x95, on the west side of 3d av, about 50 ft. south of 171st st.

Recent Buyers.

ABRAHAM KATZ is the buyer of 206 West 134th st, sold recently for the Congregation Agudath Achim, of Harlem.

DR. J. J. LORDI is the buyer of the 6-sty tenement at 199 and 201 Prince st, the sale of which by Charles H. Darrow was recently reported.

THE DEAN ALVORD CO. is the buyer of the Saranac apartment house at the southwest corner of 151st st and Convent av, reported sold recently.

Leases.

KONCHAKJI FRERES, antique dealers, leased a store in 7 East 41st st from Dec. 1.

EDWARD M. LEWI leased the store, basement and three lofts, comprising about 70,000 sq. ft., in 151 to 163 West 26th st to Simon Stern & Co., manufacturers of ladies' underwear, now located at 24 University pl; also for Henry Corn a loft in 15 to 19 East 26th st to B. Schweinger & Co., cloaks and suits; also a loft in 136 to 140 West 31st st to Pine-man Bros., waist manufacturers; and a loft in 147 and 149 West 26th st to O. J. Muller & Co., makers of infants' goods.

ROYAL SCOTT GULDEN leased for Frank N. Widner space on the third floor in the building at the southwest corner of Fifth av and 37th st to M. Sloop, prints and engravings.

CORN & CO. leased for J. Edgar Leaycraft & Co., as agent, the store and basement in 436 6th av to G. Berman for a long term of years. After extensive alterations it will be used for restaurant purposes.

TUCKER, SPEYER & CO. leased for the Madison Holding Co. the south half of the store and basement and one-half of the eleventh loft in 72 and 74 Madison av for ten years, at an aggregate rental of \$70,000.

WORTHINGTON WHITEHOUSE leased for Mrs. Joseph Stickney the 2-sty stable at 112 West 56th st for a long term of years to William Ross Proctor. The building will be altered into a private garage.

FREDERICK FOX & CO. leased for the Michal Real Estate & Mortgage Co. to Carl Theobald, for a term of years, the 3-sty dwelling at 228 East 61st st, and for Walter Clark the 4-sty dwelling at 37 West 84th st.

THE HENRY BARNETT CO. rented the dwelling at 122 West 119th st to Hansel Garmise.

OGDEN & CLARKSON leased the seventh loft in 153 to 157 West 23d st to the London Waist and Dress Co.

PEPE & BRO. leased for Dr. B. C. Macintyre to Paolo Costa 68 Perry st, a 4-sty dwelling, for six years.

GEORGE R. READ & CO. leased for the Abbot Alcoholic Co. to the Baldwin Co. the top loft in 251 5th av.

WORTHINGTON WHITEHOUSE leased for John R. Drexel to D. Mason James 13 and 15 East 54th st, two 4-sty dwellings.

DAVIS & ROBINSON leased for Mrs. Henry A. Van Liew the dwelling at 20 West 51st st, furnished, to Mrs. Charles H. Baldwin.

G. TUOTI & CO. leased for Elizabeth McCollan the two 6-sty tenements, at 295 and 297 Mott st, at an aggregate rental of \$40,000.

H. C. SENIOR & CO. leased for the estate of Leon Hirsch the 4-sty dwelling at 8 West 82d st to Paul Raith; also for Joseph B. Carse 133 West 63d st to Marie Sergaux; and for Henry L. Scheurman 29 West 60th st to Agnes Wallis.

LUDWIG C. TRAUBE leased the following private dwellings: 1523 Madison av for E. A. Manice & Co. to Dr. I. Horowitz; 129 East 93d st for Charles E. Popp to Mrs. A. Crane; 133 East 93d st for Charles E. Popp to E. Shapiro.

THE CROSS & BROWN CO. leased for Albert B. Ashforth, as agent, a suite of offices in the building at the northwest corner of Madison av and 38th st to Dr. Ledyard Sands; also the fourth floor in 13 West 46th st to G. Vander Borcht.

JACOB RUROTH bought from William Weimann the lease and good will of the cafe at the northeast corner of 6th av and 36th st. The lease has about twelve years to run, and the purchase price is reported as being about \$77,000.

THE DUROSS CO. leased for the 106 Seventh Avenue Co. the ninth loft in 106 to 110 7th av, with L, including 108 West 17th st, containing 7,000 sq. ft., to the Geo. A. Powers Corporation, for a term of ten years, at an aggregate rental of \$30,000.

THE McVICKAR-GAILLARD REALTY CO. leased to the Simplex Automobile Co. the two stores in 238 and 240 West 59th st; also for Schmidt & Donahue, agents for George Ehret, to the same tenants, two 59th st offices in the same building.

AMES & CO. leased the store in 128 West 34th st for S. and H. Sachs to Joseph Keller for a term of years; also the store in 461 6th av for W. C. Flanagan to Samuel Harris; and the house at 35 East 28th st for E. A. Turner to Anna Smith.

THE CROSS & BROWN CO. leased for William H. Hurst the dwelling at 238 Central Park West to Miss I. C. Montgomery; for the Ball Realty Co. to Sheridan, furrier, the store in 60 West 23d st; and to the Brown-Scott Co. the store in 62 West 23d st.

ALBERT B. ASHFORTH leased a portion of the 14th floor in the Clarendon Building, at the southeast corner of 4th av and 18th st, to Leon Michael & Co.; also to Phillip Adelson & Bro. the 8th floor in the Arena Building, at 38 and 40 West 32d st, for a term of years.

LOUIS SCHRAG leased for the Revell Realty & Securities Co. the first loft in 251 to 255 West 19th st to the New York Motion Picture Co. for a term of years; also for Alfred M. Rau the ninth loft in 142 to 146 West 24th st to Nassarrala & Meener for a term of years.

THE CHARLES F. NOYES CO. leased about one-half of the tenth floor in 45 to 49 John st to Fera & Kadison; a suite to Whitelaw Brothers & Zagon; a suite of offices in the Wolfe Building to the Consolidated Provision Co.; and offices in 284 to 286 Pearl st to Irving Bessar.

MARY J. HARTLEY leased 502 and 504 West 33d st, two buildings, on a plot 35x100, about 55 ft. west of 10th av, in the block where the freight station of the New York Central Railroad is being extended. Title to the property is in the name of the Anonymous Realty Co.

M. JUST leased the double store in 514 West 207th st to Mary Diecks, to be occupied as a dry goods store; also the store in 534 West 207th st to Louis Eibsen. Both leases are for a term of years. Also for William Lewis the private house on the east side of 10th av, 125 ft. north of 207th st.

WILLIAM WOLFF'S SON leased the following dwellings: 177 East 95th st to Peter Hanson, 179 East 95th st to Sarah Schwartz, and 1059 Lexington av to A. Karle, and stores in 1124 Lexington av to A. Lamantia, 1125 Lexington av to Fleigler & Co., 1185 Lexington av to A. Manton, and 1209 Lexington av to A. New.

E. FELLMAN has rented offices in the Commercial Trust Building, 1451 Broadway, to the following: The American Cigarette Co., the National Association of Clothing Designers, Thomas W. Riley, the Peggy Co., Albert A. Albertson, the Polynian Acoustic Co., New York "Evening Journal," David Gordon and William H. Schnitzer.

THE DUROSS CO. leased for Abrahams & Lesser the second loft in 134 to 140 West 26th st to Albert Block; also for the estate of John Walton the fourth loft in 147 and 149 West 25th st to S. H. Leon; also the store in 130 7th av for the Restrator Supply Co. to S. Schillinger; and the store in 82 7th av for St. Joseph's Home to Michael Kootros.

THE CHARLES F. NOYES CO. leased a floor in 27 Beekman st to the American Steel Chase Co.; a floor in 124 Front st to James A. Sloan and Charles E. Fairfax; 2 Cedar st for the Brevort Construction Co. to F. R. Law; a floor in 80 Pearl st to the New York Metal Hose Co.; a floor in 289 3d av to B. Trokew; and the ground floor in 61 Ann st to Charles Bauer.

S. E. GOODALE & PERRY, agents for the St. James Building, report having recently leased offices to the following parties: M. Van Ness Goetchius, William J. Nellis and Andrew Fleming, Frank Emmrich, Ellis S. Helwitz, Harry C. Holstein, Philip E. Bacon, William P. Lawler, Lowenstein & Greenbaum, of Baltimore; the Midland Holding Co., and L. Anthony Schnopp.

M. & L. HESS leased to Moritz Safran, Isidore Safran, and Leo Safran the basement in 257 to 265 4th av, at the southeast corner of 21st st, on a plot 115x90. The lease is for a long term of years, at an aggregate rental of \$200,000. It is estimated that \$50,000 will be spent in furnishings, decorations and equipment. The building will be ready for occupancy about October, 1912.

FREDERICK FOX & CO. leased the sixth, seventh, tenth and eleventh lofts, containing 60,000 sq. ft. of space, in the building now in course of construction at 151 to 163 West 26th st. The lessees are Morris R. Silverman, now at 5th av and 16th st, Bernstein & Meyers and Blog & Littauer, all large cloak and suit manufacturers, and Ab. & A. Franklin, manufacturers of kimonos. The leases are all for long terms.

HEIL & STERN leased the sixteenth loft in 15 and 19 East 26th st to I. Kaminski & Co.; also space in 72 and 74 Madison av to John Bonwit; the ninth loft in 45 to 51 West 25th

MUNICIPAL FORECAST.

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

Monday, October 16.

BRONX BOULEVARD.—Opening, from Old Boston Post rd to East 242d st; 10 a. m.

GARFIELD ST.—Opening, from West Farms rd to Morris Park av; and Fillmore st., from Van Nest to Morris Park avs; 3:15 p. m.

LELAND AV.—Opening from Ludlow to Patterson avs; **SEWARD AV.**, from Clasons Point rd to White Plains rd; and of **THERIOT AV.**, from Gleason av to Clasons Point rd; 2:30 p. m.

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

BUENA VISTA AV.—Opening, from its junction with Haven av at or near West 171st st to West 176th st; **WEST 172D ST;** **WEST 173D ST.**, from Fort Washington to Buena Vista avs; 2 p. m.

WADSWORTH TERRACE.—Opening, from West 188th st to Fairview av; of **BROADWAY TERRACE.**, from West 193d st to Fairview av; of **WEST 188TH ST;** of **WEST 190TH ST.**, from Wadsworth av to Wadsworth Terrace; and of **WEST 193D ST.**, from Broadway to Broadway Terrace; 10 a. m.

BENSON AV.—Opening, from West Farms rd to Lane av; **OVERING AV.**, from West Farms rd to Westchester av; **ST. PETER'S AV.**, from Westchester av to West Farms rd; **SEDDON ST.**, from St. Raymond av to West Farms rd; **ROWLAND ST.**, from Westchester to St Raymond avs; **HUBBELL ST.**, from Dorsey st to Maclay av; 2 p. m.

MATTHEWS AV.—Assessments, from Burke av to Boston rd; 3 p. m.

BRONXWOOD AV.—Opening, from Burke av to Gun Hill rd; **BARNES AV.**, from Williamsbridge rd to Tilden st; and **WALLACE AV.**, from Williamsbridge rd to Gun Hill rd; 2 p. m.

LACOMBE AV.—Opening, from the bulkhead line of the Bronx river to the bulkhead line of Westchester Creek; **COMMONWEALTH AV.**, from Patterson to Lacombe avs; 1 p. m.

UNNAMED ST.—Assessments located south of Boscobel Place, and extending from Undercliff to Aqueeduct avs; 3:45 p. m.

Tuesday, October 17.

TIEBETT AV.—Opening, from West 230th to 240th sts; and of **CORLEAR AV.**, from West 230th to West 240th sts; 10:30 a. m.

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

WHITE PLAINS ROAD.—Opening, from West Farms rd to the bulkhead line of the East River; 10 a. m.

CITY ISLAND BRIDGE.—Opening the Easterly approach included in Parcels A and B; 4 p. m.

DAVIDSON AV.—Opening, from Grand av to West 177th st; of **GRAND AV.**, from Macombs rd to Tremont av; of **176TH ST.**, **WEST.**, from Macombs rd to Jerome av and of **177TH ST.**, **WEST.**, from Jerome to Tremont avs; 3:45 p. m.

GILBERT PLACE.—Opening, from Hunts Point rd to Faile st; 12 m.

HAVILAND AV.—Opening, from Virginia to Zerega avs; of **BLACKROCK AV;** **CHATTERTON AV.**, from Virginia av to the bulkhead line of Westchester Creek; and of **WATSON AV.**, from Clasons Point rd to Havemeyer av, and from the unnamed st west of Zerega av to the bulkhead line of Westchester Creek; 3:30 p. m.

Wednesday, October 18.

BOSTON ROAD.—Opening, between White Plains rd and north line of the city; 2 p. m.

SEAMAN AV.—Opening, from Academy to Dyckman sts; and of an **UNNAMED ST.**, north-easterly from Dyckman st, from Seaman av to Broadway; 11 a. m.

WEST 231ST ST.—Opening, from Bailey to Riverdale avs; 2:30 p. m.

Thursday, October 19.

WEST 207TH ST.—Widening, between 10th av and Emerson st; 2 p. m.

Friday, October 20.

WHITE PLAINS ROAD.—Closing, from the northern boundary of the City of New York to Morris Park av; 2 p. m.

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

EAST 210TH ST.—Opening, from Jerome to Wayne avs; of **WAYNE AV;** of **TRYON AV.**, from Reservoir Oval to Gun Hill rd; 10:45 a. m.

Local Board Calendars.

WASHINGTON HEIGHTS DISTRICT.—CITY HALL, TUESDAY, OCT. 17, 11 A. M.

1. Acquiring title to public park bounded by Edgecombe av, St. Nicholas av and 137th st.
2. Paving 176th st, from Wadsworth av to St. Nicholas av.

YORKVILLE DISTRICT.—TUESDAY, OCT. 17, 11.10 A. M.

1. Paving Exterior st, from 64th to 79th st.
2. Basins at 77th st and new avenue on the easterly side of John Jay Park.

HARLEM DISTRICT, TUESDAY, OCT. 17, 11.20 A. M.

1. Alteration and improvements to sewer in 112th st, between 2d and 3d avs.
2. Paving 142d st west of 5th av.
3. Paving 5th av north of 140th st.
4. Regulating and grading the widening of 138th st at its junction with 5th av.
5. Alteration and improvement to sewer in 119th st, between 1st and 2d avs, and in 1st av, between 119th and 120th sts.

LOCAL BOARD OF MORRISANIA 22D DISTRICT.—TUESDAY, OCT. 17, 8 P. M.

409. Constructing sewer in Barretto st, between Spofford av and Lafayette av. Estimated cost, \$5,265.00, involving an assessment of probably \$85 for each 25-ft. lot.

450. Paving with sheet asphalt on a concrete foundation the roadway of Fox st, from Avenue St. John to Leggett av, setting curb where necessary, together with all work incidental thereto. Said pavements being designated under Chapter 546 of the Laws of 1910, as Class A pavement.

451. Relocating on the Map of the City of New York Edgewater road, approximately 300 ft. from the bulkhead line of the Bronx river and East river, between Seneca av and Manida st.

453. Constructing a sewer and appurtenances in Austin pl, between East 144th st (St. Joseph's st) and East 147th st, together with all work incidental thereto.

LOCAL BOARD OF CROTONA 24TH DISTRICT.—TUESDAY, OCT. 17, 9.30 P. M.

Laying out on city map and acquiring title to cemetery at the northwesterly corner of East 180th st and Bryant av, as a public park. Referred to the President of the borough by the Board of Estimate and Apportionment on Sept. 21, 1911, page 18 of Calendar No. 33. Plot to be acquired measures 188.09x165.97x190.87x155.56. (Correspondence No. 26,270.)

454. Paving with asphalt blocks on a concrete foundation, the roadway of East 173d st, from 3d av to Fulton av, setting curb where necessary, together with all work incidental thereto. Said pavement being designated under Chapter 546 of the Laws of 1910 as Class A pavement.

448. Rebuilding the sewers and appurtenances in Tinton av, between 156th st and 165th st, and in 160th st, between Tinton av and Forest av, and in 165th st, between Tinton av and Forest av, and in Forest av, between 165th st and Home st, and all work incidental thereto.

LOCAL BOARD OF CHESTER, 23D DISTRICT. TUESDAY, OCT. 17, 8 P. M.

432. Constructing sewer and appurtenances in White Plains road, from 242d st to the northerly line of the City of New York, together with all work incidental thereto.

377. Widening map of City, Adams st, between Van Nest av and New Haven railroad, from 50 to 60 ft.

260. Acquiring title to Sacket av, from Bear Swamp road at Bronxdale av to Colden av.

360. Acquiring title to Pierce av, from Bear Swamp road to Paulding a..

361. Acquiring title to Paulding av, from Pierce av to the New Haven Railroad depot, known as Morris Park Station.

82-08 and 137-08. Acquiring title to lands necessary for Balcom av, from Eastern Boulevard to the junction of Pelham road, with the causeway over Westchester Creek, which is covered by the two petitions now before the Local Board.

60-1906. Bronx Park av, north of Walker av, acquiring title. Some owners desire the present commissioners to acquire the avenue at a width of only 60 ft. instead of 80 ft. as laid out on the city map.

CALENDAR OF THE LOCAL BOARD OF VAN CORTLANDT, 25TH DISTRICT.—TUESDAY, OCT. 17, 8.30 P. M.

440. Laying out the map of the City an extension to Kingsbridge av, from 230th st to the southerly boundary line of the Borough of The Bronx.

444. Regulating and grading, setting curb stones, flagging, sidewalks, laying crosswalks, building approaches, erecting fences where necessary, in 238th st, from Broadway to Riverdale av; Greystone av, from Riverdale av to West 242d st; Waldo av, from Greystone av to 242d st; also constructing steps and appurtenances in 238th st, from Spuyten Duyvil road to Waldo av.

449. Constructing a sewer and appurtenances in Riverdale av, between 259th st and 261st st. The petitioners request that this improvement be combined with the petition for sewer on Liebig av, between 259th and 260th sts, known as petition 437, and which was adopted by Local Board on Sept. 26, 1911.

452. Regulating, grading, curbing, flagging, laying crosswalks, building approaches, erecting fences where necessary and building steps and appurtenances where required in Summit pl, from Heath av to Bailey av.

Local Board Resolutions.

Local Board of Van Cortlandt at the meeting held on Friday October 6, action was taken on the following resolutions;

172D ST.—Acquiring title, from Plympton to Aqueeduct avs; adopted.

231ST ST.—Paving roadway with sheet asphalt on concrete foundation where gradient is 4 per cent or less, and with asphalt blocks on concrete foundation where gradient is over 3 per cent, from Corlear to Bailey avs; estimated cost, \$20,600; adopted.

CONDEMNATION PROCEEDINGS.

Reports Completed.

The commissioners of Estimate and assessment in the following proceeding have completed their estimate of damage and benefit filed their report with the Bureau of Street Openings, 90 West Broadway, for inspection. Objections must be filed on or before October 30. Hearing will begin November 2. Report will be submitted to the Supreme Court for confirmation November 24

UNNAMED ST.—Opening from Fort George av to Dyckman st.

Final Reports.

The final and amended reports of the commissioners of Estimate and Assessment in the following proceeding will be submitted to the Supreme Court for confirmation.

EXTERIOR ST.—Opening along westerly shore of East River from 64th to 81st st., October 17.

234TH ST.—Opening from Albany Rd, to Kingsbridge av., October 16.

st to Stern & Adler; the ninth loft in 41 and 43 West 25th st to H. H. Markowitz; the top loft in 29 to 35 West 24th st to the Carl Bonwit Co; the tenth loft in 142 to 146 West 24th st to Aaron Littman; and the eighth loft in 54 to 62 West 21st to S. Bernstein & Co.

DENZER BROS. leased for the Twenty-Second Street Holding Co. the thirteenth loft in 20 to 26 West 22d st; also to Samuel and Charles Klein the ninth loft in 143 and 145 West 29th st; also to the P. & S. Purchasing and Distributing Association the first loft in 26 East 22d st; also to Mendes & Thoria the second loft in 26 West 20th st; also to the United Art Publishing Co. the fourth loft in 9 and 11 East 16th st; and for Frank G. Ormsby space in 36 East 22d st.

GEORGE R. READ & CO. leased for a term of years for the Astor estate the property at the southwest corner of Madison av and 36th st. The property, which has a frontage of 75 ft. on the avenue and 100 ft. in the street, is improved with three 4-sty dwellings. While no definite announcement has been made, it is understood that the property will be partially altered for business purposes. The parcel is not covered by the Murray Hill restrictions. The square block on the south is controlled by Benjamin Altman.

PEASE & ELLIMAN leased the building at 58 Water st for Henry A. Coster to Alfred Spiegel & Co.; also the first loft in 53 Nassau st to Christine McKenna; also, in conjunction with the Charles F. Noyes Co., to Landay Brothers, Inc., the store at the northeast corner of William and Liberty sts; also, temporarily, for William S. Emery to the New Castle Leather Co., the store in 78 Cliff st; also part of the third loft in 54 Washington st to M. R. Pearsall; also the store in 102 Chambers st to Harry Weinstein; also offices in 41, 45 and 123 Liberty st.

PEASE & ELLIMAN leased 310 Lexington av to H. A. Welldon; 155 East 38th st to Mrs. R. Crosby; 50 East 75th st to Thomas C. Condon; 150 West 56th st to Michael Buckley; 118 East 55th st to D. J. Coughlan; 2 East 65th st to Henry S. Fleming; 123 62d st (in conjunction with the Cruikshank Co.) to Henry R. Stern; 107 East 79th st to C. V. Rantoul; 42 East 64th st to Jacob Stern, 117 East 56th st to Gilroy & Larke; 50 East 57th st to the Allen Stevenson School; 112 East 61st to J. W. Schiffer; 107 East 56th st to Henry B. Barnes; 117 East 31st st to Miss Anne Lewis; 15 East 75th st to George H. Curtis; 61 East 75th st to John H. Janeway; 111 East 61st st to Arthur D. Fowler; 53 East 74th st to J. Macy Willets; and 131 East 61st st to Daniel F. Downes.

Real Estate Notes.

FRANCIS E. KRUEGER has removed his real estate office from 153 6th av to 316 West 42d st.

DENNEMANN & FRIEDMAN have opened a real estate office at 448 and 450 East Tremont av.

THE ERNESTUS GULICK CO. has been appointed agents for the Mauser Building, 5th av and 31st st; the Grapo Building, at 431 5th av; and the Simonson Building, 506 5th av.

E. FELLMAN has been appointed renting agent of the Commercial Trust Building, 1451 and 1453 Broadway, and has opened an office there.

THE CHARLES F. NOYES CO. has been appointed renting agent of the Continental Building at 44 and 46 Cedar st; also of the building at 42 Cedar st.

THE CHELSEA REALTY CO. made a building loan of \$352,500 for the Kramer Contracting Co. for the new structure to be erected in 142d st, 100 ft. east of 7th av, running through to 141st st.

THE BENEVOLENT PROTECTIVE ORDER OF ELKS has obtained from the Title Guarantee and Trust Co. a first mortgage of \$600,000 on its new 12-sty club house at 108 to 116 West 43d st. Robert H. Jones was the broker.

FOLSOM BROTHERS have been appointed agents for the real estate holdings of the estate of Laura R. Conkling, which comprises property in New York and New Jersey.

M. JUST has been appointed renting agent for the Vermilyea Hall apartments, at 150 to 156 Vermilyea av; also for the Naida apartments, at 121 to 127 Post av.

WILLIAM SITTENHAM has moved his office from 60 West 37th st to 54 West 37th st.

Queens.

A **SYNDICATE**, composed of William H. Williams, of the First Mortgage Co.; A. S. Williams, of the Astoria Veneer Mills; and J. A. Wigmore, of the Tubes Realty Co., bought the Harvey plot at the southeast corner of Queensboro Bridge Plaza and Prospect st. The property has a frontage of 100 ft. on the plaza and a depth of 100 ft. on Prospect st. The price paid was \$70,000.

THE SEIDEL REALTY CO. sold for John A. Kayan a corner at Newton and 14th av, in Long Island City, comprising about ten lots and having a frontage of nearly 200 ft. in each street. The buyer will erect 4-sty modern tenements on the site.

THE NEW YORK CONNECTING RAILROAD CO., which proposes to erect a bridge connecting the Bronx and Queens, has bought from the Stuyvesant Real Estate Co. thirty parcels of land along the line of the railroad in Long Island City and Newtown, fronting on Rapelyea st, Steinway av, Frankfort st, Albert st, Nassau st, Baldwin st, Cabinet st, 13th st, Polk av, Trains Meadow rd, Lennox av, Worthington st, Roosevelt av, 1st st, Grove st, Woodside av, Chestnut st, Thomson av, Maurice av, Grand st, Johnson av, and Charlotte av. The parcels are of various sizes and shapes.

Richmond.

J. STERLING DRAKE sold for Prof. Joseph W. Hewitt, of Wesleyan University, to Mrs. Elizabeth S. B. Rebman, a plot, 40x90, on New York av, Westerleigh.



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There is room, even in a year of industrial quiet, for a good-sized building movement in a town which adds 180,121 units to its population annually.

Home-seekers who tried to better their situation last month observed no excess of flat-houses designed for tenants of moderate means and providing the essential comforts at a moderate rental.

Two subway routes for Queens were adopted this week by the Public Service Commission. The people of Queens, it is said, would rather have one Belmont tunnel in operation than ninety-nine subways on paper.

Little real progress is being made in providing a new State prison to take the place of "Sing Sing" and to relieve the village of Ossining of an unwelcome presence. Work has been stopped on the prison which was to have been erected at Wingdale, pending an investigation of some sort, and nobody knows if building operations will ever be resumed there.

A plea for abolishing the express business as it is now managed and that the service be performed by the railroads, was made by R. Hudson Burr of Florida, president of the National Association of Railway Commissioners, in a speech delivered at the twenty-third annual convention of the organization held at Washington this week. The change, if brought about, would probably tend to develop a cheap and fast freight service, a growing need of modern commerce.

The Massachusetts Institute of Technology has decided upon the Cambridge side of the Charles River basin as its site for the "New Tech" which is to be erected at a cost of \$2,000,000. Options have been taken on about fifty acres of vacant land between the Harvard and Cambridge bridges from Massachusetts avenue to the Exposition Building. This site has a frontage on the Esplanade along the basin of about one-third of a mile and about one-quarter of a mile on Massachusetts avenue.

The exhibit of the Standard Testing Laboratory at the Budget Show illustrates the working of a new idea in municipal administration. The laboratory tests samples of all supplies purchased by the different city departments and furnishes the Commission on Standardization with data required in the preparation of specifications for contracts of purchase. It makes tests of all materials used in construction work and in the laying of pavements, sewers, etc., in the five boroughs. The City spends upwards of \$80,000,000 a year on the construction of permanent improvements and over \$22,000,000 on supplies.

Building reports to "Bradstreet's" from eighty-one cities of the United States for September indicate a total expenditure of \$51,921,690, which compares with \$70,246,351 last month and \$45,349,188 in September last year. There was a decrease of 26 per cent. from last month, but an increase of 14.4 per cent. over the corresponding month in 1910. Of the eighty-one cities reporting, forty-nine show gains, while thirty-two show decreases from September last year. For the first nine months of the year building permits call for an expenditure of \$624,388,927, a decrease of 2 per cent. from the same period in 1910 and of 7 per cent. from 1909.

Unnecessary Expenditures.

The enormous jump in the tax rate predicted by Comptroller Prendergast in an interview last week may well be an exaggeration, but unquestionably the taxpayers of New York must expect during the coming year to face a wholly unprecedented increase in their tax-bills. The assessed value of taxable property has been raised less than \$150,000,000, and the existing tax-rate applied to this additional sum will produce only about \$2,500,000. This will not pay for the augmentation of expense caused by the revised direct State tax, which in itself amounts to over \$4,000,000.

The Comptroller does not give the other items which will be sufficient to increase the tax-rate by 23 per cent, but the various charges against revenue due to the cancellation of uncollected taxes and the payment of interest on new loans are known to be very heavy. It will be time enough to criticize these items when they are divulged in detail. In the meanwhile taxpayers should take serious thought as to the inevitable consequences of these increased taxes. They come at a time when building operation is at a standstill, when property values are not increased except in a few localities and when population is more than ever being diverted to New Jersey. Manhattan is over supplied with office buildings, apartment houses and loft buildings. The money will necessarily be paid by the property owner because he will not, except in rare cases, be able to transfer any of it to his tenants, and it will consequently tend to diminish the value of his property.

In spite of the inactivity of real estate and building taxpayers in improving neighborhoods will eventually be able to get back some of their losses, but there are large areas in Manhattan and in the older parts of the Bronx and Brooklyn which are not improving and which will not improve until some radical change of conditions takes place. The owners of such property will suffer severely, and will have nothing to look forward to but an increase of their burdens and their losses. The city is planning to build a rapid transit system, which will do the tenement-house and apartment house districts of Manhattan harm rather than good, while at the same time forcing the owners of this property to pay part of the deficits created for their injury. There can be only one result of persistence in this policy of increasing the expenditures of the city so much faster than the increase in taxable values. There will be a diminution of real estate prices over large areas which will still further pair down the increase in assessed values, and in the end the city be confronted by stationary or declining assessment lists. When this stage is reached any further increases in taxes will mean literal confiscation.

The Taxpayer's Outlook.

Taxpayers will do well to face this prospect frankly and without any illusions. So far as the Record and Guide can see, there is no way of escaping the consequences mentioned above. The increase in expenditures appears irresistible. It certainly overcomes without difficulty the feeble efforts made to check it. A budget reform is introduced, which is to save \$10,000,000 a year, but no saving follows. The operation was successful, as the surgeons say, but the patient died. A reformed administration comes in which makes a great parade of cutting down expenses, but the effect of its economies are unperceptible. After a few years of reform the taxpayers can always count upon a considerable increase in their bills. The plans for future improvements prophesy an indefinite continuation of the liberal expenditures of the last ten years. On the other hand there is absolutely no talk of future economies. No means have been suggested of effecting them. The only prospect of some future limit to capital expenditures consists in the constitutional barrier. The money which the city will spend upon the new rapid transit system will be unremunerative for an indefinite period and consequently cannot be deducted from the debt margin.

There will not indeed be very much margin left, after the cost of the rapid transit system is paid, and inasmuch as the increase in the assessed valuation of real estate will be comparatively small, capital expenditures will have to be very much reduced. But the salary list will continue to increase; so will the tide of general expenditures. We shall hear a great deal during the coming year about the woes of the taxpayer; but their protests will not have any effect because they are, from a political standpoint, a negligible factor. Not one

voter in twenty-five has any actual knowledge of the tax-rate or feels its effect upon his own pocket. The local taxes he pays are indirect and the property owner as a rule is deprived of what political influence he might have, because of the utter lack of any efficient organization or united policy. The property owner in Brooklyn or Queens does not care how the expenditures of the city increase—provided the money is spent on improvements which chiefly benefit him.

That is the heart of the trouble. No matter how much taxpayers may lose during the next few years a candid friend must admit that as a class they will deserve their losses. They have not as a class stood for a combination of economy and efficiency in the municipal government. They have never considered for one moment any subordination of their local interests to the welfare of the city as a whole. They have always had more to gain from some local improvement than they had to lose from the encouragement of extravagant expenditure. So at all events they have thought, but when they contemplate their tax bills during the next few years they may think otherwise.

Broadway Real Estate Values.

That improved property on Broadway in the heart of the mercantile district should sell, as it has done during the past week for about 70 per cent. of its assessed value, is a fact worth pondering. Broadway is the thoroughfare of the most densely populated borough in the largest city in the country. One would expect some stability of value on such a thoroughfare, if on no other. Yet prices have been falling off and what is worse there is no immediate prospect that the loss can be made up. That part of Broadway between Wanamaker's and Canal street has been superseded as the most advantageous location in Manhattan for the sales-room of a wholesale business. One trade after another has been moving up town, not because rents were any cheaper up town, but because a location in one of the new buildings north of Fourteenth street has been found more advantageous for the transaction of business.

The wonder is not that real estate in the old mercantile district has suffered, but that it has not suffered more. The migration has been enormous, but in spite of it the buildings down town have remained fairly well filled. In order to keep their tenants or to obtain new ones they have been obliged to make concessions in rents, and these concessions have been made during a period of continually increasing tax bills. No wonder that property has diminished in value. Neither will a diminution in the rate of constructing new mercantile buildings up town make much difference to the property owner in the old mercantile district. There are permanent reasons why the old district is not as available for the best class of mercantile trade as it was ten years ago. The buildings thereabouts will find tenants, but rents will not be restored to their former level—at least during the next five or ten years.

The New York Central Plans.

The Record and Guide can see no reason why the city should not accept the main outline of the scheme recently proposed by the New York Central as a satisfactory manner of dealing with the West Side freight problem. Of course the plan of Commissioner Tomkins for a municipal freight railroad and warehouses open to all railroads would be better—if it were practicable; but it has not been sympathetically received either by the railroads concerned or by the majority of the Board of Estimate. Unless there is some chance of overcoming these obstacles, it would be better to accept the terms of the New York Central. The plans of the railroad would not cost the city anything, and they would certainly bring into existence a much more economical means of handling, storing and distributing freight in Manhattan than any which now exists. It is very much to be hoped, consequently, that the arrangement will be consummated.

The New York Central has certain interests and rights which entitle it, so far as Manhattan is concerned, to a privileged position. A business development of the West Side which will enable it to compete with South Brooklyn and other manufacturing and shipping districts depends chiefly upon the New York Central Railroad. The general responsibilities of the city are such that the assistance of corporations in the development of local business had better be secured whenever it can be secured on proper terms. The terms proposed on this offer look fair; and unless some of the other railroads

change their attitude towards the Dock Commissioner's plan, the only sensible alternative is for the city to cease bickering and accept what is manifestly a good bargain.

The Week in Real Estate.

The volume of real estate trading for this week was very unsatisfactory, reminding one of the dull days of last summer. Only a few transactions were much above commonplace, and the speculative buyers were very little in evidence. A Thursday, holiday, even though it be only partially observed, is sure to seriously affect the week's business as in the long run more deals are closed on Thursday and Friday than on any other days, and when the banks and moneyed institutions are closed, brokers find it hard to put through many sales. Besides this, the shut down on building loans and the widely expressed belief that the city is somewhat overbuilt has had a tendency to slow up all lines of real estate activity, for the time being.

The speculative buying movement is liable to be inactive for some time, on account of the action of the loaning companies, but there are other lines of work to be followed and other commissions to be made besides those involving a building operation. First mortgage money seems to be fairly plentiful and it would not be surprising if mortgage brokers benefited by the shut down on building money and the greater efforts others make towards leasing present space, the sooner the market will resume a normal condition.

The most interesting, if not the largest, sale of the week involved a well-known property in the Fifth avenue section, and probably foreshadows the ultimate improvement of a corner which has long aroused the envy of the practical real estate man. The deal is also interesting in that both principals are men of immense wealth and prominence. Frederick Vanderbilt, whose city residence is at Fifth avenue and 40th street, has increased his holdings by acquiring adjoining property on 40th street and an abutting lot on 39th street from J. Pierpont Morgan. The corner house has been occupied by the owner for many years, and Mr. Vanderbilt has steadfastly refused to consider the many offers which he has had from business concerns, seeking to locate on this part of the avenue. His purchase of the adjoining property is taken to mean a change in his former attitude and it is believed that before long business will claim the site. This house is one of the three remaining avenue corners, between 34th and 42d streets, still occupied by private dwellings, and as one of the others is already in the market, there is a likelihood that the near future will see the Wendel houses, at the 40th street corner, the only one left intact.

Another sale in the Fifth avenue district that aroused some comment was that of the stable property at 9 East 52d street. The identity of the buyer could not be learned, but it was thought by many that the purchase was made with a view to business occupancy. On 48th street, near Broadway, a large plot belonging to John H. Hindley, which has been incorrectly reported sold several times in the past, was finally disposed of, presumably for improvement.

The West Side continues to be very quiet, as does Washington Heights, no deals of any magnitude being reported from either of these sections. The Dyckman section produced one fairly good sized exchange, and as the vacant property which was involved is close to the site of the proposed mercantile colony, it is likely that the new owners will improve it with low-priced apartments.

The fact that much of the city's property is considerably over assessed was brought out rather forcibly at this week's auction sale of the Lawrence estate buildings. Four parcels in the old wholesale section of Broadway were disposed of and the prices averaged nearly one-third less than their assessed value. Most of them were bid in by heirs of the estate, but a number of outsiders took part in the bidding and the amounts realized are a fair criterion of the market value of the properties. A few more examples of this kind should be sufficient to convince the city government that they are laying too heavy a burden on the shoulders of many New York owners. There were no very startling building operations announced this week and not very many plans went through the department. The largest filed plans were for the addition to the Ritz-Carlton Hotel on 46th street, and the most uncommon were those for a sixteen-story office building on a twenty-five-foot lot at 19 Madison avenue. Only about ten sales were reported from the Bronx, and these were nearly all of a very commonplace nature.

General building material conditions throughout the metropolitan district show some retraction. This is especially noticeable in Manhattan in common brick; Brooklyn, in lumber and cement; Queens, in lumber, brick and cement; and east Jersey in roofing material, hardwoods and front brick. There is still a fair volume of business being taken, however, but outside of the larger New Jersey distributing centers, new projects moved slowly this week.

There is still a very good inquiry for general residential and apartment house material coming in from New Jersey centers, indicating optimism among distributors. This is particularly noticeable in the Portland cement, common brick, hardwoods and plumbing supplies. The fact that the demand for roofing material is practically nil indicates that present inquiries are for new operations that will go ahead this fall and winter.

There were no important price changes this week. Hudson River common brick is scheduled to move up twenty-five cents a thousand on Monday or Thursday, which will make the wholesale quotation at dock, New York, \$6.75. This should stimulate sales for speculative purposes, and it is probable that dealers throughout the district will begin to stack.

Portland cement is still in a tangled market. There is no definite price level, and manufacturers seem inclined to take what they can get. Structural steel is sluggish, with list prices somewhat shaded on good business. Lumber lists are rigidly adhered to by wholesalers, but there seems to be a large amount of business being placed with the mills direct by consumers for New Jersey delivery, on small residential jobs.

As a whole, building material is an uncertain market, wholesalers seeming to be unable to gauge the probable requirements for this winter and next spring with any degree of accuracy.

An Argument for Building Projections.

Editor of the RECORD AND GUIDE:

On the calendar of the Board of Estimate for Thursday, Oct. 19, is a resolution offered by President Miller of The Bronx, on March 16, and overwhelmingly opposed at a public hearing on April 10, proposing to prohibit projections of any kind beyond the building line on any street in the city.

In support of this resolution, the Corporation Counsel is quoted as saying that the city has no right "to allow the erection of illegal projections" or to "authorize encroachments which are an interference with the public use of the streets." The Corporation Counsel is indisputably right.

But the courts have repeatedly declared that the general ordinances permitting such projections as have been customary in New York and other cities are not "illegal."

In *Linton vs. Coupe*, App. Div. 518, it was decided by the Appellate Division, Second Department, that the city may allow owners of land abutting on streets in residential districts to use five feet of the land for courtyards, without diverting such street from the public use to which it was dedicated.

In *Jorgensen vs. Squires*, 144 N. Y., 280, the court decided that it was competent for the Legislature to authorize a limited use of the sidewalks in front of buildings in cities and villages for stoops and cellar openings or underground vaults, for the more convenient and beneficial enjoyment of the adjacent premises; and that while such uses may restrict somewhat the free and unembarrassed use of the streets for pedestrians, the general interests are subserved by making available to the greatest extent valuable property, increasing business facilities, giving encouragement to improvements and adding to taxable values.

It has also been claimed as justification for the resolution that the corporation ordinances permitting these projections are unconstitutional. Directly the contrary appears to be the fact, for, when the State Constitution was adopted, Art. 1, Sec. 16, made the Montgomerie Charter a part of the law of the State of New York, and this specifically grants to the Common Council power, authority and license to frame laws, rights, ordinances, etc., which shall seem to be good, useful or necessary. This power has been continued in all subsequent charters, and is incorporated in Sec. 50 of the present city charter.

The same privileges are granted in most large cities, and have been throughout the world for thousands of years. They are necessary as means of access and exit, light and ventilation of the buildings of a city, and are as much a public use

of the streets as are their use by pedestrians.

The United States Government permits projections. Inspector Hacker, Washington, D. C., says: "The title to all land beyond the building line in the District of Columbia is in the Federal Government, and projections are granted as a privilege and may not be claimed as a right."

That is all that has been claimed for them in New York—that they are privileges, revocable at the pleasure of the city whenever the space they occupy may be required for any public improvement. A revocable privilege is not an encroachment.

And the conclusive proof that they are not an interference with the public use of the streets is the fact that, throughout its corporate existence, the City of New York has not found it necessary to revoke them, except in half a dozen streets where the increase in property values makes it less a hardship than if extended throughout the city, as proposed by the Miller resolution.

ALBERT E. DAVIS.

New York, Oct. 12.

Suggestion for Sixth Ave. Extension.

Editor of the RECORD AND GUIDE:

As your paper is a natural medium for promulgating suggestions for street provision I respectfully submit the following: That the Sixth Avenue Elevated tracks be removed from 3d street and that the structure run southeasterly from Minetta Lane, by cutting a sixty-foot diagonal way across Minetta street. This latter lane should be eliminated because of its tortuous character, which makes it a menace in case of fire, also because it contains rear hovels on Minetta place. The proposed elevated railroad should be continued diagonally over to West Broadway at Broome street where a square has been arranged to meet the carting from the Williamsburg bridge which comes by way of Delancey street. This rearrangement would somewhat shorten the running time of the road, and would make 3d street valuable in connection with Washington Square, South, for the production of high-grade structures with a park frontage. As the south side of the park has an unobstructed north light, modern structures here should be commercially valuable. The property to be taken for this change does not in any instance represent any very high grade holding. Besides of this, 8th street is at present over congested and the cutting through of this new street would furnish a short route for vehicular traffic from Sixth avenue to 4th avenue. If Seventh avenue is entitled to an extension, why not Sixth avenue, which boasts of an assessed valuation far in excess of the other?

New York, Oct. 10.

L. P.

Seventh Avenue Subway Deferred.

The Public Service Commission informally decided this week to put off the construction of the proposed West Side Subway down 7th avenue until the city takes title to the lands needed for the extension of the avenue and the widening of Varick street, which is not likely to be before Jan. 1, 1913. This conclusion was reached after hearing an opinion from the counsel to the Commission on the question of the legality of laying out a subway through lands not yet acquired by the city. Counselor George S. Coleman advised the Commission as follows:

"A route may legally be laid out upon a line coincident with the proposed extension of 7th avenue and the widening of Varick street, but unless actual construction of the work is deferred until the city acquires title to the new streets under the charter, the cost of the new road will be largely increased by reason of charging to the rapid transit account the cost of acquiring by condemnation the necessary rights in private property."

The Board of Estimate has already approved of the scheme to extend 7th avenue and widen Varick street, and \$3,000,000 has been appropriated for the work, but no map of the improvement has been adopted and no determination has been reached as to which side of Varick street will be operated on.

Against Park Grabbing

Public feeling is being manifested against the several efforts that are being made to grab park sites for armories, or any purpose whatever. The Parks and Playgrounds Association and other interests are moving in opposition to the Naval Militia obtaining a building site in Riverside Park.

Dr. Luther H. Gulick, former president of the National Playgrounds Association,

said that the only way to keep the parks was to stop all encroachments. Any gift of a park site for any purpose whatever from now on, he said, would establish a precedent that would result in more encroachments as time went on. "We must put a stop to the thing now and for all time, else we will have no parks at all," he added.

Attractions at the Real Estate Show.

A real estate and ideal homes show was open at Madison Square Garden this week. One phase of the exhibition was much commended. It had to do with the size of the units on which the property is sold. A 25-foot lot, and even a 20-foot lot, may be justified in the city, but those back of this movement feel that these units are too small in a suburban home development. The suburban developments represented in the show were in line with this idea.

Several portable buildings, including a five-room dwelling, fully furnished, attracted much pleased attention.

In the exhibit of a Long Island realty company there is a model of a quarter-acre farm under glass. It shows a semi-bungalow, garage, chicken house, and yard, a vegetable garden, complete, with hotbeds and coldframes, and miniature vegetables of every kind, grape arbor and fruit orchard are also shown. It is to every appearance a compact, practical farm, and should prove a paying proposition to anyone who likes farming on a small scale or truck gardening.

Another interesting exhibit illustrates a new method of pouring concrete houses, devised by a Washington architect. The chief merit of this new method seems to be that its inventor has succeeded in making a cheap and practical system of steel forms or moulds.

This method of concrete construction is now being used by the Delaware, Lackawanna & Western Railroad, and arrangements have about been completed by the inventor to build 420 of the "poured" houses for the municipal authorities in Budapest, Hungary.

Experiments with New Pavements.

The Borough Presidents and the City Park Commissioners have been giving special attention this year to the subject of good roads, and have been making experiments with several different kinds of pavement. A stretch of driveway in Central Park, at the 59th street entrance, has been surfaced with "bituminous macadam," which consists of a bituminous mixture of trap-rock screenings on a concrete base. About fifteen hundred square feet has been laid as a sample for the approval of Commissioner Stover. Riverside Drive was treated early in the Summer with a thin bituminous coating over the old macadam, and as a result the drive has been in fine shape ever since.

In the Bronx Borough President Miller has been conducting experiments with pavements on the White Plains road, where eighteen blocks have been laid with eighteen different kinds of road-making material under the immediate direction of city and borough engineers. Whichever pavement proves the best will be adopted for roads and parkways in the Bronx.

Borough President McAneny, of Manhattan, has decided to make a trial of the so-called Liverpool pavement, which Ernest Flagg and others have recommended. It consists of four-inch cubes of granite, closely cropped, laid on a base of sand and concrete, with interstices less than an eighth of an inch apart, to be filled with tar. The tar soaks down into the sand and locks the cubes firmly together. This pavement is said to be not only suitable for heavy traffic, but is also smooth. President McAneny will import the granite cubes from Wales for this first experiment, which he desires to be a thorough one. The Fourth avenue stone block pavement is proving very good, but the Liverpool pavement is reputed to be superior.

President McAneny has asked that \$4,000,000 be added to the budget for repaving to be done in 1912.

There are 441 miles of streets to be looked after, he says, and to maintain the pavements on these will cost \$1,000,000 next year, or about one-third of the entire borough budget allowance. He asserts that it will require \$6,475,052 to repave the areas he thinks should be repaved, and says:

"It would not be practicable with existing facilities to carry this to completion in a single year. I cannot, however, insist too strongly that the actual allowance for 1912 should be limited only by the amount of work that it is physically possible to do during the next open season."

REAL ESTATE STATISTICS

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

MANHATTAN

CONVEYANCES

	1911 Oct. 6 to 11	1910 Oct. 7 to 13
Total No.....	119	132
Assessed value.....	\$9,739,600	\$4,967,300
No. with consideration...	9	7
Consideration.....	\$260,250	\$315,900
Assessed value.....	\$275,700	\$264,000
Jan. 1 to Oct. 11		
Total No.....	7,307	8,197
Assessed value.....	\$409,381,925	\$472,530,430
No. with consideration...	621	720
Consideration.....	\$36,957,021	\$39,636,629
Assessed value.....	\$33,063,775	\$33,843,700

MORTGAGES

	Oct. 6 to 11	Oct. 7 to 13
Total No.....	82	92
Amount.....	\$1,935,164	\$3,418,376
To Banks & Ins. Cos....	17	24
Amount.....	\$511,500	\$2,157,000
No. at 6%.....	41	39
Amount.....	\$1,119,321	\$346,376
No. at 5½%.....	3	7
Amount.....	\$11,000	\$1,069,000
No. at 5%.....	15	19
Amount.....	\$536,250	\$630,000
No. at 4½%.....	4	4
Amount.....	\$78,000	\$872,000
No. at 4%.....	.....	.....
Amount.....	.....	.....
Unusual rates.....	2	.....
Amount.....	\$2,593	.....
Interest not given.....	17	23
Amount.....	\$188,000	\$501,000
Jan. 1 to Oct. 11		
Total No.....	5,791	6,601
Amount.....	\$251,314,459	\$241,882,942
To Bank & Ins. Cos....	1,280	.....
Amount.....	\$142,347,044	.....

MORTGAGES EXTENSIONS

	Oct. 6 to 11	Oct. 7 to 13
Total No.....	17	31
Amount.....	\$1,090,000	\$1,374,000
To Banks & Ins. Cos....	11	17
Amount.....	\$653,000	\$1,037,500
Jan. 1 to Oct. 11		
Total No.....	1,771	1,835
Amount.....	\$68,609,617	\$78,109,509
To Banks & Ins. Cos....	618	.....
Amount.....	\$38,113,705	.....

BUILDING PERMITS

	Oct. 7 to 13	Oct. 8 to 14
New buildings.....	12	12
Cost.....	\$886,250	\$2,121,600
Alterations.....	\$731,810	\$48,619
Jan. 1 to Oct. 13		
New buildings.....	688	699
Cost.....	\$79,477,600	\$85,747,445
Alterations.....	\$10,554,726	.....

BRONX

CONVEYANCES

	Oct. 6 to 11	Oct. 7 to 13
Total No.....	133	106
No. with consideration...	12	5
Consideration.....	\$224,094	\$20,850
Jan. 1 to Oct. 11		
Total No.....	5,577	5,424
No. with consideration...	379	.....
Consideration.....	\$8,867,189	\$5,106,627

MORTGAGES

	Oct. 6 to 11	Oct. 7 to 13
Total No.....	104	85
Amount.....	\$806,925	\$670,800
To Banks & Ins. Cos....	10	7
Amount.....	\$184,500	\$202,200
No. at 6%.....	48	33
Amount.....	\$331,950	\$209,964
No. at 5½%.....	6	12
Amount.....	\$30,000	\$46,750
No. at 5%.....	25	15
Amount.....	\$282,200	\$329,214
Unusual rates.....	.....	.....
Amount.....	.....	.....
Interest not given.....	25	25
Amount.....	\$162,775	\$84,872
Jan. 1 to Oct. 11		
Total No.....	4,864	5,240
Amount.....	\$48,635,479	\$49,680,183
To Banks & Ins. Cos....	567	.....
Amount.....	\$9,955,850	.....

MORTGAGES EXTENSIONS

	Oct. 6 to 11	Oct. 7 to 13
Total No.....	9	16
Amount.....	\$114,500	\$169,600
To Banks & Ins. Cos....	3	1
Amount.....	\$39,000	\$7,500
Jan. 1 to Oct. 11		
Total No.....	507	492
Amount.....	\$8,342,977	\$6,555,950
To Banks & Ins. Cos....	104	.....
Amount.....	\$3,522,350	.....

BUILDING PERMITS

	Oct. 7 to 13	Oct. 8 to 14
New buildings.....	14	27
Cost.....	\$383,450	\$575,350
Alterations.....	\$3,150	\$82,250
Jan. 1 to Oct. 13		
New buildings.....	1,051	1,453
Cost.....	\$18,244,910	\$31,055,915
Alterations.....	\$1,045,340	.....

BROOKLYN CONVEYANCES

	1911 Oct. 5 to 11	1910 Oct. 6 to 11
Total No.....	505	463
No. with consideration...	13	28
Consideration.....	\$105,500	\$169,180
Jan. 1 to Oct. 11		
Total No.....	19,395	21,308
No. with Considerations...	1,193	.....
Consideration.....	\$9,891,741	\$11,265,807

MORTGAGES

	Oct. 5 to 11	Oct. 6 to 11
Tot No.....	439	398
Amount.....	\$1,569,020	\$1,429,766
To Banks & Ins. Cos....	120	.....
Amount.....	\$770,950	.....
No. at 6%.....	241	221
Amount.....	\$695,925	\$500,251
No. at 5½%.....	65	85
Amount.....	\$265,270	\$506,825
No. at 5%.....	109	57
Amount.....	\$520,420	\$276,482
Unusual rates.....	2	3
Amount.....	\$4,500	\$5,750
Interest not given.....	22	32
Amount.....	\$172,905	\$140,458
Jan. 1 to Oct. 11		
Total No.....	17,534	19,780
Amount.....	\$79,941,706	\$91,389,133

BUILDING PERMITS

	Oct. 5 to 11	Oct. 6 to 11
New buildings.....	118	81
Cost.....	\$763,775	\$296,102
Alterations.....	\$38,778	\$66,010
Jan. 1 to Oct. 11		
New buildings.....	3,945	4,889
Cost.....	\$25,829,558	\$29,240,056
Alterations.....	\$3,947,725	\$3,796,889

QUEENS

BUILDING PERMITS

	Oct. 6 to 11	Oct. 7 to 13
New buildings.....	67	74
Cost.....	\$1,443,725	\$398,710
Alterations.....	\$4,530	\$11,365
Jan. 1 to Oct. 11		
New buildings.....	4,483	3,275
Cost.....	\$19,542,021	\$12,270,116
Alterations.....	\$635,857	\$575,519

How to Get Your Taxes Reduced.

Bela Darwin Eisler will lecture on December 5th at the West Side Y. M. C. A. on "How to Get Your Real Estate Taxes Reduced." As Mr. Eisler has made a specialty, in his law practice, of proceedings for the reduction of assessed valuations of real estate, his large experience in this line of work should be fruitful of suggestions to the taxpayer as to what to do and what to avoid, when appearing before the Tax Board in search of lower taxes for his property.

There are some peculiar conditions existing in the tax situation in New York today. There are large sections of the city in which the tax assessment is very much higher than the value of the property as shown by the actual sales in that locality. There are other sections in which the taxes are too low.

To anyone interested in property in either of these sections as a present owner or as a possible purchaser for themselves or for clients, this information will be most valuable.

What the City Spent Last Year.

Comptroller Prendergast issued this week a summary of the financial transactions of the city during the year 1910. The actual payments in cash during the year were \$451,904,125, of which \$105,000,000 went for current administrative expenses and \$16,547,000 toward appropriations in 1909 and preceding years. For new improvements \$81,500,000 was spent; \$29,450,624 for interest on the city debt; \$17,300,000 for the redemption of debt, and \$208,000,000 for the redemption of short term revenue bonds.

During the year the receipts were a little more than \$452,000,000, of which \$163,538,000 came from taxes and water rates. Excise, mortgage and bank taxes amounted to \$10,802,000, and rentals from docks and slips, and fares and privileges from the municipal ferries, to \$5,306,000. From bridge tolls, franchise privileges, licenses and permits nearly \$3,000,000 was derived. The Interborough paid \$2,200,000 as a subway rental, and from fees, fines and costs \$1,800,000 was brought in.

BUILDING SECTION

VENTILATION AS AN EFFICIENCY FACTOR.

Owners of Buildings Some Day Will Be Expected to Provide Fresh Air Equipment as They Now Supply Water Conduits.

By ALLEN E. BEALS.

ONE of the least understood branches of science is that of ventilation. In its relation to building equipment it is only just now passing from the fad and fancy stage to that of commercial commonplace. The first step in this direction is the endeavor now almost universally made by architects to so place light and ventilation shafts in buildings of all types that the greatest possible natural ventilation will result. Tenement house legislation and recent building code rulings have done much to facilitate progress toward ideal housing and workshop conditions, but the only result that has so far been accomplished is to rob summer of its terrors and transfer them to winter.

In other words, employers of loft building labor, whether it be clerical or manual, have shown, by checking up their time cards, that they have obtained greater efficiency through ventilation during the shorter summer working hours than their winter time cards show, despite longer work days.

If greater efficiency results from better ventilation during working hours, it would seem natural to suppose that beneficial effects would result from proper ventilation in the homes of these people. Will it be necessary, though, to make this compulsory by legislation?

There is probably not one New York property owner in a hundred who knows that the legislature enacted a new law governing proper ventilation. This puts the standard of purity at 9 parts of carbon-dioxide gas in 10,000 parts of pure air. Where a higher percentage is found in any New York building the State Labor Department may place a violation on the tenant to correct this condition. The question of responsibility for maintenance of apparatus failed of passage, not because interest in the measure waned, but because of a difference of opinion regarding liability for failure to constantly maintain good atmospheric conditions in shop and work rooms. Some thought the tenant should be responsible, while others were equally vociferous in their belief that the penalties for failure to obey the law should hang over the pate of the owner. Not a single objection worthy the name was raised on the ground that such legislation was unjust or superfluous.

SELFISHNESS A BOOMERANG FOR THE OWNER.

The unpleasant truth in explanation of a woeful lack of accomplishment after two years of endeavor to obtain suitable ventilation legislation at Albany, is that selfishness blurs the vision of the property owner and it cannot be said that the average tenant's eyesight is any better. The owner cannot see why he should spend money to provide fresh air for a tenant so that the employer of his rent payer will get better returns upon the money he invests in his capacity for work. But the other extreme is just as heedless of its own best interests. The unprogressive factory tenant finds that his operatives do not want ventilation because they fear draughts. Consequently he fosters this impression and suffers daily loss as a result of that ennuï peculiar to shut-in employes, and known to the medical and scientific fraternities as three-o'clock fag.

The fact is, ventilation is needed just as much in the home as it is needed in the factory or loft. It is all very well to say that an open window will provide ventilation enough for the sleepers in an apartment, but in the average sleeping room this is far from true. The steam radiator is usually shut off and pressure is materially reduced during the night. When this occurs there is not sufficient agitation of the air to create an atmospheric tide which is not unlike the tides in New York harbor.

Cakes of ice in winter come down the river and ebb and flow with the tide, seldom passing out to sea, but remaining in the path of ferry boats until ground up or melted by the warmer harbor waters. So it is with the air in the average sleeping room. When the warm air from the radiators is shut off the fresh, invigorating outside atmosphere is prevented

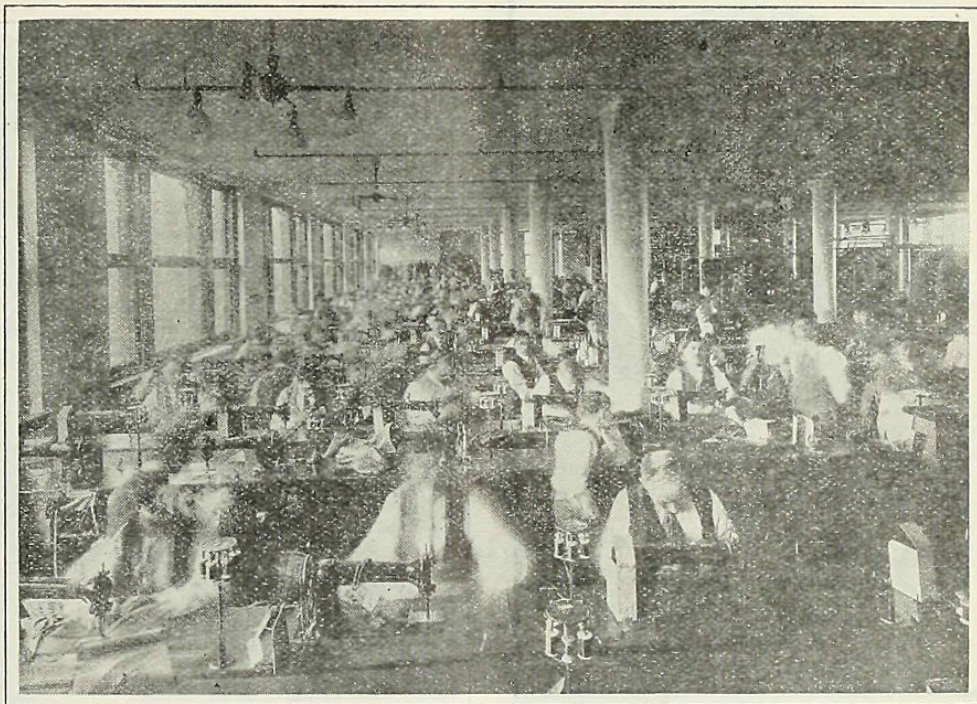
from freely circulating about the room so as to carry off the carbon dioxide gas as soon as it is exhaled by the sleeping occupants. If the top and bottom sashes are opened a moderate distance, and the incoming air is not properly directed, its circulation does not extend more than a few feet from the window unless there is a door with a transom across the room from the window. When this condition obtains, there is the draught and constant danger from colds.

MAKING THE EQUIPMENT PAY A PROFIT.

Because it is frequently impossible to locate windows in flats and apartments in such a way that perfect natural ventilation will result, by merely opening the windows in either winter or summer, many owners of high class apartment houses and semi-detached houses, are now including in their specifications for equipment, window ventilators that control the volume of air admitted and also provide for the evacuation of the consumed or carbon dioxide-laden air. It is in no

One of the largest fan companies has on the market a silent ventilator equipment operated by a small motor that fits on the bottom ledge of the window sash. This little device completely ventilates an average-sized office or room at a cost of about one cent. an hour. One of the big office buildings down town is now negotiating to install all of its 2,200 offices with this device, after conducting experiments with it last winter and during the summer. In the offices facing the lower bay, it had heretofore been impossible to open the windows when the wind was from the south, east or west, because the wind was so strong that it blew papers from off the desks. Ordinary electric fans were expensive and because they, too, blew the papers about, they could not be operated at full power. The result was that the employes, occupants of these offices, were obliged to swelter, high above the city's streets where there were plenty of cooling breezes which, however, could not be taken advantage of.

This little device solved the problem. When the wind was low, the fresh air was



WHY BUSINESS IS MOVING UPTOWN.

View in a model cloak and suit factory where ventilation is perfect.

sense with a spirit of adding another novelty to the suites that owners go to the additional expense of providing these ventilators. It is because of a certain increased renting value that accrues to the apartments when they are provided with ventilating appliances. These devices have proved to be positively revenue producing, on the ground, among others, that because the tenants are provided with a means of tempering the chilly wintry blasts admitted to living rooms from off the Hudson or those which swirl through the apartment house or office building districts, they are convinced that they are getting adequate return for the slightly higher rent asked. This increased rental, incidentally, not only in time, defrays the cost of the ventilating equipment, but pays a good rate of interest to the owner upon his investment, which interest sometimes amounts, according to the type of apartment house, to seventeen and in one case, as high as twenty-two per cent.

Where renting competition is keen, window ventilating, and in some cases, small power equipment, are used to avoid giving renting concessions, the agent pointing out that with a complete ventilating equipment, he is giving his tenants a much greater return for their monthly remittance than they can obtain in other apartments of a corresponding type.

The same idea is being introduced by owners and managers of office buildings.

sucked in by the ventilating device. When the wind was high, the foul air was exhausted by the same little silent fan.

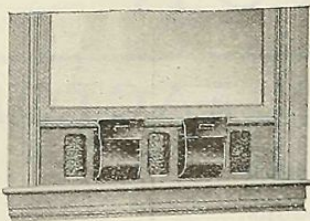
There are other devices which operate automatically. One of these is made entirely of glass with the exception of metal side brackets, which fit into the lower sash, or, if preferred, can be operated with an upper sash attachment. It is so constructed that the air is forced to circulate through the room and depends upon the natural porosity of the office or room for circulation. This is said to be the least expensive ventilating device on the market.

TOP AND BOTTOM WINDOW VENTILATION.

Another system of automatic window ventilation has enjoyed the full endorsement of the Department of Factory Inspection ever since it came upon the market, although other types of ventilators also are approved when the plans meet the department's requirements. This device is of metal and fits the top and bottom sashes. It not only governs the volume of air received into the room, but it so directs it that there is no danger from draughts. It also has a dust arrester and is made almost entirely of metal.

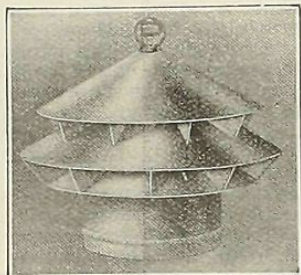
Still another top and bottom ventilating device is the product of a man who has been almost a third of a century in the ventilating business and has made installations in some of the largest build-

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ings and some of the most conspicuous institutions in the city. The owner of this patented device insists that it is worked out upon true scientific principles which have been put through the test of practice. By reason of the elimination of all unnecessary features which tend to deflect the incoming air so as to prevent draughts, it is claimed for this ventilator that it is not only less expensive than any other top and bottom device, but it is practically indestructible.

Another system, largely used by banks and restaurants, where the requirements are not sufficiently great to require power, is patterned after the ventilators used on first-class railroad passenger cars. It is so designed that the elimination of draughts is taken care of before the fresh air enters the building and in the tempering of the incoming air it forms an automatic pump for drawing out the bad air at both top and bottom of the sash.

There are many other kinds of window ventilators, from the almost useless circular window fan that is now scarcely used, to the small power device already described.

But there is another type of ventilation that acts as a remedy for really dangerous conditions and it is this type of equipment that is responsible for much of the proposed legislation.

PLACING THE RESPONSIBILITY FOR OPERATING THE EQUIPMENT.

We have already seen how wide awake property owners have commercialized the present craze for sanitary living conditions and hygienic housing arrangements and are profiting thereby. We now will consider the ventilating subject from the viewpoint of actual compulsion, although the application of compulsory ventilation legislation is still a mooted question, and in consequence the existing laws are not so effective as they might be.

this is definitely settled by statute the effectiveness of existing laws will be limited regardless of the efforts of the Factory Inspector to compel compliance with it.

The attitude of the owner toward the ventilation violations he receives from the Department of Labor is usually a hostile one, for the reason that plans for ventilation equipment that eventually fail to ventilate have been known to be approved by the department in advance. This has sometimes resulted in reinstallation of ventilating equipment at tremendous expense, or the tenant has had to suffer a penalty of \$10 a day for failure to operate the system installed or do something to insure compliance with the department's order.

In most cases of this kind, it should be stated, the cause of the unsatisfactory results of expensive ventilating equipment is that the party making the installation, whether it be tenant or landlord, seeks to get through with the matter with the least possible cost.

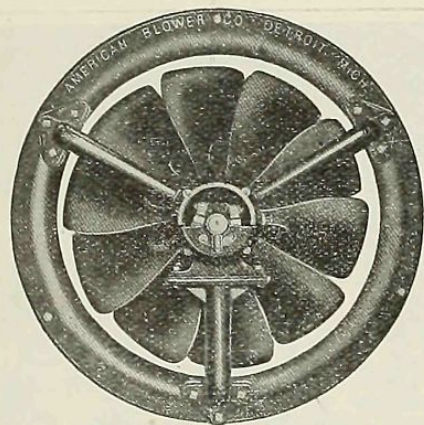
This is a fatal mistake, as many property owners as well as tenants have found to their sorrow.

NO TWO VENTILATION PROBLEMS ARE ALIKE.

No two problems in ventilation are alike any more than the wind will blow upon a flag pole from exactly the same quarter two days in succession. One loft may be used as a show room for rugs or as a carpet weaving shop. There the ventilation problem would be very simple. The next loft above may be occupied as an advertising agency. Here the ventilating problem would be different, because the number of stenographers and clerks would be greater and the oxygen would be exhausted quicker than in the loft where the number of employes was not more than one to 2,000 cubic feet of air space. But

Perfect Ventilation

on Minimum Power

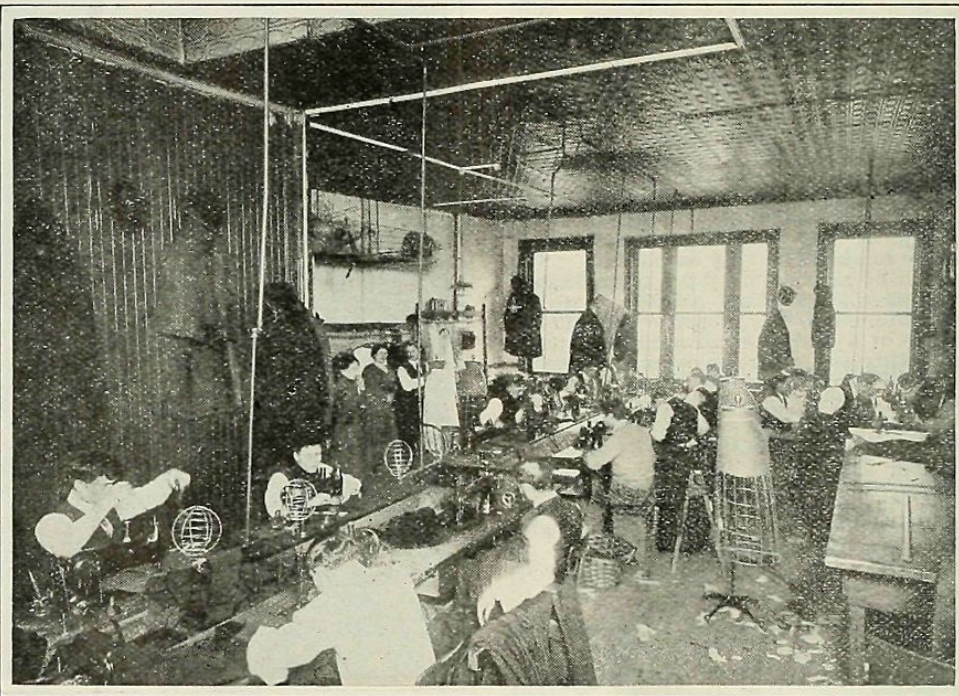


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A DOWN TOWN SHOP WITH POOR VENTILATION.

Efficiency under such working conditions is scarcely to be expected from operatives.

It is this phase of the ventilating question that forces science and fellow consideration to one side. Economy and mercenariness, both of which are directly due to misunderstanding of the revenue producing possibilities of proper ventilation are primary considerations instead.

There is just as much opportunity for making a profit on a ventilation expenditure as there is upon obtaining adequate return upon enlarging a store or building for a tenant. The difference is, that the owner understands all about how to finance, build and lease his store or building extension, but when he comes to machinery he realizes he knows practically nothing about it. When he seeks expert counsel, he finds such differences of opinion that he naturally concludes that ventilation at best is a money-making scheme on the part of the apparatus manufacturer and that inasmuch as the tenant and the tenant's employe are not wildly insistent about having this equipment installed, he decides to wait until he is compelled to put in ventilating machinery if he can.

Here is where the present law eventually will be strengthened, by placing responsibility either for installation or maintenance definitely. The probabilities are that when a law finally is passed, it will impose upon the landlord or owner, the duty of installing the necessary machinery and put the responsibility for operating it squarely up to the tenant. Until

on the ground floor may be a laundry with half a hundred men and women operatives. Unclean vapors arising from the kettles of clothes, the heat from the ironing machines, the heavy atmosphere arising from the starching mangles, in themselves rob the air of practically all its life giving properties.

So on down the entire list of occupations and manufacturing activities. It is apparent that the problem confronting the owner of a loft building is tremendous. One ventilating equipment that would answer for the laundry would be too powerful and too costly to operate in the rug showroom or in the carpet weavery and the stenographers in the advertising agency would be less efficient because of the over-supply of winter fresh air.

In the event of a tenant employing only ten or fifteen people being succeeded in the same loft by another manufacturer or business concern employing a hundred clerks or operatives, the ventilating equipment sufficient for the one would have to be changed to comply with the requirements of the Department of Labor for the other. Here would be another expense upon the owner and his equipment that he installed for the former tenant would represent a total loss unless he so adjusted the rent as to obtain a quick return upon his investment.

It has long been a question with both the owner and the ventilating equipment manufacturer, how to overcome this prob-

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lem. Efforts have been made to produce an elastic equipment, so to speak, that would suffice for all kinds of tenantry requirements, and at the same time keep the initial cost within reasonable bounds.

The mistake of trying to meet the requirements of the law with the least possible expense has been pointed out. The only way successfully to meet this issue in a new building is to instruct the architect to employ in the capacity of associate designer a competent consulting ventilating engineer whose duty it shall be to work out the peculiar ventilating problem offered by that operation. In old buildings of the loft building type the manufacturer of a power ventilating equipment is usually competent to work out the practical problems peculiar to the tenantry of the building, but he is a wise manager or owner who also employs a good consulting ventilating engineer to see that all the scientific factors in the problem are properly taken care of. Here is the stumbling block upon which most installations fail and the importance of thoroughly knowing the conditions attending an installation of this kind of building equipment cannot be emphasized too strongly.

Various manufacturers recently have been devoting considerable attention to the central station idea in large building installations and the result is that with the introduction on the market of various fan and conduit systems, that a plant in the basement not only takes in the pure outside air, but warms, washes and distributes it throughout the building in quantities desired by the various tenants and to suit their respective needs.

On such a simple basis has this been worked out that the initial cost of such an equipment in new buildings is very slight, comparatively, while in old buildings the system has been found to easily pay for itself in increased rentals and, in many cases, actually nets a profit to the owner, especially on two year leases or more. The owner, of course, in such instances not only installs, but operates the plant exactly as he does his electric lighting equipment and the tenants pay their pro rata share of the cost of maintenance either in rent or by a contract price agreed upon at the time of signing his lease.

HOW VENTILATION ACTUALLY INCREASES INDIVIDUAL EFFICIENCY.

A test of the effectiveness of ventilating equipment was recently made by Professor C. E. A. Winslow of the College of the City of New York in a telephone central station, before and after a ventilating system was installed. The results show a marked decrease in absence because of sickness among the operators. The tests were conducted during the year preceding the installation of the system and followed up during the year it was first used.

UNVENTILATED.

Month.	Average daily absences.	Force.	Pr. ct. of absence.
April	.9	50	1.8
May	.6	50	1.3
June	1.4	51	2.6
July	1.5	54	2.8
August	2.0	54	2.8
September	2.6	54	4.9
October	1.1	54	2.0
November	2.1	54	4.0
December	1.6	54	2.9
January	2.6	54	4.9
February	3.0	54	5.6
March	2.2	54	4.1

VENTILATED.

April	2.0	58	3.5
May	1.8	58	3.1
June	1.7	58	2.9
July	2.0	58	3.4
August	2.3	58	3.9
September	2.4	58	4.1
October	1.9	63	3.0
November	1.2	63	2.0
December	1.2	63	2.0
January	1.2	66	1.8
February	1.6	65	2.4
March	1.0	65	1.5

The improvement is apparent. March is a month generally conspicuous by a large percentage of illness, because windows are likely to be opened and draughts created. In the accompanying tables, however, a wonderful improvement in the general health of the operatives is shown; hence greater returns were derived by the company upon the money invested in salaries.

This would seem to set at rest any possible doubt as to the effectiveness of an adequate ventilating system upon the efficiency of the employe, and yet it is only one case, in point.

Ventilation as an essential part of building construction or equipment is one of the necessities of the age and sooner or later must be recognized by all builders as a means of creating better rental values in both old and new buildings.

Photos loaned by Dr. Price of the Joint Board of Sanitary Control in the Cloak and Suit Industry.

DINNER FOR MR. EDISON.

An Incident at the Opening of the Electrical Show.

Previous to the public opening of the electrical show at the Grand Central Palace, on Wednesday evening, Thomas A. Edison was the guest of honor at a luncheon given by the New York Edison Company, at which about one hundred guests sat down to tables arranged in the form of the letter "E." The toastmaster, John W. Leib, Jr., vice-president of the New York Edison Co., referred to Mr. Edison as the master mind in applied electricity.

Addresses were made by George B. Cortelyou, president of the Consolidated Gas Co., Charles Kirchhoff, president of the American Institute of Mining Engineers. Mr. Edison was presented with a cube of copper, one cubic foot in dimensions and 486 pounds in weight. The inscription on it says, among other things, that 377,644,000 tons of copper were produced yearly when Mr. Edison began inventing, and now 1,910,608,000 are produced.

Mr. Edison would not attempt a speech, but his representative, F. L. Dyer, said a few words for him.

"Mr. Edison desires me to say," said Mr. Dyer, "that he feels under special obligation to A. A. Cowles, president of the Ansonia Copper Company, who, in the early days when Mr. Edison had not a great deal of money, but many orders, extended to Mr. Edison credit for \$500,000. That was a favor and a courtesy which Mr. Edison has never forgotten, and which he will never forget."

Nearly a third of the exhibits are devoted to the uses of electricity in house-keeping. Every woman visitor at the show went through the "electrical wonder house," consisting of six rooms, in which all housework is done by electrical appliances.

The United States Government has contributed several large and interesting exhibits, including the application of electricity in the army and navy, in the Agricultural Department and the Bureau of Standards.

One of the features was the testing of the "World's" wireless apparatus, and the receiving of news flashed from the dome of the Pulitzer Building to the "World's" station in the western end of the Palace.

There is also in the exposition a branch of the Naval Wireless School from the Brooklyn Navy Yard.

Five thousand electric lamps were lighted last night, representing 100,000 candle power.

A model of Edison's generation station, built by him in the early '80s to supply light for Manhattan Island, is contrasted with photographs of the generation sta-

tion on the East River that now lights the island. This station is the largest in the world, and its generators are rated at nearly half a billion horse-power. There is also on view a piece of the first electric underground conductor used by Edison in 1879. An electrician who inspected it yesterday said it looked to him very much as if it were a crossed circuit.

New York State Topographic Map.

The latest addition to the great map of the State of New York which is being made by the United States Geological Survey is that of the area known as the Antwerp quadrangle. Three years ago W. H. S. Morey and J. R. Haswell, topographic engineers of the survey, were sent to this area to make a topographic survey in co-operation with the State of New York, the State engineer's office and the Federal Survey each paying one-half the expenses of the field work. As a result the Geological Survey has issued the map, which makes 231 atlas sheets of areas in the State already published.

The map of the Antwerp quadrangle is printed on the scale of 1 mile to 1 inch. Copies are for sale by the Director of the Geological Survey, Washington, D. C., at 5 cents each, or at the rate of \$3 a hundred if at least that many of this or other maps are purchased. An index to the New York maps which have been published may be obtained from the Director of the Survey free of charge.

New Subway Contract Let.

Another contract for the construction of a section of the Lexington avenue subway was let by the Public Service Commission this week, and sent to the Board of Estimate for its approval. The section is No. 15, and lies just north of the Harlem River, including the beginning of the two branches, the Pelham Bay branch as far as 138th street, just east of the Alexander station, and the Jerome avenue branch to River avenue and 157th street.

The contract was awarded to the Hagerly-Drummond Co., of Philadelphia, whose bid was \$3,829,129.

Municipal Art Society.

At the annual meeting of the Municipal Art Society, at the National Arts Club, this week, the following named were nominated for the Board of Directors: George T. Brewster, sculptor; Charles Vezir, painter; D. Everett Waid, architect; Albert S. Bard, layman, and George Vassar, layman.

—Van men get twenty-five dollars a load in most cases, thereby exploding the popular fallacy that it's cheaper to move than shake hands with the landlord once a month.—American Contractor.

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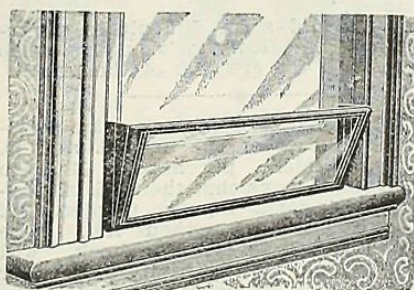
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EXECUTING SPECIAL IDEAS.

Why Architects Find it Difficult to Procure Fidelity to Original Detail—Reasons for the Popularity of the One Panel Door.

Stanford White used to say that one reason why his reputation as an originator of design and architectural effects became world known was because he knew where he could get his ideas executed to the letter. In other words, he had about him a staff of building material artisans from brick layer to manufacturer of the most expensive interior trim whether it be marble or wood upon whom he could absolutely rely.

Such companies or individuals are not to be found every day. They generally are the product of careful development; a highly specialized adjunct to an originating architect. When it comes down to placing a contract for carrying out some very expensive and elaborate bit of artistic workmanship in a large hotel, office building or apartment house, the architect of that class of work is not apt to select haphazardly any artisan that happens to come along, but it may happen that just when he needs his highly trained expert that individual or company is filled up with orders to capacity and cannot take any more orders, not even for an old patron.

This is where modern business aggressiveness and foresightedness is coming to the forefront. It is in the organization of a business that looks out for just this contingency, and, providing it is sufficiently equipped to do the work properly, it finds a permanent berth in the estimation of the designer.

Many of the oldest and most reputable hardwood trim and door manufacturers have been reaching out into this department of late, chief among them being the widely known Iroquois Door Co., which has offices at 18 Broadway, this city. It has recently taken upon its staff F. W. Edwards, for many years with the John Pinches Co. of New Britain, Conn., an expert in the decorative arts in woods. Mr. Edwards has been placed in charge of all the special trim and cabinet work for this company, and will devote his efforts to demonstrating to architects his company's ability to more than make good on all kinds of special work.

One of this company's greatest specialties is their one panel doors with rotary cut veneer and 5 ply laminated panels. The architects found trouble with these long panels splitting and warping. They "Asked the Indian" and the Iroquois Door Company produced one in a new way and has continued that process until the Indian is almost a "buy-word" for good, serviceable doors and trim at prices considerably below those made by their competitors.

As a matter of fact the doors made by this company have a permanent merit by reason of the fact that the veneers are cut from the log as a man would unwrap a cigar instead of being cut in panels out of a plank. In this process the fibres are not severed and the finished veneer is reproduced upon the door just as Nature made it on the tree beneath the bark. The result is a door that cannot warp, panels that cannot crack and which will take a very high polish and stain, the formula for which this company gives to each customer upon request so that the door will not suffer from the application of stock stains that may be ill adapted to the absorbing qualities of the veneers.

When in doubt a telephone call or a letter addressed to 18 Broadway will bring an Indian of whom any kind of a wood or trim question may be asked. This same Iroquois can supply you with an emergency door to fit almost any kind of trim or he can supply you with 1,000 doors all of the same size, each one of the same color, or each one different, just as you wish, and he can not only get them to you exactly when you want them, but at prices below that charged by other companies. The company specializes in high grade work and large contracts, for private house or apartment house installations and you will never be badly advised if you "Ask the Indian."

Properties of Portland Cement.

In the year 1902, at the solicitation of the Association of German Portland Cement Manufacturers, the Prussian Minister of Public Works ordered the Royal Materials Testing Laboratory, at Gross-Lichterfelde West, to investigate the properties of Portland cements subsequently treated with a large addition of

ground slag, and at the same time prohibited the use of such cement on public works and its sale as Portland cement.

In the eight years since that time these investigations have been under way by the Royal Testing Laboratory under the direction of Prof. Buchartz and have reported recently to the Minister. As a result of this report the Minister has issued a decision which holds that Portland cement and "Eisenportlandement," specified as containing up to 30 per cent. of subsequently added ground slag, are to be considered of equal value, and that insofar as the latter conforms to the standards laid down for true Portland cement, it may be used on all public work. It is prescribed, however, that all such cement must be labelled "Eisenportlandement," when sold.

WAR IN CEMENT TRADE.

Charges Laid Before the Interstate Commerce Commission.

A Washington dispatch states that the Alpha Portland Cement Co. has filed a brief before the Interstate Commerce Commission, charging the United States Steel Corporation with attempting to wreck the independent cement manufacturers and to monopolize the business through domination of the Baltimore & Ohio Railroad and its power to fix freight rates and exact rebates from the carrier.

Attorneys for the Alpha Company advise the commission that the Universal Portland Cement Company, the cement subsidiary of the Steel Trust, went into the business with the avowed purpose of driving out all competition in certain parts of the country, and that officers of the corporation admitted that such was the contention.

The commission is asked to decide whether the corporation shall be allowed to exert its influence over the railroads to annihilate the independent industries or whether all concerns shall be guaranteed the same rates in putting their products on the markets.

The Wingdale Prison Work.

If the Wingdale prison project is finally abandoned by the State, it is figured at Albany by those who are opposed to the proceeding that a loss to the State amounting to nearly \$200,000 will result. The contractor, the P. J. Carlin Construction Company, demands \$125,000 to indemnify it for the work thus far done and which will be an entire loss to the State should the request be granted.

Sixty thousand dollars was paid for the land and up to this time \$16,000 has been paid to the contractors, who claim \$10,000 is due them now for work under the contract. There is in addition the cost of drawing the plans for the prison, which also will be a loss should the site be abandoned as, in the opinion of the architects, it is doubtful whether the plans would be adaptable to another site.

An interesting report on the reasons for stopping the work is expected soon from the two commissioners—McKay of Newburgh and West of New York—appointed a committee to investigate and let the public know the facts.

A special law authorizing the establishment of a prison site to relieve the miserable and congested conditions at Sing Sing was embodied in Chapter 670 of the laws of 1906. It empowers the prison commission to select a suitable site for such new State prison * * * to prepare the grounds, * * * to determine what buildings are necessary * * * to act as a board of managers in the erection of such buildings.

Section 14, Chapter 447 of the laws of 1909 also authorizes the commission to "enter into a contract for the erection and completion of such prison plant upon terms believed by the commission to be most advantageous to the State. * * * All contracts in connection with the construction of such prison plant and all estimates for the payment of money thereunder, shall be authorized by the said commission."

Thus it would seem difficult to understand where the Governor's power lies to interfere with the erection of the prison.

—George Carlton Comstock, vice-president and counsel of the new F. and D. Company, which purchased Madison Square Garden, says that the work of tearing down Madison Square Garden will begin on Feb. 5 next without fail. "The new building," says Mr. Comstock, "will be twenty-four stories high. The four top stories will be used for offices, the other twenty for lofts. We hope to have it completed in 1913, and estimate the total cost at \$12,000,000."

BUILDING BUREAU CHANGES.

Where the Various Divisions Are to be Found Under New Arrangement.

The rearrangement of the offices in the Bureau of Buildings of Manhattan, which was commenced in the early part of 1910 by Superintendent Rudolph P. Miller, is now nearing completion. All who have occasion to frequently visit the department will welcome the improvements which have been made. The second floor, which was occupied by the superintendent, the chief inspector, the assistant superintendent, the secretary to the superintendent, the chief clerk, the violation clerk, the unsafe building clerk, the fire-escape clerk and the search clerk, has been changed so as to allow a large space containing two windows for the public. It now contains the office of the superintendent, the chief inspector, the secretary to the superintendent, a statistical bureau and a newly installed card index system which when completed will contain all records of any one building since the foundation of the bureau on one card.

On the third floor, formerly occupied by the inspectors of plumbing and drainage, messengers and bureau of statistics, has now been changed to the plan division, where records are kept for the ten years in numerical order, so that they can readily be obtained by the public, steel cabinets having been provided for all applications and new racks built for plans.

The fourth floor, formerly occupied by the plan division, plumbing examiners and elevator division, is now occupied by the inspector in charge of the public safety division, plumbing plan examiners, the inspector in charge of plumbing division, the chief engineer and assistant engineers, and by the clerical force attached to the various divisions. There is also on this floor a continuation of the plan division containing all plans and applications from the commencing of this bureau to 1900.

The fifth floor, which was formerly occupied by the engineering division, is now occupied by the messenger in charge of the messenger service, the inspectors attached to the public safety division and the assistant superintendent; also the chief clerk, the unsafe building clerk, the violation clerk, the fire-escape clerk, the search clerk and the clerical force attached to the various divisions. All records pertaining to these various divisions are to be kept within the reach of each clerk in new steel cabinets provided for this purpose.

The sixth floor, formerly occupied by the inspectors of masonry and carpentry and the inspectors of iron and steel construction, is now occupied by the inspectors of masonry and carpentry, the inspectors of plumbing, the inspectors of elevators, the inspectors of iron and steel construction, and the assistant and chief inspectors who are in charge and the clerks attached to this division.

The seventh floor, which was formerly occupied as a copying division and for storage of supplies and records, is now to be occupied for the storage of supplies and records only.

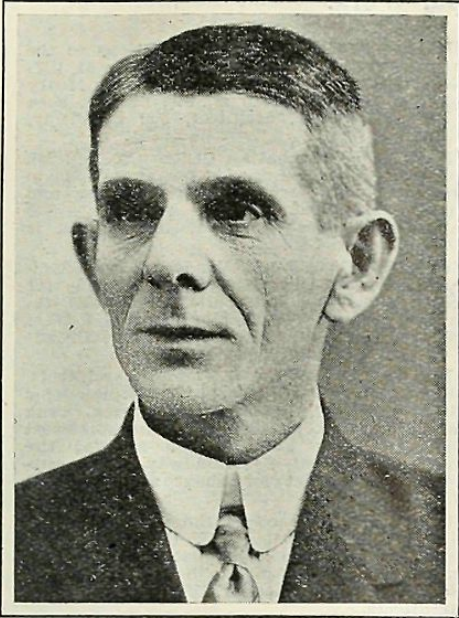
Redwood in House Construction.

A good deal of redwood is now being used in neighboring towns for siding framed dwellings. When the Panama Canal is opened Eastern cities may expect to see much more of it.

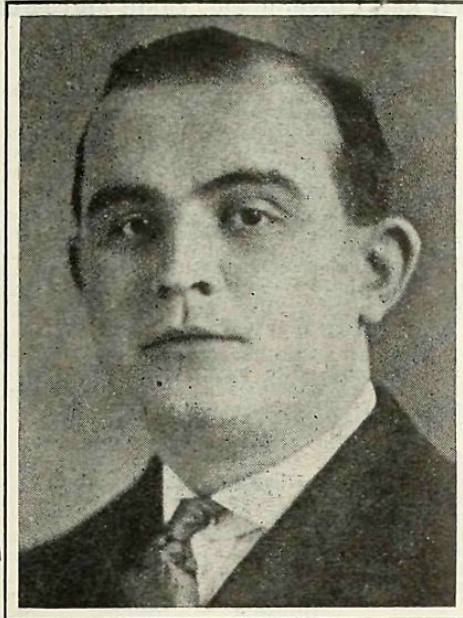
Redwood has long had the reputation of being one of the slowest woods to burn and for that reason one of the safest materials for wooden houses, says Bulletin 95, recently issued by the Forest Service: It does not kindle in a blaze quickly, and so absorbent is the wood that it takes in water almost immediately, so that a redwood house on fire may be saved when a pine building in the same situation could not be. It is not denied that redwood houses will burn, but it is asserted that they are less liable to burn than buildings of most other woods.

—At the present time the big railroads of this country are sulking because of the attacks that have been made upon them. They have cause for complaint, but they will not better things by encouraging their grouch. If the railroads would place a few large orders in the steel market their action would have a most exhilarating effect upon general business in the United States. The roads soon would find active use for new equipment and supplies while the necessity of reducing operating forces soon would disappear. When the railroads begin to buy there will be a marked gain in confidence in all industrial centers.—"N. Y. Tribune."

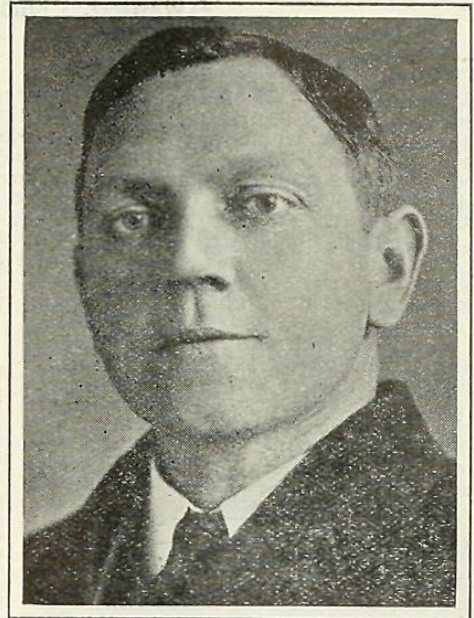
BUSINESS AGENTS IN THE BUILDING TRADES



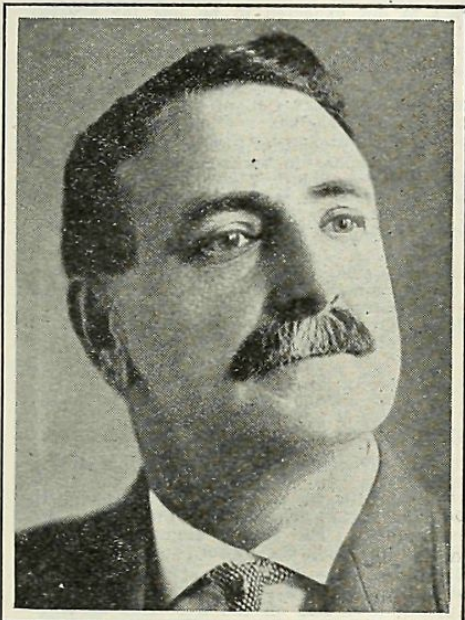
W. A. BRENNAN
Cement Masons



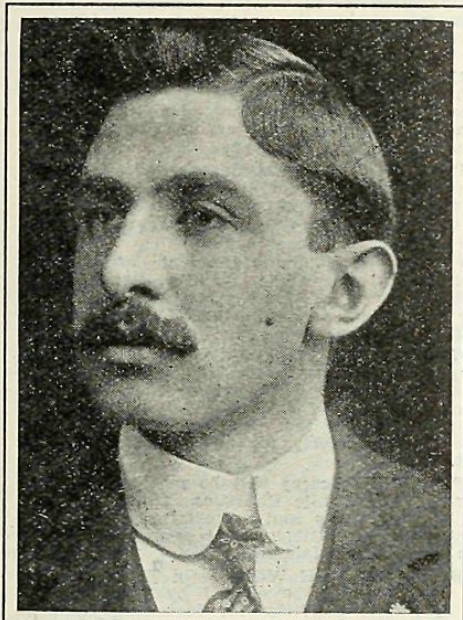
JOHN GALLAGHER
Inside Electrical Workers



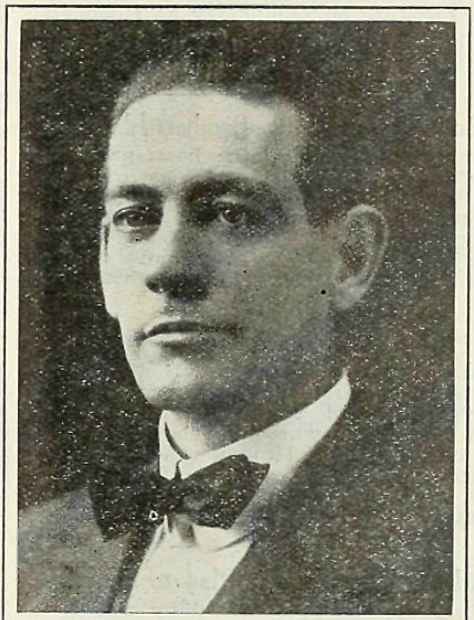
ALFRED F. DAY
Waterproofers



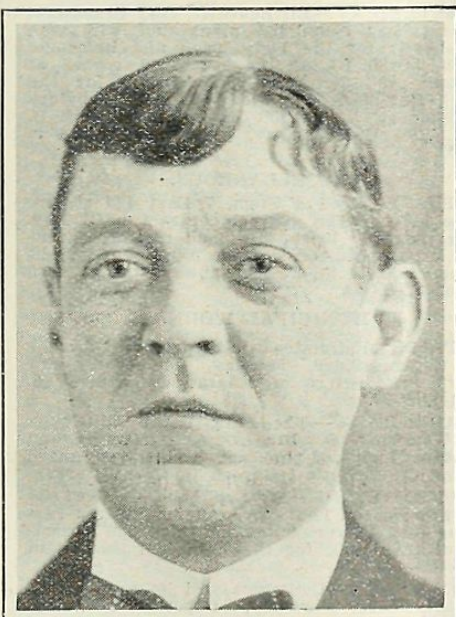
DAVID FRENCH
Carpenters and Joiners



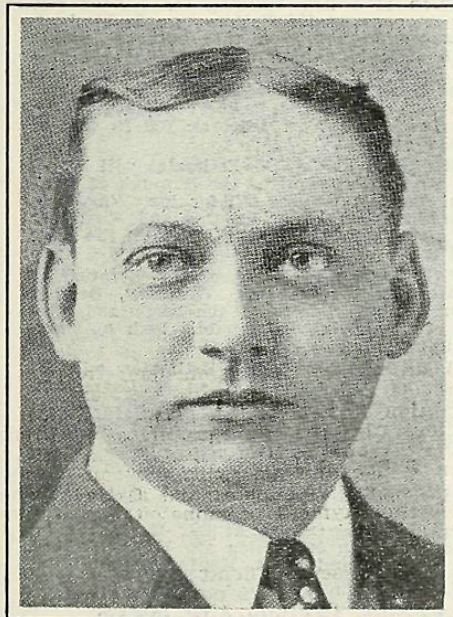
G. M. BUGNIAZET
Pres. United Board of Business Agents



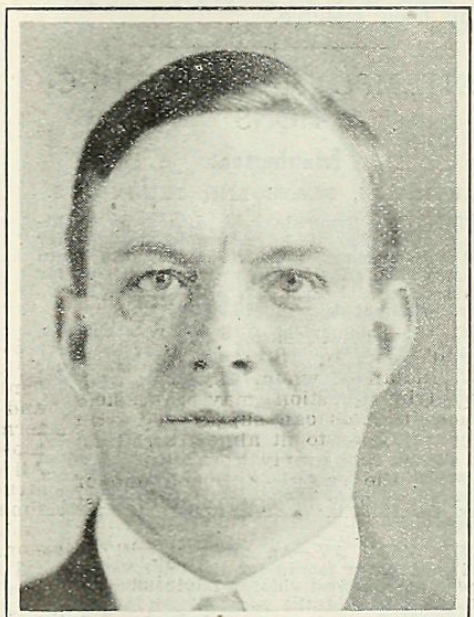
GEORGE W. ROSS
Plumbers



JAMES P. McGRANE
Vice-President, United Board



JAMES J. NUGENT
Steamfitters



CHARLES W. RYAN
Tilayers

The United Board of Business Agents of the New York Building Trades Council, since the dissolution of the General Arbitration Board, is the most active body of union representatives in the settlement of trade questions and the enforcement of trade regulations. Under the complex working conditions which exist in a great city many intricate questions arise which were formerly unknown, and it is the duty of the Council and the United Board to hold the scales of justice evenly between the various unions. Issues which cannot be settled in the trade where they arise are referred to the Council for adjustment. One of the hardest problems to deal with arises from the competition of unorganized labor, mostly from foreign shores. Anticipating that cases of this nature will arise during the construction of the Lexington avenue subway, the United Board has appointed a special subway committee to give particular attention to subway matters. The group of photographs here reproduced supplements the group printed on September 30, and is intended to represent those trades which will be most actively employed in building the new subways.

CURRENT BUILDING OPERATIONS

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

Figuring for New Cooper Union.

Clinton & Russell, 32 Nassau street, are taking preliminary figures for a new educational building which the Trustees of Cooper Union contemplate erecting on the site of the old Seventh Regiment Armory which comprises the entire block bounded by 6th and 7th streets, Third avenue and Hall place. The site is owned by the city and arrangements have been made by the Trustees for a lease of the block for a period of ninety-nine years. The ground area measures a little less than the Cooper Union plot, at Cooper Square, Eighth street, Third and Fourth avenues. At first it is proposed to erect but two stories and ultimately six more will be added, making it an eight story structure when complete. With view to the old building, nothing yet has been determined.

Architects for Nashville College.

Ludlow & Peabody, 12 West 31st street, Manhattan, have received the appointment as architects to design plans for the George Peabody College for Teachers, at Nashville, Tenn. The work contemplated is a group of about forty buildings. This firm is also official architects for the Stevens Institute of Technology at Hoboken, Hampton's Institute at Hampton, Va., and for the University of Georgia, at Athens, Ga.

Building for North Brothers Island.

Preliminary plans have been prepared by Clinton & Russell, 32 Nassau street, for two dormitory and pavilion buildings six stories in height, to be erected by the city on North Brothers Island. The drawings are now in the hands of the Department of Health for approval.

Harvard Plans New Library.

Sketches for a new library building for Harvard University, have been presented to the Harvard University Corporation by a committee which has been advancing the project. It is planned to construct a building on the site of Gore Hall, running parallel with Massachusetts avenue. The cost may reach \$2,000,000.

Adams Express Co. Plan to Build.

The Adams Express Company will soon announce plans for their new home office building to be erected at 57-59-61 Broadway, taking in part of the property which they now occupy. It was learned this week that an architect had practically been selected.

CONTEMPLATED CONSTRUCTIONS.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

111TH ST.—Gronenberg & Leuchtag, architects, 2 West 22d st, have completed plans for the 6-sty tenement, 100x58.10 ft., in the south side of 111th st, 245 ft. west of 5th av, for Samuel Roseff, 11 Park av, Mt. Vernon, N. Y., owner. Estimated cost, \$70,000.

122D ST.—Sommerfeld & Steckler, architects, 31 Union sq, have completed plans for the 6-sty tenement, 100.11x119 ft., at the northeast corner of 122d st and Manhattan av, for the Hancock Construction Co., owners, 430 West 119th st. Estimated cost, \$110,000.

ELM PL.—Robert E. Rogers, architect, 5-7 East 42d st, will award the contract in about two weeks for the 25-family apartment, 5-stys, on the west side of Elm pl, near Fordham road, Bronx, for Isabella Warren, owner. Cost, about \$40,000.

EDGEcombe AV.—An architect will be selected in about a month for the improvement of the plot on the west side of Edgecombe av, opposite 153d st and the adjacent 50 ft., with a high class elevator apartment house, for the Great Center Realty Company, of which Samuel Green, 45 West 34th st, is president.

8TH AV.—Paul C. Hunter, architect, 191 9th av, is preparing plans and will take figures in about three weeks for the 5-sty fireproof bachelor apartment house, 57x100 ft., to be erected at the southwest corner of 8th av and 22d st, at a cost of \$100,000. The Moore estate 191 9th av, is the owner.

CATHEDRAL PARKWAY.—Sumner Gerard and Amos R. E. Pinchot, 60 Broadway, owners, contemplate the erection of a 12-sty apartment house, 100x150 ft., on the south side of Cathedral Parkway, 150 ft. west of Columbus av. An architect has not yet been selected.

CHURCHES.

BROADWAY.—Contracts are still pending for the new Fourth Avenue Presbyterian Church at the corner of Broadway and 114th st, from plans by Lewis E. Jallade, 37 Liberty st. The only contract so far placed is to the Amsterdam Building Co., for masonry.

DWELLINGS.

64TH ST.—No contract has yet been placed for the 4-sty brick and brownstone, fireproof residence, 16x70 ft., at 51 East 64th st, for Mrs. Francis C. Barlow, of 47 East 64th st. William Adams, architect, 15 West 125th st, is still taking bids.

FACTORIES AND WAREHOUSES.

21ST ST.—The mason contract for the 7-sty brick factory and office building, 105x190 ft., at 531, 535 and 537 West 21st st, for Charles Hofferberth, 532 West 22d st, is expected to be let in about a month. Henry J. B. Clark, 42 East 42d st, is the architect. Estimated cost is \$125,000.

22D ST.—Paul C. Hunter, architect, 191 9th av, will take figures in another week on the general contract for the 4-sty factory building for automobile purposes, 100x90 ft., to be erected at 548 and 554 West 22d st, at a cost of \$60,000. Mrs. Catherine C. Moore, 191 9th av, is the owner.

HOTELS.

8TH AV.—N. Shumaker, owner, will soon start the erection of a hotel building, 25x100 ft., at the southwest corner of 8th av and 44th st, from plans by J. J. Lawlor, 360 West 23d st. Jacob Froelich is the builder. Albert Lipschitz, 878 Dawson st, has the contract for wrecking.

MUNICIPAL WORK.

FIRE APPLIANCES.—Estimates will be received by the Commissioner of Docks, Tuesday, October 24, for the installation of additional fire appliances on recreation piers in the boroughs of Manhattan and Brooklyn.

REPAIRING PIER.—Estimates will be received by the Commissioner of Docks, Tuesday, October 24, for repairing a portion of the northerly half of the pier at the foot of West 51st st, North River.

REPAIRS.—The Superintendent of School Buildings will open bids, Monday, October 23, for the removal of fire-escapes, etc., and interior alterations at Public School 47, 225 East 23d st, Manhattan.

SIDEWALK REPAIRS.—Bids will be received by the President of the Borough of Manhattan, Monday, October 23, for repairing the sidewalks on the west side of 8th av, between 56th and 57th sts; and on the south side of 57th st, from 8th av westerly for a distance of about 200 ft.

REPAIRS.—Estimates will be received by the Department of Public Charities, Thursday, October 19, for labor and materials required to make certain alterations and repairs to the gas works on Randalls Island.

PUMPS AND PIPE WORK.—On Tuesday, October 17, bids will be opened by the Department of Public Charities for installing pumps, erecting coal railway and for pipe fitting work, etc., for the power house, Metropolitan Hospital, Blackwells Island.

BUILDING.—The Fire Commissioner will open bids, Tuesday, October 24, for the erection and completion of a new building for a hook and ladder company, at 191 Fulton st; a double hook and ladder company, on the southeast corner of 50th st and Lexington av; a double engine and a hook and ladder company, on south side of East 111th st, 80 ft. west of 2d av; a double engine and a hook and ladder company, on the northerly side of West 181st st, 100 ft. east of Audubon av.

ELECTRIC LIGHTING.—Estimates will be received by the President of the Borough of Manhattan, Monday, October 23, for installing electric lighting and power fixtures and wiring in the City Court Building, located in the City Hall Park.

REPAIRS.—The President of the Borough of Manhattan will open bids, Thursday, October 19, for general repairs to the roofs and skylights of the Rivington st public bath building, 324 Rivington st.

BUILDING MATERIAL.—Estimates will be received by the Commissioner of Correction, Tuesday, October 24, for furnishing and delivering hardware, paints, iron, steam fittings, lumber and miscellaneous articles.

SCHOOLS AND COLLEGES.

64TH ST.—The contract for the 6-sty brick school, 80x50 ft., for the trustees of the Baron de Hirsch Trade School, at 222 East 64th st, has not yet been let. Bids are being received by E. I. Shire and L. R. Kaufman, architects, of 375 4th av.

STORES, OFFICES AND LOFTS.

17TH ST.—Bids are still being received by the Brevoort Construction Co., 6 West 18th st, lessee, for changes to the residence, 18 West 17th st, Mrs. E. M. R. Spencer, owner, for loft purposes. Schwartz & Gross, 347 5th av, architects.

GREENWICH ST.—Max Levington, of 6 Sullivan st, owner, has had plans prepared by Gronenberg & Leuchtag, architects, 7 West 22d st, for a 6-sty brick loft building, 21x70 ft., to be erected at 767 Greenwich st, at a cost of \$25,000.

17TH ST.—John Wooley, architect, 200 5th av, is still taking bids for the 8-sty loft building which the Ream Construction Co., 55 Liberty st, contemplates erecting at 230-234 West 17th st.

17TH ST.—The contract for alterations to the 4-sty store and loft building, 50x52 ft., at 107-109 East 17th st, for John Kroder and the Henry Reubel Co., 108 East 17th st, has not yet been let. Richard Berger, architect, 309 Broadway, is still taking bids.

46TH ST.—The Manhattan Centre Co., 542 5th av, owner, is still taking bids for alterations to the residence, 10 East 46th st, for store and loft purposes. Lord, Hewlett & Tallant, 345 5th av, are the architects. Estimated cost is \$20,000.

WEST BROADWAY.—A. Vendrasco, architect, 1457 Rosedale av, has plans ready for bids for the 8-sty store and loft building, 65.4x85 ft., which C. Passagno and S. Montresor, 557 West Broadway, are to erect at 534-538 West Broadway, to cost \$75,000.

MADISON AV.—Walker & Gillette, architects, 128 East 37th st, are working on plans for the 4-sty fireproof, limestone and brick, bank and office building, 50x100 ft., at the northwest corner of 57th st and Madison av, for the Union Trust Co., of 80 Broadway. The contract will not be let for about a month and a half.

4TH AV.—The contract for the new mercantile building which Roswell F. V. Easton contemplates erecting at the southwest corner of 4th av and 32d st, is expected to be let in about a month. Mulliken & Moeller, 103 Park av, are the architects.

ELDRIDGE ST.—Bernstein & Bernstein, architects, 24 East 23d st, are taking bids for the erection of the 7-sty brick loft and store, 47x52.9 ft., at 50-52 Eldridge st, for Witty Bros., of 54 Eldridge st, owners. Cost, \$120,000. The contract is not expected to be left for several months.

18TH ST.—Geo. M. McCabe, 96 5th av, will award the contract about Nov. 1 for the 12-sty loft, 100x142.6 ft., at 216-222 West 18th st, for the Monahan Express Co., of 61 Greenwich av. Estimated cost, \$400,000.

3D ST.—The Wyoming Realty Co., owner, 5 East 3d st, expect to award the contract for the 8-sty store and loft, 25x90, at 5 East 3d st, in about two or three weeks. Bernstein & Bernstein, 24 East 23d st, are the architects. Estimated cost, \$85,000.

3D AV.—B. & John P. Walthers, 12th Ward Bank Bldg., Lexington av and 125th st, will take bids on the general contract for the 2-sty brick and stone store building, 50x100 ft., at 2148-2150 Third av, for John H. Degelman, owner, of 33 East 125th st, to cost \$35,000.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

223D ST.—Gronenberg & Leuchtag, architects, 7 West 22d st, are preparing plans for three 3-sty flats, 30x104 ft., to be erected in the north side of 223d st, 381 ft. east of White Plains av, to cost \$51,000. The Morris Improvement Co., 34 West 112th st, is the owner.

WEBSTER AV.—No contract has yet been awarded for the two 5-sty brick tenements, 37.6 x88 ft., to be erected on the west side of Webster av, 225.4 ft. north of 179th st, for the Girard Building Co. Lorenz F. J. Weiher, 271 West 125th st, is architect. Estimated cost, \$70,000.

CHURCHES.

OLMSTEAD AV.—Eli Benedict, 1947 Broadway, architect, has completed plans and will take bids shortly for the 1-sty brick and limestone church, 50x80 ft., at the southwest corner of Olmstead and Newboldt avs, Bronx, for the Church Extension Committee of the Presbytery of Unionport, N. Y., 156 5th av, Rev. C. E. B. Ward, 1241 Olmstead av, pastor. The cost is \$40,000.

MISCELLANEOUS.

180TH ST.—Reed & Stem, 7 East 42d st, are taking bids on the general contract until Nov. 15 for the 2-sty brick, steel and reinforced concrete Bronx transfer station, 250x150 ft., to be erected at 180th st, at the subway station, at a cost of \$200,000.

MUNICIPAL WORK.

REPAIRS.—Estimates will be received by the Fire Commissioner, Tuesday, October 24, for repairs to quarters of Engine Companies 45, 50, 61 and 70.

GUARD RAIL.—The Park Board will open bids, Thursday, October 19, for furnishing and delivering 1-pipe, 2-pipe and 3-pipe iron guard rail for the Botanical Garden in Bronx Park.

BROKEN STONE.—Bids will be received by the Park Board, Thursday, October 19, for furnishing and delivering broken stone and screenings of trap rock for the Botanical Garden in Bronx Park.

IRON FENCE.—Estimates will be received by the Park Board, Thursday, October 19, for erecting wrought-iron fence along the boundaries of Crotona Park, in the Borough of the Bronx.

PARTITIONS AND PAINTING.—The Board of Health will open bids, Monday, October 23, for labor and materials necessary to furnish and install, complete, screen partitions and interior painting, and alterations in the two reinforced concrete pavilions upon the grounds of the Riverside Hospital at North Brother Island, the Bronx.

SCHOOLS AND COLLEGES.

BRONX.—The school board opened bids Oct. 9 for fire protection work, etc., at Public Schools 1, 7, 20, 32 and 34, The Bronx. All bids were laid over.

STORES, OFFICES AND LOFTS.

173D ST.—S. Levingson, architect, 29 West 42d st, has plans in progress and will soon take bids for the 2-sty brick and limestone bakery and stable, 50x100 ft., in 173d st, near Park av, Bronx, for Louis E. Kleban, owner. Approximate cost, \$15,000.

Brooklyn.

CHURCHES.

8TH AV.—Plans are to be refitted for the brick and stone edifice for the Roman Catholic Church of Saint Saviour, Rev. Father J. J. Flood, pastor, to be erected at the southeast corner of 8th av and 6th st, Brooklyn. Elliott Lynch, 346 Fifth av, N. Y. C., the architect, is taking the bids.

DWELLINGS.

18TH ST.—A. R. Strong, architect, has plans for a 2½-sty frame residence, 29x26 ft., in the west side of East 18th st, 232 ft. south of Newkirk av, Brooklyn, for Teresa M. Strong, of 625 West 19th st, Brooklyn. The owner builds and will take bids on sub-contracts and materials. The cost is \$7,000.

GLEN ST.—H. Rockmore, architect, 1719 President st, Brooklyn, has plans for nine 2-sty brick residences, 16x40 ft., to be erected on the southeast corner of Glen and Enfield sts, for the City Line Construction Co., 318 Stone av, Brooklyn. The owner builds and will take bids on contracts and materials. Cost is \$4,500 each.

FACTORIES AND WAREHOUSES.

LEXINGTON AV.—W. B. Wills, 1181 Myrtle av, Brooklyn, has completed plans for a 4-sty brick factory, 150x159 ft., on the north side of Lexington av, 125 ft. east of Grand av, for Jacob Voelbel, of 992 Greene av, Brooklyn. Robertson Bros., 73 Madison st, Jamaica, L. I., have the masonry. The architect builds and is taking bids on sub-contracts. Estimated cost, \$30,000.

CENTRAL PL.—Koch & Wagner, architects, 76 Court st, Brooklyn, N. Y., have plans in progress and will take bids on the general contract for a 5-sty brick grocery warehouse, 100x175 ft., in Central pl, near Broadway, for the H. C. Bohack Co., owner, on premises. Approximate cost, \$60,000.

MUNICIPAL WORK.

SIDEWALKS AND REPAVING.—Estimates will be received by the President,boro, of Brooklyn, until 11 o'clock on Wednesday, Oct. 18, for curbing and laying sidewalks on the south side of Louisa st, from Chester av to 36th st; also regarding and repaving with asphalt on a concrete foundation a portion of the roadway of 7th av, from 5th st to 60th st; and 60th st, from 6th av to Fort Hamilton Parkway.

SCHOOLS AND COLLEGES.

AV K.—The Board of Education opened bids Oct. 9 for the general construction, etc., Items 1 and 2, of a locker, dressing and toilet building, to be placed on the athletic field, on Ays K and L, between East 17th st and the Long Island R. R., Flatbush, Borough of Brooklyn. Item 1, the Concord Const. Co., \$37,342, low bidder. Item 2, Joseph Balaban Co., \$29,633, low bidder. Both were laid over.

Queens

APARTMENTS, FLATS AND TENEMENTS.

ASTORIA, L. I.—Hirsch Brook & Rosenberg, architects, 186 Renssen st, Brooklyn, are preparing plans for a 3-sty brick tenement, 22x70 ft., to be erected on 6th av, Astoria, for Andrew Pipitone, owner. The owner builds and will take all bids.

DWELLINGS.

BAYSHORE, L. I.—L. C. Maurer, architect, 1493 Broadway, N. Y. C., has plans in progress for a 2-sty frame and stucco residence, 28x54 ft., at "Brightwaters," Bayshore, for Robert Sause, owner, to cost \$10,000.

BAYSIDE, L. I.—A. E. Richardson, architect, 97 Main st, Flushing, L. I., has plans in progress and will take bids on the general contract for a 2½-sty concrete block residence, 28x35 ft., on the east side of Castor av, 150 ft. south of Braush av, Bayside, for Thomas Brennan, owner. Estimated cost is \$6,000.

HALLS AND CLUBS.

WEST ROCKAWAY, L. I.—Kirby, Petit & Greene, 103 Park av, N. Y. C., have prepared sketches for a 3-sty club house, 100x50 ft., to be erected here by the Neponsit Realty Co., of 1 West 34th st, N. Y. C. The Neponsit Realty Co., 176 Renssen st, Brooklyn, will have the general contract. Estimated cost is \$30,000.

HOTELS.

ROCKAWAY PARK, L. I.—No contract has yet been issued for the hotel building to be erected by L. Sparks, owner, at this place, from plans by C. P. Cannella, 60 Graham av, Brooklyn.

EDGEMERE, L. I.—H. Howard & Co., Far Rockaway, L. I., have plans and will take bids on the general contract, Oct. 15, for alterations to the Lorraine Hotel, this place, for H. Hart, florist, of 1000 Madison av, N. Y. C. The alterations consist of adding two stores and basement, doubling the length of the basement and interior decorations.

SEASIDE, L. I.—J. E. Smith, architect, of Hammels, L. I., has plans and will soon take bids on the general contract for the frame hotel and three stores, 3-stys high, 50x90 ft., to be erected in Centre st.

LONG BEACH, L. I.—H. Howard & Co., O'Kane Bldg., Far Rockaway, L. I., architects, will complete plans about Oct. 15 for the 3-sty frame and stucco hotel, 70x41 ft., at Long Beach, L. I., for B. Molitor, of Queenswater, near Long Beach, L. I. Capacity, 26 sleeping rooms.

SCHOOLS AND COLLEGES.

CORONA, L. I.—Plans for the new Corona high school, to be erected at this place by the City of New York, have been sent out for figures. C. B. J. Snyder, 500 Park av, N. Y. C., is architect.

STORES, OFFICES AND LOFTS.

QUEENSBORO PLAZA.—Thompson & Froehling, architects, 114 East 28th st, N. Y. C., are taking bids this week on the general contract for the 4-sty store and office building to be erected on the Queensboro Plaza, between Academy and Redde sts, L. I. C. The ground dimensions are 201x122x104 ft. The building includes electric elevators, power plant and all modern appliances.

Richmond.

MUNICIPAL WORK.

RICHMOND HILL, L. I.—Kirby & Petit, 103 Park av, N. Y. C., have prepared preliminary plans for the new police station to be erected here. No contract has yet been awarded.

FURNISHING STONE.—Bids will be received by the President of the Borough of Richmond, Tuesday, October 17, for furnishing and delivering three thousand tons of broken stone and screenings in stone district No. 1.

Out of Town.

APARTMENTS, FLATS AND TENEMENTS.

WHITE PLAINS, N. Y.—Bedford & Preston have received the contract for the erection of a 4-sty brick apartment house in Orawaupum st, this place, for Brandes Bros., from plans by John C. Moore, architect. Estimated cost, \$55,000.

CHURCHES.

FLEMINGTON, N. J.—The trustees of the First Baptist Church contemplate buying a parsonage and making improvements to the church buildings and grounds. The Rev. Howard H. Brown is the pastor.

SYRACUSE, N. Y.—Plans will be drawn at once for a new synagogue at 721 Grape st, this city, for the congregation of Beth Israel. The cost will be approximately \$35,000. For further information, address the Board of Trustees, S. Schwartz, or M. Bloom. The Rev. M. J. Braude is rabbi.

DWELLINGS.

NEWARK, N. J.—Father James J. McKeever, rector of St. Rose of Lima's Church, this place, contemplates the erection of a summer home for the Sisters of Charity of the Diocese of Newark. Estimated cost, \$150,000.

WILDWOOD, N. J.—John H. Taylor, of Philadelphia, Pa., contemplates the erection of a handsome residence at Wildwood. Work will be started shortly.

ARDSLEY-ON-HUDSON, N. Y.—Walker & Gillette, architects, 128 East 37th st, N. Y. C., have completed plans for the 2½-sty residence, 51x56 ft., to be erected here for John H. Spraker, at a cost of \$18,000. Farrell & Frey-stadt, 189 Montague st, Brooklyn, have the mason work.

ROCKAWAY PARK, L. I.—W. W. Smith, architect, 82 Wall st, N. Y. C., has prepared plans for two residences for Vito Confesse, of 2075 7th av, Brooklyn, to be erected here, at a cost of \$6,000 each.

BELLE HARBOR, L. I.—W. W. Smith, architect, 82 Wall st, N. Y. C., is taking bids for the erection of a 2½-sty brick and terra cotta residence for J. B. McCoy, to be erected here, at a cost of \$9,000.

FACTORIES AND WAREHOUSES.

WESTFIELD, N. J.—Work has begun on the first steel frame fireproof building in Westfield, to be erected for the Darby Motor Co., in Prospect st, extending through to North av, this place. Approximate cost, \$25,000.

LAFAYETTE, N. Y.—Lessee Schwartz, 34 Morris st, Jersey City, owner, contemplates the erection of a brick pottery plant, 100x200 ft., at this place, from plans by E. M. Patterson, 1 Montgomery st, Jersey City. No contract has been awarded.

BRIDGEPORT, CONN.—Through the office of the designers, Hooper-Falkenau Engineering Co., 165 Broadway, N. Y. C., the contract is being placed for a new pattern storage building for the Crane Valve Co., at Bridgeport, Conn. The construction will be brick walls, steel trusses and cement tile roof. This building, 353x50, will be 1-sty, with the trusses of sufficient strength to carry monorail travelers for handling heavy patterns.

ROCHESTER, N. Y.—Joseph H. Oberlies, architect, has prepared plans for a warehouse, 139x82 ft., to be erected at 48 Cortland st for John G. Elbs. Estimated cost, \$20,000.

HALLS AND CLUBS.

UTICA, N. Y.—Funds are being raised by the Men's Club of the Holy Cross Church for the erection of a new club house at this place. Work will begin sometime during the winter. For particulars, address Walter S. Crocker, president of the club.

BUFFALO, N. Y.—The Nurses' Association of Buffalo contemplate the construction of a new club house. Funds are being raised for this purpose. Mrs. Harriet D. Storck is chairman.

HOSPITALS AND ASYLUMS.

LITTLE FALLS, N. Y.—Supervisors Fields, Sauer, Fredericksen and Pullman contemplate the erection of a county tuberculosis sanitarium. The site for the proposed new construction has not yet been selected.

NIAGARA FALLS, N. Y.—The contract for the erection of the new Mount Saint Mary's Hospital is expected to be let within a short time. The original plans were revised by W. P. Ginther, architect, of Akron, Ohio.

NEW PROVIDENCE, N. J.—Oakley & Son, 284 North Broad st, Elizabeth, are revising plans and will take new estimates for the group of nine buildings, brick, fireproof, 2½-stys, to be erected by the Bonnie Burn Sanitarium at this place.

OTISVILLE, N. Y.—Estimates will be received by the Board of Health, Monday, October 23, for furnishing steel beams, channels, etc., required for the construction of women's dining hall, at the Tuberculosis Sanatorium, at Otisville, Orange Co., N. Y., for the Department of Health of the City of New York.

HOTELS.

PLATTSBURG, N. Y.—Ralph Signor, architect, 18 Brinkerhoff st, has preliminary sketches for a large addition to the hotel for William H. Howell. Work will not be undertaken before mid-winter.

PITTSBURGH, PA.—A syndicate is now forming in which C. P. Taft and Frank M. Andrews, of Manhattan, are interested, for the construction of a 12-sty hotel building on the Lewis block, 6th av and Smithfield st, this city. F. M. Andrews & Co., 1 Madison av, N. Y. C., will be the architects. Further particulars will be given in a later issue.

MISCELLANEOUS.

EAST MOUNT VERNON, N. Y.—Reed & Stem, architects, 7 East 42d st, N. Y. C., are taking bids on the general contract for the new passenger station for the New York, Westchester & Boston R. R. Co., to be erected here at a cost of \$25,000.

MUNICIPAL WORK.

NEWARK, N. J.—The West Hudson Board of Trade will confer with the Hudson County Board of Freeholders and advocate the erection of a new bridge over the Passaic River, between Arlington and North Newark. A committee, consisting of Thomas J. Butler, Henry Chapman, John Hewitt and others, was appointed.

WALLINGTON, N. J.—Sealed proposals will be received until Oct. 16 by the Board of Chosen Freeholders of Bergen County, N. J., at the office of the Clerk of the Board in the Court House, Hackensack, for macadamizing a portion of the Paterson Plankroad in Wallington.

PUBLIC BUILDINGS.

COHOES, N. Y.—Congressman Henry S. De Forest, of Schenectady, will ask for an appropriation at the coming session of Congress for the erection of a new and larger post office at this place.

SCHOOLS AND COLLEGES.

NEWARK, N. J.—The Committee of Buildings, Grounds and Supplies has approved plans for the new fireproof normal and training school to be erected at Belleville and Fourth avs and Broad st, this place. Plans are by Ernest B. Guilbert, architect. Estimated cost, \$275,000. The committee has directed that plans be forwarded to the State Superintendent at Trenton for approval.

SYRACUSE, N. Y.—Merrick & Randall, architects, have been selected to prepare plans for the new Vocational High School building. The interior finish will be of white oak, with maple floors generally. Estimated cost, \$275,451. Goldwin, Starrett & Van Vleck, 45 East 17th st, N. Y. C., took the second prize of \$500 in the competition.

BINGHAMTON, N. Y.—J. Foster Warner, supervising architect, is preparing plans for a new high school, to be erected in this city. For particulars, address Mayor J. J. Irving.

LEONARDVILLE, N. J.—Abe Botmans & Sons Co., Philadelphia, Pa., has received the contract to erect the new high school building at this place for the Middletown Township Board of Education. Estimated cost, \$52,030. Work will begin at once.

HOBOKEN, N. J.—Frederick Hensel, architect, is preparing plans for erecting a new roof on School No. 3, in Hubert st, this place, for the Secaucus Board of Education. Bids will soon be advertised for, and work will begin at once.

BERKLEY HEIGHTS, N. J.—Jacob Wind, Jr., 298 Broad st, Elizabeth, N. J., has been selected as architect and will take bids until Nov. 1 on the general contract for a 2-sty brick school, 85x56 ft., to be erected here.

ELIZABETH, N. J.—The Board of Education is taking bids until Nov. 8 on the general contract for a new high school, to be erected at a cost of \$200,000. C. Godfrey Peggi, of 2 Julian pl, Elizabeth, is the architect.

PLAINFIELD, N. J.—The Board of Education has requested new figures for the addition to the Plainfield school, estimated to cost \$35,000. James Gamble Rogers, 11 East 24th st, N. Y. C., is architect.

STABLES AND GARAGES.

SYRACUSE, N. Y.—M. C. Conway, architect, is preparing plans for a garage and industrial building to be erected in North State st for John Moore, owner. Estimated cost, \$80,000.

STORES, OFFICES AND LOFTS.

SCHENECTADY, N. Y.—A 2-sty brick and frame store and office building will be constructed at 150-152 Barrett st, the property of Albert B. Van Voast. The building is expected to be finished about February 1, and will cost \$4,000.

ROCHESTER, N. Y.—E. W. Edwards & Son have completed plans for a 10-sty addition to their store in Main st, this city. Contracts will be let as soon as the specifications are completed. Approximate cost is about \$200,000.

DEPEW, N. Y.—The N. Y. C. & H. R. R. Co. contemplates the erection of a \$30,000 office building at this place. D. R. Collin, in care of the company, is the architect, and is now receiving bids.

JAMAICA, L. I.—F. J. Helmle, 190 Montague st, Brooklyn, has prepared plans for an office building, to be erected at this place for the Lawyers' Title Co. Particulars pertaining to materials and construction are yet unsettled.

THEATRES.

BAYONNE, N. J.—A new brick moving-picture theatre will be erected at 35th st and Broadway, this place, for Frederick Wandelt, of Jersey City.

Contracts Awarded.

APARTMENTS, FLATS AND TENEMENTS.

35TH ST.—The Jump House Wrecking Co., of 45 West 34th st, has received the contract for tearing down the old buildings at 148 and 150 East 35th st, which is to be improved by the J. J. Hearn Construction Co. with a high-class apartment house, from plans by Denby & Nute, 333 4th av.

CENTRAL PARK WEST.—The Edendale Construction Co., 154 East 79th st, has received the contract to erect the 12-sty apartment house, 120x100.8 ft., at the northwest corner of 91st st and Central Park West, for the Midas Realty Co. Schwartz & Gross, 347 5th av, architects. Cost, \$800,000.

58TH ST.—Erskine Van Houten, 1181 Third av, has received the general contract for alterations to the apartment house at 256 East 68th st, for Ellen S. Auchmuty, owner, 101 University pl, from plans by C. H. Dietrich, architect.

CHURCHES.

MARION, N. J.—The Charles Schreiber Construction Co., of West Hoboken, has secured the general contract to erect the 1-sty brick church, 55x100 ft., on Tonnele av, near St. Paul's av, this place, for the St. Ann's Polish Catholic congregation. The front will be faced with pressed brick and limestone, and cost approximately \$11,000.

DWELLINGS.

POUGHKEEPSIE, N. Y.—John V. Schaefer, Jr., & Co., N. Y. C., has received the contract to erect the residence for Clarence Kenyon, owner, from plans by Percival M. Lloyd, architect, at Cliffdale, this place. The outside walls will be of interlocking hollow tile, with red Spanish tile roofs. All the improved vacuum, heating and ventilating systems will be installed.

MONTCLAIR, N. J.—B. G. Simms, Mountainview pl, Montclair, has received the general contract for alterations to the residence of Elliott Marshall, owner. Geo. W. Boxall, has the masonry, and William Chestnut, Upper Montclair, the heating and plumbing work. D. S. Van Antwerp, 483 Bloomfield av, Montclair, is the architect.

HACKENSACK, N. J.—Foreman & Light, architects, 40 Cedar st, N. Y. C., have awarded to James G. Nunnermacker, Hackensack, the masonry for the residence for Mrs. C. C. Rainey, at this place, to cost \$12,000.

EVERGREEN, L. I.—Adam Wischerth, 179 Boerum st, Brooklyn, has secured the contract to erect the 2½-sty brick residence, 27x59 ft., on the north side of Highland Boulevard, 220 ft. east of Barbey st, Evergreen, L. I., for Charles Lutz, owner, of 185 Harrison av, Evergreen, L. I., from plans by B. Pinkenseiper, 134 Broadway, Brooklyn. Cost is \$15,000.

ROCKAWAY BEACH, L. I.—George H. Closs, of Hollands, L. I., has received the general contract to erect the 2½-sty frame residence, 30x40 ft., on Holland av, for M. P. Holland, owner, from plans by E. Berrian, Rockaway Beach, L. I. Estimated cost, \$7,000.

FACTORIES AND WAREHOUSES.

NEWARK, N. J.—Max Hertz has had plans prepared by James S. Pigott for a large brick addition to his plant at 68 Oliver st, 1 and 3-stys, 49x191 ft., and 16x62 ft. The mason contract has been let to Oswald Brothers, and the carpenter work to Trainer & Ellis. Estimated cost, \$15,000.

BROWN PL.—Duffy & Collin, 131 West 31st st, have received the general contract for alterations to the 2-sty brick factory on Brown pl, northwest corner of Southern Boulevard, for the Doll Realty Co., owner, on premises. F. Mathesius, Jr., 103 Park av, is the architect. Approximate cost, \$6,000.

HALLS AND CLUBS.

LEXINGTON AV.—Marc Eidtitz & Son, 489 5th av, have the contract to build the 10-sty fireproof Y. W. C. A. building, at the northwest corner of Lexington av and 52d st, for the Young Women's Christian Association, 7 East 15th st, from plans by Donn Barber, 25 East 26th st.

HOSPITALS AND ASYLUMS.

PORTCHESTER, N. Y.—The contract for the United Hospital for Portchester, Rye and Harrison has been awarded to Hynd Bros. of 30 Church st, N. Y. C. Percy Griffin, of 30 Church st, N. Y. C., is architect. Estimated cost is \$60,000.

FRONT ST.—John R. Sheehan & Co., 1170 Broadway, have received the contract to erect the 5-sty hospital, 70.3x69.6 ft., for the Servants' Relief for Incurable Cancer, of Hawthorne, N. Y., at the northwest corner of Jackson and Front sts, from plans by James W. O'Connor, 1123 Broadway. The estimated cost is \$100,000.

PUBLIC BUILDINGS.

LINDEN, N. J.—The Town Council has awarded contracts for the new \$15,000 Borough Hall to be erected here, from plans by Lewis A. Quien, Jr., 251 Elizabeth av, Elizabeth: Frank Schneider & Son, Elizabeth, masonry; H. A. Roth Co., 1184 East Grand av, heating and plumbing; Daniel Dippel, of Elizabeth, general contractor.

SCHOOLS AND COLLEGES.

MORRISTOWN, N. J.—Contracts have been let for the construction of the new school in South st, this place, for the Morris Township Board of Education, as follows: Mitchell Brothers, carpentry; George Taylor, painting; Messler Plumbing Co., plumbing; and John D. Collins, masonry. Estimated cost, \$18,000.

RAHWAY, N. J.—L. L. Loveland, Cranford, N. J., has received the general contract to erect the new \$10,000 school at this place from plans by E. H. Collins, of Westfield, N. J. Work will go ahead by the first of the year.

31ST ST.—S. Niewenhaus, Inc., builders, 1 Madison av, have received the contract to erect the school building for the Franciscan Fathers for the Church of St. Francis of Assisi, in West 31st st, from plans by Thomas J. Duff, architect, 407 West 14th st.

STABLES AND GARAGES.

AV A.—The William Young Co., 550 West 41st st, has received the contract to erect the 1 and 2-sty brick garage, stable and shelter, 98.9x81.5 ft., at the southwest corner of 24th st and Ave A, for the American Society for the Prevention of Cruelty of Animals, Madison av and 26th st, owners. Renwick, Aspinwall & Tucker, 320 5th av, are the architects. Estimated cost, \$40,000.

STORES, OFFICES AND LOFTS.

LEONARD ST.—The William Dauphin Bronze & Iron Works, 141 West 33d st, has received the contract for extensive interior alterations to the 12-sty loft building, southeast corner of Lafayette and Leonard sts, for the New York Life Insurance Co., from plans by Frederick E. Hill, 346 Broadway.

42D ST.—The M. Levenson Wrecking Co. has the contract for demolishing the old building, 124 West 42d st, which is to be improved by the New York Edison Co. with a 10-sty fireproof sub-station and office building, 2x75 ft., to cost \$130,000. The general contract is about to be awarded.

THEATRES.

42D ST.—The George A. Just Co., 239 Vernon av, Long Island City, has received the structural steel work for the Eltinge Theatre, in West 42d st. Fleischmann Brothers, 507 5th av, have the general contract.

PLANS FILED FOR NEW CONSTRUCTION WORK.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

182D ST, s s, 150 w Amsterdam av, 5-sty brick tenement, 50x58; cost, \$50,000; owner, Mary Holley, 516 W 182d st; architects, Moore & Landsiedel, 3d av and 148th st. Plan No. 637.

22D ST Nos 548-554 W, 4-sty brick factory, 100x93; cost, \$60,000; owner, Mrs. Katherine E. Moore, 191 9th av; architect, Paul C. Hunter, 191 9th av. Plan No. 633.

HALLS AND CLUBS.

LEXINGTON AV, Nos. 596-604, 11-sty brick and store club house, 110x100.5; cost, \$500,000; owner, National Board of Y. W. C. A., 125 East 27th st; architect, Donn Barber, 25 East 26th st. Plan No. 638.

MISCELLANEOUS.

9TH ST, No 342 E, 1-sty brick outhouse, 3.10x7.8; cost, \$250; owner, Estate E. J. H. Tamsen, 99 Nassau st; architects, Nast & Springsteen, 21 W 45th st. Plan No. 635.

SCHOOLS AN COLLEGES.

61ST ST, s w cor Park av, 8-sty brick and stone school, 39x100.4; cost, \$125,000; owner, the Brearley School, 17 West 44th st; architects, McKim, Mead & White, 160 5th av. Plan No. 642.

STABLES AND GARAGES.

108TH ST, Nos. 123-127 W., 1-sty brick garage, 70x40, tar and gravel roof; cost, \$5,000; owner, the Lion Brewery of New York, 108th st and Columbus av; architects, Julius Kastner & Dell, 1133 Broadway. Plan No. 636. Not let.

12TH AV, e s, 41.5 n 131st st, 1-sty brick stable and stores, 58.5x100; cost, \$8,000; owner, John H. Pratt, 45 West 157th st; architect, L. F. J. Weiher, 271 West 125th st. Plan No. 643.

STORES, OFFICES AND LOFTS.

31ST ST, No 29 E, 2-sty brick loft, 21.5x98.9; cost, \$12,000; owner, Associate Owners, 60 New st; architect, Terry & Tench Co., Inc., 75 East 45th st. Plan No. 634.

WEST BROADWAY, Nos 534-538, 8-sty brick and stone store and loft, 65.4x85; cost, \$75,000; owner, C. Passagno & S. Montresor, 557 West Broadway; architect, A. Ventrascio, 1457 Rosedale av. Plan No. 632.

64TH ST, Nos. 217-219 West, 2-sty brick loft, 50x95; cost, \$15,000; owner, Herman Boymann, 213 West 64th st; architects, Rouse & Goldstone, 38 West 32d st. Plan No. 639.

2D ST, n w cor Av C, 4-sty brick store, office and dwelling, 20x52; cost, \$16,000; owner, Pauline Gross, 256 2d st; architect Jacob Fisher, 296 E 3d st. Plan No. 640.

45TH ST, n s, 288.9 e 6th av, 7-sty brick and stone loft and store, 18.9x90.5; cost, \$20,000; owner, I. Julius Mayer, 15 West 45th st; architects, Schwartz & Gross, 347 5th av. Plan No. 641.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

WASHINGTON AV, s w cor 176th st, 6-sty brick tenement, tin roof, 67.3x109.6; cost, \$48,000; owners, Weil & Mayer, 5 Beekman st; architect, Chas. B. Meyers, 1 Union sq. Plan No. 746.

PARK AV, w s, 437.7½ s 187th st, two 5-sty brick tenements, slag roof, 50.1x86; total cost, \$120,000; owner, Hope Construction Co., Abraham Frankel, 1037 Teller av, president; architect, Edw. J. Byrne, 3029 3d av. Plan No. 749.

DWELLINGS.

BLACKROCK AV, s s, 125 w Olmstead av, three 2-sty frame dwellings, tin roof, 21x50; total cost, \$10,500; owner, Gustav Killenberg, 1379 Taylor av; architect, B. Ebeling, 1136 Walker av. Plan No. 756.

RYER AV, e s, 333.8 s 180th st, 2-sty brick dwelling, slag roof, 22x55; cost, \$7,000; owner, Chas. Emanuel, 2048 Ryer av; architects, Halley & Vulz, 401 Tremont av. Plan No. 755.

BAISLEY AV, n w cor Kearney av, 2½-sty frame dwelling, shingle roof, 20x32; cost, \$4,000; owner, M. F. McGrail, 2161 Ludlow av; architect, B. Ebeling, 1136 Walker av. Plan No. 757.

EDISON AV, e s, 130.9 n Middletown road, two 2-sty frame dwellings, shingle roof, 20x48; total cost, \$10,000; owners, Baxter Howell Bldg. Co., 2253 Westchester av; architect, Chas. R. Baxter, 1587 Grant av. Plan No. 751.

235TH ST, n s, 175 e Oneida av, 2½-sty frame dwelling, slate roof, 20x35; cost, \$2,500; owner, Wesley Construction Co., Jas. W. Black, 167 East 56th st, president; architect, Geo. W. Lockwood, 78 East 236th st. Plan No. 747.

HOTELS.

WALKER AV, s e cor St Peters av, 3-sty brick hotel, tin roof, 22x70; cost, \$15,000; owner, Mrs. M. Brasse, on premises; architect, M. A. Buckley, 1513 Hone av. Plan No. 754.

MISCELLANEOUS.

151ST ST, s s, 175 e Courtlandt av, brick fence, 76.6 long 8 high; cost, \$150; owners, R. C. Church of the Immaculate Conception, Rev. Caspar G. Ritter, pastor, 389 East 150th st; architect, August Niewenhaus, 1 Madison av. Plan No. 750.

STABLES AND GARAGES.

BLACKROCK AVE, s s, 105 e Olmstead av, 2-sty frame stable, 22.6x15; cost, \$350; owner, Antonio Florio, 2153 Chatterton av; architect, Henry Lane, 1612 Zeraga av. Plan No. 752.

STORES, OFFICES AND LOFTS.

TURNBULL AV, s e cor Castle Hill av, 1-sty frame office, 30x15; cost, \$350; owner, Antonio Marucci, on premises; architect, Henry Nordheim, 1087 Tremont av. Plan No. 748.

WESTCHESTER AV, s s, 219.4 w Castle Hill av, 1-sty frame store, tin roof, 13.2x70; cost, \$600; owner, David Faith, 2152 Westchester av; architect, Henry Nordheim, 1087 Tremont av. Plan No. 753.

THEATRES.

BOSTON RD, w s, from 181st to 182d st, 3 and 4-sty brick casino, 124.4x104.1½; cost, \$165,000; owner, Wm. Lowe, 535 East 70th st; architect, Frank Wennemer, 2136 Honeywell av. Plan No. 758.

PLANS FILED FOR ALTERATION WORK.

Manhattan.

BROOME ST, No 288, 1-sty brick side extension, partitions, steel columns, girders, brick wall, to 6-sty brick stores and tenements; cost, \$6,500; owner, A. & H. Cohen, 160 Park row; architect, C. B. Meyers, 1 Union sq. Plan No. 2691.

EARCLAY ST, s w cor Broadway, windows to 5-sty brick store and hotel; cost, \$500; owner, W. W. Astor, on premises; architects, Schneider & Dieffenbach, 220 Broadway. Plan No. 2695.

BAXTER ST, No 7, partitions, toilets, fire passage, to 5-sty brick store and tenement; cost, \$1,000; owner, John Molinelli, 38 City Hall pl; architect, Frank Straub, 18 E 42d st. Plan No. 2694.

CHERRY ST, No. 170, windows, partitions, to 3-sty brick bakery and dwelling; cost, \$400; owner, Isaac Sacks, premises; architect, Max Cohn, 280 Bedford av, Brooklyn. Plan No. 2686.

HESTER ST, No. 189, toilets, windows, to 5-sty tenement; cost, \$100; owner, J. H. Strodl, 74 Norman st; architects, Horenburger & Straub, 122 Bowery. Plan No. 2695.

LEONARD ST, s e cor Lafayette st, cut windows, doors, wire glass, cornice, to 12-sty brick loft; cost, \$7,000; owner, New York Life Insurance Co. 346 Broadway; architect, Frederick E. Hill, 346 Broadway. Plan No. 2686. Wm. Dauphin Bronze & Iron Works, 141 W 33d st, has contract.

MACDOUGAL ST, No. 125, partitions, windows, toilets, to 4-sty brick store and tenement; cost, \$1,500; owner, Margaret E. Hughes, 206 West 14th st; architect, Otto L. Spannhake, 233 East 78th st. Plan No. 2687.

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2D ST, No. 12, beams, etc., to 3-sty brick factory; cost, \$200; owner, Herman Finkelstein, on premises; architect, Morris Schwartz, 194 Bowery. Plan No. 2700.

11TH ST, No 324 E, alter partitions to 4-sty brick tenement; cost, \$2,000; owner, Frank Setaw, 324 E 11th st; architect, Henry Regelmann, 133 7th st. Plan No. 2684.

17TH ST, No 408 E, partitions to 6-sty brick tenement; cost, \$50; owner, John Palmieri, 150 Ocean Parkway, Bklyn; architect, Chas. H. Richter, 68 Broad st. Plan No. 2689.

21ST ST, Nos. 34-44 West, partitions to 1-sty brick lofts; cost, \$50; owner, Louis Sachs, 28 West 22d st; architect, E. E. De Wolf, 39 West 38th st. Plan No. 2703.

23D ST, s s, 175.1 e 7th av, toilets, skylights, store front, to 7-sty brick loft and store; cost, \$1,500; owner James Devaney 514 6th av; architect, C. B. Meyer, 1 Union sq. Plan No. 2719.

23D ST, Nos. 234-236 East, change stoop, stairs, to two 3-sty brick tenements; cost, \$300; owner, Herbert Baum, 987 Madison av; architects, Gross & Kleinberger, Bible House. Plan No. 2716.

31ST ST, No 29 E, partitions, interior changes, to 4-sty brick loft; cost, \$12,000; owner, Associate Owners, 60 New st; architects Terry & Tench Co., Inc., 70 E 45th st. Plan No. 2681.

34TH ST, Nos. 22-26 West, stairs to 6-sty brick loft; cost, \$250; owner, J. J. Astor, 23 West 26th st; architect, Morris Schwartz, 194 Bowery. Plan No. 2718.

35TH ST, No 3 E, install bathrooms, skylight, to 5-sty brick stores and dwelling; cost, \$300; owner, Wm. Waldorf Astor, London, England; architect, Robert Deichman, 22 William st. Plan No. 2679.

42D ST, No 204 W, sign to 3-sty brick store and office; cost, \$200; owner, J. R. Levinson, 204 W 42d st; architect, Eugene Schoen, 25 W 42d st. Plan No. 2693.

46TH ST, No. 4 East, partitions, windows, to 5-sty brick store and loft; cost, \$195; owner, Estate Charles A. Coe, Inc., 69 Wall st; architect, James M. Farnsworth, 501 5th av. Plan No. 2701.

50TH ST, No. 71 West, partitions, toilets, to 4-sty brick dwelling; cost, \$420; owner, George Gray Ward, Jr., on premises; architect, Charles C. Thain, 4 East 42d st. Plan No. 2702.

51ST ST, No. 522 West, partitions, plumbing, to 3-sty brick tenement; cost, \$500; owner, Carl Daue, 520 W 51st st; architect, J. H. Knubel, 318 West 42d st. Plan No. 2707.

64TH ST, No 222 E, 6-sty brick side extension, 63.6x72, to 4-sty brick trade school; cost, \$125,000; owner, Baron De Hirsch Fund, 43 Exchange pl; architects, Shire & Kaulmann, 373 4th av. Plan No. 2690. Not let.

64TH ST, No 51 E, change partitions, entrance hall, new front, dumb waiter, to 4-sty brick dwelling; cost, \$4,000; owner, Mrs Francis E. Barlow, Lenox, Mass. architect, Wm. Adams, 15 W 38th st. Plan No. 2682.

65TH ST, No. 130 East, windows, toilets, to 3-sty brick dwelling; cost, \$450; owner, Albert Rathbone, on premises; architect, A. C. Jackson, 346 4th av. Plan No. 2706.

73D ST, No. 219 East, partitions, toilets, windows, to 5-sty brick tenement; cost, \$500; owner, Solomon Judenfreund, 173 Chester st, Brooklyn; architects, Horenburger & Bardes, 122 Bowery. Plan No. 2698.

BROADWAY, Nos. 1492-1498, partitions, windows, to 8-sty brick hotel; cost, \$4,500; owner, Estate Ogden Goeltz, 9 West 17th st; architect, J. H. Duncan, 208 5th av. Plan No. 2696.

BROADWAY, s w cor 82d st, partitions to 7-sty brick tenement; cost, \$250; owner, Morris K. Jessup Estate, 146 Broadway; architects, Nast & Springsteen, 21 West 45th st. Plan No. 2710.

BROADWAY, Nos. 2540-2548, erect sign to 5-sty brick stores and show rooms; cost, \$450; owner, Real Construction Co., 170 Broadway; architect, O. J. Gude. Plan No. 2715.

CATHEDRAL PARKWAY, s e cor Manhattan av, sign to 2-sty brick store and office; cost, \$200; owner, S. & M. Ferguson, 20 Cathedral Parkway; architect, E. W. Lemay, 132 W 65th. Plan No. 2688.

GREENWICH AV, No. 77, partitions to 3-sty brick tenement; cost, \$25; owner, P. Smith, 198 6th av; architect, Wm. S. Boyd, 561 Hudson st. Plan No. 2708.

LEXINGTON AV, Nos. 427-431, partitions, windows, extension, to 3-sty brick studios and dwelling; cost, \$18,000; owner, Patrick J. Flannery, 38th st and 6th av; architect, Charles Stegmayer, 168 East 91st st. Plan No. 2697.

MADISON AV, s e cor 59th st, erect sign to 3-sty brick store and office; cost, \$250; owner, The Fifty-Ninth Street & Madison Avenue Co., 619 Madison av. Plan No. 2717.

MADISON AND 4TH AVS, 26th and 27th sts, prepare arena to 1-sty brick place of amusement; cost, \$4,000; owner, Madison Square Garden Co., on premises; architect, Wm. P. Ellison, 1493 Broadway. Plan No. 2713.

MADISON AND 4TH AVS, 26th and 27th sts, prepare arena to 1-sty brick place of amusement; cost, \$35,000; owner, Madison Square Garden Co., on premises; architect and builder, Wm. P. Ellison, 1493 Broadway. Plan No. 2714.

MADISON AV, w s, 46th to 47th sts, 18-sty brick and stone rear extension, 100x100, steel supports, area, to 18-sty brick and stone hotel; cost, \$500,000; owners, R. W. Goeltz, Newport, R. I., and Eldridge T. Gerry, 291 Broadway; architects, Warren & Wetmore, 3 East 33d st. Plan No. 2685. M. Reid & Co., 114 West 39th st, have mason work.

PARK ROW, No. 108, partitions, windows, to 6-sty brick store and loft; cost, \$500; owner, James K. Shaw, 25 Duane st; architect, Frederick Squires, 27 East 22d st. Plan No. 2704.

WEST END AV, No. 738, windows to 5-sty brick tenement; cost, \$50; owner, A. Piza, Stamford, Conn; architect, Arthur Lobo, 105 West 40th st. Plan No. 2709.

2D AV, No 67, partitions, show windows, to 4-sty brick store and tenement; cost, \$2,000; owner, Dr. Jacob Gloss, 67 2d av; architects, Gronenberg & Leuchtag, 7 W 22d st. Plan No. 2683.

5TH AV, No. 1362, new beams to 3-sty brick store and apartment; cost \$850; owner, Samuel C. Winstian, 1362 5th av; architects, Cantor & Livingston, 29 West 42d st. Plan No. 2712.

6TH AV, Nos. 212-214, partitions, windows, to 4-sty brick store and loft; cost, \$200; owner, Sarah J. Wyckoff Bent, 1773 Washington av; architects, Sommerfeld & Steckler, 31 Union sq. Plan No. 2705.

7TH AV, s e cor 121st st, change partition to 5-sty brick tenement and store; cost, \$20; owner, H. & A. Cohen, 168 Park row; architect, C. B. Myers, 1 Union sq. Plan No. 2692.

10TH AV, No. 550, toilets, partitions, windows, to 4-sty brick store and tenement; cost, \$600; owner, Patrick Kealy, 554 10th av; architect, James W. Cole, 403 West 51st st. Plan No. 2711.

Bronx.

BRISTOW ST, No. 1343, 2-sty frame extension, 10x6, to 2-sty frame dwelling; cost, \$500; owner, Hugh Beatty, on premises; architect, L. M. Weckermann, 1504 Bryant av. Plan No. 454.

165TH ST, n e cor Park av, 1-sty frame extension, 22x33, to 2-sty frame shop; cost, \$300; owner, M. J. Breidenbach, 53 Warren st; architect, M. J. Garvin, 3307 3d av. Plan No. 455.

AQUEDUCT AV, e s, 112.81 n 183d st, 2-sty frame extension, 13.4x9, to 3-sty frame dwelling; cost, \$700; owner, Laura Wooley, White Plains, N. Y.; architect, J. J. Vreeland, 2019 Jerome ave. Plan No. 460.

JACKSON AV, s w cor 156th st, new partitions to 5-sty brick tenement; cost, \$100; owner, Adolph Block, 911 Park av; architects, Nast & Springsteen, 21 West 45th st. Plan No. 459.

ST. AGNES AV, w s, 240 n Central ave, raise to grade 1 1/2-sty frame dwelling; cost, \$300; owner, Katherine J. Lenard, on premises; architect, E. Ebeling, 1136 Walker ave. Plan No. 456.

WASHINGTON AV, No. 1017, new water-closet to 3-sty frame store and tenement; cost, \$250; owner, J. Lewis, 135 Broadway; architects, Gronenberg & Leuchtag, 7 West 22d st. Plan No. 458.

3D AV, e s, 127 n St Pauls pl, 1-sty of brick built upon 2-sty brick stable; cost, \$1,000; owner, Chas. N. Mazza, 3752 3d av; architect, Gustav Schwarz, 302 E 158th st. Plan No. 457.

Government Work.

NEWBERRY, S. C.—Sealed proposals will be received until Nov. 10, 1911, for the construction, complete (including plumbing, gas-piping, heating apparatus, electric conduits and wiring and lighting fixtures), of the United States post office at Newberry, S. C., in accordance with drawings and specifications, copies of which may be obtained from the custodian of site at Newberry, S. C., or at the office of the Supervising Architect, James Knox Taylor, Washington, D. C.

SAN JUAN, P. R.—Sealed proposals will be received until December 5 for the construction (complete) of the buildings for the United States quarantine station at San Juan, P. R., consisting of five 1-sty buildings, having a total ground area of 14,260 sq. ft., with reinforced concrete walls and floors and tile and tin roof covering. Drawings and specifications may be obtained from the custodian of site at San Juan, P. R., or at this office, at the discretion of the Supervising Architect, James Knox Taylor.

DAYTON, OHIO.—Sealed proposals will be received until November 20 for the construction (except mechanical equipment) of the United States Post Office and Court House at Dayton, Ohio. The building to be of fireproof construction, 3-stys, stone faced, with a ground area of approximately 27,000 sq. ft. Drawings and specifications may be obtained from the custodian of site, or at this office, at the discretion of the Supervising Architect, but drawings and specifications will not be ready for delivery until October 19, 1911.

WASHINGTON, D. C.—Sealed proposals will be received until Nov. 16 for the construction, including roof and ground surface drainage system, of a 4-sty, stone-faced, fireproof building, of approximately 90,000 sq. ft. of ground area, for the Bureau of Engraving and Printing, Washington, D. C. Drawings and specifications may be obtained at the office of the United States supervising architect, but will not be ready for delivery before Oct. 21, 1911.—James Knox Taylor, Supervising Architect, Washington, D. C.

Personal and Trade Notes.

BROWN & ALMIROTY, architects, formerly of 3 West 29th st, have moved to 220 5th av.

GEORGE H. GREIBLE, architect, formerly of 2255 Broadway, has moved his office to 4 East 42d st.

THOMAS B. LEAHY BUILDING CO., formerly of 1 East 42d st, now has offices at 122 East 25th st.

THOMAS A. HOPPER, builder, formerly of 231 West 125th st, has moved his office to the Marbridge Building, northeast corner of 6th av and 34th st.

THE CORRUGATED BAR COMPANY now has moved its headquarters to Buffalo from St. Louis. The change in headquarters has been decided upon because the company's warehouse and fabricating plants are situated near the city of Buffalo. District offices will be retained at St. Louis, Chicago, and in New York City at the Whitehall Building.

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EXPERT EXAMINATIONS AND REPORTS

ALBERT RAVEKER & SON, carpenters and general contractors, of 382 Hudson st, will move on Oct. 20 to their new offices, 248 West Houston st.

THE LIBMAN CONTRACTING CO., formerly of 1968 Broadway, has moved to 107 West 46th st, where they have fitted up spacious quarters on the second floor of this building, which they have recently remodeled for office and studio purposes. This company is completing the new Fox Theatre, at Broadway and 96th st, the Auto Service Building at West End av and 64th st, and is working on the masonry for the two 12-story apartment houses at 76th and 78th sts and Park av.

C. M. PEELLE, president of the Peelle Co., manufacturers of fire doors and safety gates for elevator shafts, 123 Liberty st, died, Wednesday morning, at his home in Brooklyn. The funeral was held Thursday evening from the church, corner of Washington and Lafayette avenues. Mr. Peelle was of Quaker stock, kindly in disposition and progressive in business. His specialty of improved elevator doors is known to every technician, and at the time of his death he was working on some new types of doors for industrial buildings. These had been successfully operated when an attack of kidney trouble compelled him to cease work. He was ill about ten days. His loss will be felt by everyone who knew or did business with him.

DEPARTMENT RULINGS.

Department of Water, Gas and Electricity.

ELECTRIC WIRING IN GARAGES.

New requirement of the City of New York, as contained in the electrical code, edition of 1911, published by the Department of Water Supply, Gas and Electricity (Rule 39A, pages 90-92):

39A, GARAGES.—A garage is that portion of a building in which any automobile carrying volatile inflammable liquid is kept, whether such automobile be kept for use, for sale, for rental, for exhibition or for demonstrating purposes; and all that portion of a building that is on or below the floor or floors on which an automobile carrying volatile inflammable liquid is kept and is not separated therefrom by tight, unpierced fire walls and floors.

(a) Approved metal conduit or approved armored cable must be employed.

(b) Cut-outs, switches, receptacles and sockets which are permanently located must be placed at least four feet above the floor.

(c) Switchboards and charging panels, if not placed four feet above the floor, must be located in a room or enclosure provided for the purpose.

(d) For portable lights, flexible cable designed for rough usage must be employed, this cable carrying the main end of a pin plug connector or equivalent of at least 3 amperes capacity, the female end being of such design or so hung that the connector will break apart readily at any position of the strained cable. The connector must be kept at least four feet above the floor. For all portable lights, keyless moulded mica or metal sheathed porcelain sockets equipped with handle, hook and guard must be employed.

(e) For charging, theatre stage cable must be employed, this cable carrying the female end of a pin plug connector or equivalent of a capacity of at least 50 amperes, the male end being of such design or so hung that the connector will break apart readily at any position of the strained cable. This connector must be kept at least four feet above the floor, and the male end, if not located on a switchboard or charging panel, must be shielded against accidental contact.

(f) Motors, if not located at least four feet above the floor, must be of the fully enclosed type, or must be enclosed in approved fireproof room shut off from the main building.

Building Activity in Queens.

The operations of the Queens Bureau of Buildings for September show a continuance of the active filings which will probably make the year 1911 the record twelve months in the Queens Building Department. Plans were filed and permits granted for the erection of 402 structures, estimated to cost \$1,374,310. During the corresponding month of 1910 permits for the erection of 350 structures were issued.

The tables for the past month, as regards the filings for dwelling construction in the exclusive home sections and the increased average cost of the new structures erected in these developments, make noticeable the effect of the broad demand which has made trading in relatively expensive properties the important recent feature in the real estate market.

The Third Ward, comprising White-stone, Malba, Flushing and a part of the western end of the north shore, in which many of the expensive dwellings, are being built, has been brought into prominence as an investment and home building center by highway improvements, trolley extensions, the opening of water routes and the inception of work on the electrification of the North Shore Division of the Long Island Railroad.

In the First Ward the extension of manufacturing and commercial centers has added to the cost of buildings, while the re-improvement of the Fourth Ward, comprising the old town of Jamaica, with two-family and flat buildings, accounts for the increase in the average cost of structures in this territory.

BUILDING MATERIAL MARKET.

Common Brick Prices Scheduled to Advance Next Week.

Present Retraction in Winter Requirements Now Looked Upon as Temporary—Withdrawal of Building Money Has So Far Had No Effect on Placing of Winter Requirements.

THE withdrawal of building money by the principal lending companies as announced in these columns last week, had no influence upon an already retractive building material market. Furthermore, there appears to be no cause for alarm on the part of wholesalers, distributors or consumers, for the reason that engagements already in hand must run at least until January 15, and the only operations at all liable to be affected are those scheduled for figuring in February and March and for actual building now earlier than April and May.

This week's development in the matter of building financing, seems to show that there is not a serious over-supply of buildings and, trade interests representing the largest users of loft and office space in Manhattan even go so far as to say there are not yet buildings enough to take care of the natural expansion of business. (See special feature in Real Estate Section of this issue.) This should prove stimulating to perplexed building material wholesalers who have been at a loss to properly gauge their spring requirements.

The present retraction in building orders should therefore not be looked upon as reflecting the attitude of financial interests upon future construction work. Hence, the sluggishness almost frequently complained of is being considered as merely temporary.

Uniform prices are expected during the remainder of the fall and practically all winter, but there are still unmistakable signs of an upward movement just before the spring season starts, its sharpness depending entirely upon how much of the present supply of rentable space is by that time absorbed.

Practically none of the basic building commodities have reached their winter levels, mainly because the present demand does not warrant a general advance. In some lines, as in common Hudson river brick, there are exceptions, however, and the upward movement is being continued. Prices are scheduled to go up twenty-five cents a thousand early next week, not because of an increased demand, but because manufacture has ceased and the stacking season has begun.

The present demand for this commodity is considerably below par for this time of the year, but the dealers are buying with some degree of animation more in anticipation of higher prices than for actual consumption requirements. The transactions for last week are comparable with those of the corresponding week last year and with those of the first week in October, 1909. Prices are much higher now than they have been in a corresponding week since 1907 and are exceeded only by those in a similar week in 1905. Comparative quotations follow:

First week in Oct., 1905.....	\$8.50 to \$8.75
First week in Oct., 1906.....	5.50 6.00
First week in Oct., 1907.....	6.25 6.50
First week in Oct., 1908.....	4.50 5.00
First week in Oct., 1909.....	5.25 5.75
First week in Oct., 1910.....	5.25 5.50
First week in Oct., 1911.....	6.12½ 6.50

The daily movement of Hudson river brick for last week with comparisons with the first week in October last year follows:

	*1910.	†1911.
	Left Over, Sept.-Oct. 1, 8.	Left Over, Sept. 30, 34.
	Arrived. Sold.	Arrived. Sold.
Monday	19 15	19 8
Tuesday	2 8	4 9
Wednesday	2 5	11 9
Thursday	10 10	4 10
Friday	7 8	6 13
Saturday	5 5	10 6
	46 52	54 55

Left over, Oct. 8, 1910, 2; left over, Oct. 7, 1911, 33.

*Condition of market, active. Prices, \$5.25 to \$5.50.

†Condition of market, nervous. Prices, \$6.12½ to \$6.50. Rarities, \$5.87½ to \$6.12½.

PORTLAND CEMENT.

The situation in the Portland cement field is not any different than stated in this report last week. Manufacturers seem to be willing to take what they can get even for the best known brands and there is absolutely no stability to the market. Quotations are being made at or below \$1.28.

LUMBER.

There is no change in the lumber situation in this market, although there is a better movement reported from the New Jersey suburbs, where new, though small, operations seem to be coming out for winter construction. Prices are, as a rule close to list, although placers of desirable business may expect some shading for early delivery and liberal installments.

STONE.

The building stone market is quiet, partly because of labor troubles, but wholesalers report fair fall conditions. Prices are being held close to list and there is a disposition among wholesalers to place their winter requirements earlier than usual.

STEEL AND IRON.

Structural steel interests report a good movement in their line but the total tonnage is not large. It was announced this week that the big Madison Square building which will replace the Garden will take 25,000 tons instead of 20,000 as was at first estimated, but no word was given out regarding the reception of bids and none probably will be for some time. Another prospective operation is that for the Y. M. C. A. building at 52nd street and Lexington avenue, which will take 1,500 tons and it was said that the Adams Express building in lower Broadway will take another 10,000 tons. Prices are steady and the inquiry seems to be stronger.

New Buildings in Manhattan.

	PLANS FILED, JANUARY TO SEPTEMBER, INCLUSIVE.			
	—1911—		—1910—	
	No.	Cost.	No.	Cost.
Dwellings, houses over \$50,000....	10	\$1,180,000	6	\$990,000
Dwellings, houses between \$20,000 and \$50,000....	16	662,000	16	610,000
Dwellings, houses under \$20,000....	5	55,000	14	115,300
Tenement houses....	153	21,258,000	176	29,445,000
Hotels	7	5,705,000	6	930,000
Stores, lofts, etc., over \$30,000....	97	15,641,000	128	25,744,000
Stores, lofts, etc., between \$15,000 and \$30,000....	26	601,000	32	672,000
Stores, lofts, etc., under \$15,000....	18	122,500	36	206,700
Office buildings....	43	16,041,800	30	9,278,600
Manufactories and workshops	28	3,111,950	28	1,801,500
Schoolhouses	7	1,130,000	11	2,407,000
Churches	19	1,304,000	11	1,640,000
Public buildings—Municipal	16	993,300	6	2,908,000
Public buildings—Places of amusement, etc.....	63	5,145,700	35	2,271,100
Railroad stations..	1	4,000,000	..	..
Stables	49	1,084,130	47	1,207,720
Other structures....	126	146,470	110	334,885
Total	684	\$78,181,850	692	\$80,561,805

	PLANS FILED FOR ALTERATIONS IN MANHATTAN, JANUARY TO SEPTEMBER, INCLUSIVE.			
	—1911—		—1910—	
	No.	Cost.	No.	Cost.
Dwelling houses	574	\$1,474,256	468	\$1,501,574
Tenements	848	992,093	1,123	1,546,463
Hotels	95	728,037	65	507,090
Stores, lofts, etc	614	2,377,553	555	2,710,135
Office buildings	307	1,748,878	138	1,379,419
Manufactories and workshops	175	554,232	77	214,925
Schoolhouses....	36	102,710	14	52,300
Churches.....	30	184,150	21	212,550
Public buildings—Municipal	14	500,285	..	..
Public buildings—Places of amusement, etc	187	1,032,335	174	1,511,810
Stables	97	386,450	91	393,530
Other structures	4	3,950	..	..
Total	2,981	\$10,084,929	2,726	\$10,029,796

New Ideas in Trade Literature.

EDITION DE LUXE ADVERTISING.

One of the most artistic and practically helpful prospectuses recently published is that prepared by Hodgson Bros., architects and engineers, 7 East 44th street. It is in the form of a well-bound book which, according to an inserted preface, is intended as a source of reliable information and practical suggestions to all bankers who are either contemplating bank-building construction or who are working on alteration plans for bank buildings. The book incidentally describes the Hodgson building method, as applied to either building, remodeling or equipping banks.

The book contains illustrations in sepia and full tone plates of some of the conspicuous bank operations taken by this company and also gives letters of testimony from former clients. As a work of art, the book is exceptional, typifying the character of work Hodgson Bros. do. Copies may be obtained by addressing the architects, at 7 East 44th street.

LAND VALUE MAPS

of the

City of New York

FOR 1911

Prepared by the Department of Taxes and Assessments. Published under arrangement with the Department as a section of the Record & Guide for Sept. 16th, 1911.

Introduction written by President Lawson Purdy.

The Department of Taxes and Assessments has had these maps of the City prepared in order to show at a glance the land values in different neighborhoods as assessed for the year 1911. Maps of the smaller sections or wards are shown on single sheets. Where the sections or wards are too large to be shown on a single sheet several sheets have been made, drawn to the same scale. The streets as shown on the maps are slightly wider than scale, to make room for legible figures.

The first sheet is an index map showing the boundary lines of the boroughs, the sections or wards and their divisions and the page number of each division. Following this, the maps are arranged in numerical order.

The figures in the streets represent the value per front foot of normal lots 100 feet deep, which are not subject to corner influence. Where only one figure is shown, it applies to both sides of the street. When the value of opposite sides of a street is not the same, a double set of figures is used.

In the case of land held as acres the price in dollars per acre is marked at a point to indicate approximately the centre of the tract.

The maps have been prepared for the purpose of assisting in the consideration of applications for reduction, making reductions when necessary and satisfying complaints when assessments are equitable, and generally in order to bring about a more uniform assessment of land values.

These maps are drawn with the streets clear of printed matter, to allow for the recording in the streets of the frontage values. Where the parcel is of irregular shape, or subject to corner influences, the actual value is derived from the value per front foot, 100 feet deep, of an inside lot, after making due allowance for shape and position. The frontage value recorded is the value per front foot of a vacant inside lot, 100 feet deep, lying normally with reference to the grade of the street and being of normal or common size and shape.

When the opposite sides of a street are of the same value the figures are recorded in the centre of the street to indicate that they stand for both sides. Where the frontage value changes in any given block the change is indicated by marking the frontage value at two or more places along the block.

A corner lot, or any lot coming within the range of the corner influence and having a higher value on that account, is not to be considered as an inside lot, and in determining the assessed value of such a lot proper allowance is made for the corner influence.

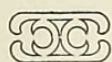
Where there are large tracts which have not been subdivided into building lots and the assessment of which has been calculated by the acre, the price per acre for the entire tract is recorded on the map at or about the centre of each tract.

Whenever it occurs that a piece of acreage property has frontage on one or more streets, in addition to marking the price per acre for the whole tract the frontage value of the streets of a lot 100 feet deep is set down in the street.

The Land Value issue of the Record & Guide contains 192 pages and cover, bound in paper. It is a necessity in the office of every bank, insurance company, architect, engineer, contractor, builder, lawyer, broker, appraiser and dealer in Real Estate. No property owner should be without this issue.

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terials, read the RECORD and
GUIDE.**

Janitors of Other Days.

There was a time when the best trotters that went up the fashionable driveways of New York were owned by the men who had charge of the big buildings in New York; but that was long ago. To-day that man whose occupation has become subject to the surveillance of a manager who represents the interests entrusted to him in no half-hearted way and whose system will not permit of the pickings which were so long the recognized perquisites of the janitor is content to make a fraction of what he formerly received each year.

The practice for many years was to pay a janitor a salary, sometimes as much as \$2,500 a year, but more frequently \$100 a month. He was supposed to have the waste paper of the tenants to sell, and it will be matter of surprise to some to learn that this yielded in a big building as much as \$1,000 a year, while in some of the very large ones it would bring in very much more, up to \$2,000 at the highest. Then there was the matter of a commission on the ice and towels supplied to patrons, which would run anywhere from 25 per cent. upward.

Nowadays under the new system the janitor gets \$50 to \$100 a month. He is under the control of the assistant manager of the building, and he in turn is subject to the manager where there are several properties under one control. There is a purchasing agent directly under the eye of the manager, who buys all supplies, and these are checked carefully. He buys the ice and other necessities for the use of patrons, and the big companies exact a commission running up to 25 per cent. for the service. The same attention is given to the engineering department, where all supplies are checked over and approved by the supervising manager. It was formerly the custom for engineers to complain about the quality of the coal furnished for their boilers, but that has been overcome by a method that the most cunning of the profession cannot circumvent.

In all the big modern buildings the coal is now subject to chemical analysis, samples being taken from each shipment. If the engineers kicked and the analysis showed a good grade of coal was being furnished explanations would be in order, and the same would be the inevitable outcome if the engineer found no fault even though the analysis showed a preponder-

ance of slate in the fuel he was using. The knowledge that such a system is now in operation generally has done away with a good deal of the complaints which were so frequently heard in connection with the coal question. It is the same in every other department and means that the business principles so successful in other fields of endeavor are being employed with perfect success in the management of buildings.

The system of tipping has been reduced to a minimum in most of the best corporations, no Christmas presents from anybody with an office in the building, though that doesn't mean that no presents are made, for there are no more liberal givers of gratuities than these same corporations, and faithful service is invariably rewarded, but the petty grafting that formerly prevailed is a thing of the past. —"Building Management."

Regulations for Real Estate Commissions.

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

SALES.

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

- For selling real estate within the limits of the Borough of Manhattan. 1%
- For selling real estate within the limits of the Borough of the Bronx, Brooklyn and Queens.....1½% to 2½%
- For selling real estate within the limits of the Borough of Richmond2½% to 5%
- For selling leaseholds within the limits of the Boroughs of Manhattan, Bronx and Brooklyn.. 2%
- For selling real estate in the suburbs of Greater New York.....2½%
- For selling acreage within the limits of Greater New York.....2½% to 5%
- For selling country property..... 5%
- For selling leases and leaseholds in the suburbs of Greater New York.. 5%
- For selling plots of acreage in the western and southern parts of the United States 5%
- For procuring Mortgage loans, 1%, or by agreement

For exchanging, the full selling commission shall be paid by each side.

No sales shall be made for a commission of less than \$100.

Should title of property prove imperfect,

whereby a sale cannot be consummated, the claim for commission shall not be invalidated thereby.

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

LEASING AND MANAGEMENT OF PROPERTY.

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

- On renting and collecting, excepting by special agreement..... 5%
- Renting for a term under three years, on first year's rental.....2½%
- Renting for a term of three years and upward but not exceeding 21 years, on gross rental..... 1%
- Renting country property, first year. 5%
- Renting each subsequent year to same party2½%

For renewals of leases..By special agreement between the parties.

For leasing real estate (with privilege of purchase) the regular leasing commission; and in case of sale 1% on sale price, less rental commission, for the unexpired term of lease.

OFFICIAL APPRAISEMENTS.

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For terms and other information, address Chairman Appraisal Committee.

REAL ESTATE BOARD OF BROKERS,
115 Broadway.

A New Trolley Line.

The most important trolley line in the Borough of the Bronx, the 149th street crosstown line, will be opened to the public on Saturday, October 22, at 1.30 p. m. Arrangements are now under way by the various property owners' associations of the 23d Ward for elaborate ceremonies. Chairman Julius H. Haas, of the special committee of the Twenty-third Ward Property Owners' Association of the Bronx, has charge. It was due to the good promotion work of this association and its executive members that this important trolley line was built.

RECORD SECTION

of the

RECORD AND GUIDE

This section includes all recorded Conveyances, Mortgages, Leases, Auction Sales, Legal Sales, Judgments in Foreclosure Suits, Lis Pendens, Foreclosure Suits, Mechanics' Liens, Building Loan Contracts, Satisfied Mechanics' Liens and Chattel Mortgages (affecting Real Estate), Judgments and Satisfied Judgments in the Boroughs of Manhattan and Bronx.

Vol. LXXXVIII

New York, October 14, 1911

(94) No. 2274

BLOCK AND LOT INDEX OF RECORDED CONVEYANCES

The following is the block and lot order of the Recorded Manhattan Conveyances arranged numerically or the current week.

The first figure indicates the official Block number.

The second figure indicates the official Lot number of the property changing ownership.

30-18	643-31	1321-39	1651-35	1902-38
37-53	724-34	1345-42	1653-21-23	1938-6
115-22	735-15-15 1/2	1369-18 1/2	1667-42	1939-38 1/2
153-1	820-26	1395-42	1672-13 & 16	1943-26
249-74	836-23 & 57	1410-5-8	1717-49	1960-42
260-35	896-12-14	1422-38	1728-51	1963-19
282-64	1039-19	1428-3	1733-6 & 39	1982-50
322-21	1044-6-7	1445-13	1757-47	2009-8
325-13-14	1048-18	1498-61	1769-8-9	2050-131
348-22	1064-21	1508-44	1791-11 1/2	2066-55-56
349-39	1066-9	1534-41	1792-2	2077-53
385-63	1153-41-43	1568-18	1796-5	2116 pt lt 11
391-53-54	1154-17	1582-35	1801-22	2116-19-21
409-41	1181-17-16	1594-46	1804-5-18-39-45 &	2122-12
415-30	1225-52	1601-27 & 51	pt lt 19	2123-7-8 & 57-58
535-47	1268-19	1627-41	1827-7-8	2145-22
588-4	1272-47-48	1631-43	1864-39	2177-58
591-21	1283-59-60	1632-10	1881-4	3402-230
636-5	1318-20			

EXPLANATION OF TERMS USED AND RULES FOLLOWED IN COMPILING RECORDS.

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

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

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

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

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

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

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

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

essed value of the property, the first figures being for the lot only and the second figures representing both lot and building. Letter P before second figure indicates that the property is assessed as in course of construction. Valuations are from the assessment roll of 1910.

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

Flats and apartment houses are classified as tenements.

Residences as dwellings.

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

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

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

KEY TO ABBREVIATIONS USED.

A.L.—all liens
ano—another
av—avenue
admr—administrator
admtrx—Administratrix
agmt—Agreement
A—assessed value
adj—adjoining
apt—apartment
assign—assignment
agt—against
atty—attorney

bk—brick
B & S—Bargain and Sale
bldg—building
b—basement
blk—block
Co—County
C a G—covenant against grantor
Co—Company
constn—construction
con omitted—consideration omitted
corp—corporation
cor—corner
c l—centre line
ct—court
dwg—dwelling
decd—deceased
e—East
exr—executor
extrx—executrix
et al—used instead of several names
foreclos—foreclosure
fr—frame
ft—front
individ—individual
irreg—irregular
impt—improvement
installs—installments
mtg—mortgage
mos—months
mfg—manufacturing
Nos—numbers
n—north
nom—nominal
pl—place
P M—Purchase Money Mortgage.
Q C—Quit Claim
R T & I—Right, Title & Interest
rd—road
re mtg—release mtg
ref—referee
sl—slip
sq—square
s—south
s—side
sty—story
sub—subject
strs—stores
stn—stone
st—street
T S—Torrens System
tns—tenements
w—west
y—years
O C & 100—other consideration and \$100
&—and
&c—and so forth
%—per cent.

THE TITLE INSURANCE CO., OF NEW YORK

135 Broadway, Manhattan CAPITAL AND SURPLUS, \$3,000,000
and 203 Montague St., Brooklyn
Examines and Insures Titles to Real Estate on Sales and Loans, and Deals in Mortgages

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GERHARD KUEHNE Jr., Ass't Treas.
Hon ABRAHAM R. LAWRENCE, Counsel

Fred'k G. Hobbs, Pres. Fred'k H. Birch, Treas.
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SLAWSON & HOBBS

Real Estate
162 WEST 72D STREET

ADVERTISED LEGAL SALES.

OCT. 14.

No Legal Sales advertised for this day.

OCT. 16.

75TH st, 132 W, ss, 341 w Col av, 16x100, 4-sty & b stn dwg; Kate M Henne agt Mary L Henne et al, as comm; Jos S Wood, atty, Mt Vernon, N Y; Chas J Leslie, ref. (Partition.) By Joseph P Day.

103D st, 307 E, ns, 150 e 2 av, 25x100.11, 4-sty bk tnt & str; American Mortgage Co agt Irving Bachrach et al; Bowers & Sands, attys, 31 Nassau; Robt L Morrell, ref. (Amt due, \$13,245.74; taxes, &c, \$602.64.) Mtg recorded Aug26'05. By Joseph P Day.

120TH st, 215 E, ns, 175 e 3 av, 20x100.10, 4-sty bk tnt & str; Mary A Pettit agt Mary A Meagher et al; Peter B Hanson, atty, 55 Liberty; Jas Oliver, ref. (Amt due, \$7,453.56; taxes, &c, \$243.66.) Mtg recorded July5'03. By Joseph P Day.

165TH st, 470-2 W, ss, 200.7 e Ams av, runs s56.6xw7xs46.5xe50xn102.11xw49.4 to beg, 5-sty bk tnt; Lambert Suydam agt Mary Farmer et al; Wm R Adams, atty, 25 Broad; Jas A Foley, ref. (Amt due, \$36,897.84; taxes, &c, \$2,800; sub to two pr mtgs aggregating \$15,000.) Mtg recorded Aug3'06. By Joseph P Day.

OCT. 17.

Cherry st, 484, nwc Corlears (No 25), 21 x50, 7-sty bk loft & str bldg; Harriet A Anderson agt Jos Klein et al; Ellery O Anderson, atty, 25 Broad; Alexander A Mayer, ref. (Amt due, \$13,221.21; taxes, &c, \$389.08.) Mtg recorded Feb29'08. By Joseph P Day.

Corlears st, 25; see Cherry, 484.

11TH st, 615 E, ns, 218 e Av B, 25x103.3, 5-sty bk tnt & str; Henry Say agt Nathan Kohn et al; P Chauncey Anderson, atty, 25 Broad; Robt H Koehler, ref. (Amt due, \$23,695.18; taxes, &c, \$916.77.) Mtg recorded Dec28'05. By Joseph P Day.

OCT. 18.

Vestry st, 41, ss, 206.1 e Hudson, 30.6x 87.7, 6-sty bk loft bldg; Elias N Mallouk agt Newtown Construction Co et al; Ferris & Dannenberg, attys, 2 Rector; Robt S Conklin, ref. (Amt due, \$15,263.68; taxes, &c, \$1,564.40; sub to a mtg of \$40,000.) Mtg recorded June8'09. By Joseph P Day.

111TH st, 35 W, ns, 539 w 5 av, 31x100.11, 5-sty bk tnt; Walter F Kingsland agt Jno T Martin et al; Frederic deP Foster, atty, 44 Wall; Wm S Bennet, ref. (Amt due, \$35,149.92; taxes, &c, \$1,400.) Mtg recorded May31'99. By Daniel Greenwald.

111TH st, 31 W, ns, 479 w 5 av, 30x100.11, 5-sty bk tnt; Cornelius F Kingsland agt Jno T Martin et al; Action No 1; same atty; Geo A Ellis, ref. (Amt due, \$34,665.12; taxes, &c, \$1,350.) Mtg recorded May31'99. By Daniel Greenwald.

111TH st, 33 W, ns, 509 w 5 av, 30x100.11, 5-sty bk tnt; Same agt same; Action No 2; same atty; Wm S Bennet, ref. (Amt due, \$34,634.72; taxes, &c, \$1,525.) Mtg recorded May31'99. By Daniel Greenwald.

OCT. 19.

Albany st, 22, ss, 65.11 e West, 18.8x53, 3-sty bk loft & str bldg; Wm C Cox agt West Side Improvement Co et al; D Solis Ritterband, atty, 43 Exchange pl; Stephen J Stillwell, ref. (Amt due, \$5,979.57; taxes, &c, \$562.52; sub to first mtg of \$28,000.) Mtg recorded Aug19'09. By Joseph P Day.

Broome st, 376; see South, 166-8.

Broome st, 396; see South, 166-8.

Grand st, 466-70; see South, 166-8.

Houston st, 78-80 E; see South, 166-8.

Maple st, ss, 100 e Av A, 25x100, Williamsbridge; Mary R Dolan et al agt Co-operative Construction Co of Williamsbridge et al; Jas J Fitzgerald, atty, 2 Rector; Chas J Leslie, ref. (Amt due, \$11,061.15; taxes, &c, \$661.26.) By Joseph P Day, at 3156 3 av.

Prince st, 20; see South, 166-8.

South st, 166-8, ns, 60.2 e Dover, runs n 143 to Front (No 267), xe22.9xsel16.4xsw 28.5xw50.7 to beg, 2-sty bk storage; also GRAND ST, 466-70, ns, 24.10 e Pitt, 49.10x 100, two 2-sty bk strs, 1-sty ext & 3-sty bk loft & str bldg; also BOWERY, 10, ws, 80.4 n Doyer, 17x79.10x17.1x79.10, 1 & 2-sty bk & fr tnt & str; also BOWERY, 193, es, 125 n Delancey, 25.1x99.11x25x98.9, 4-sty bk bldg & str; also BROOME ST, 376, ns, 50.9 w Mott, 25.2x106.5x25x111.7, 6-sty bk loft & str bldg; also BROOME ST, 396, ns, 75.11 w Mulberry, 25.1x94.7x30.7x117.2, 3-sty bk loft & str bldg; also SPRING ST, 34-6, ss, 50.9 w Mott, 51.1x136.1x49.7x125.9, 2 2-sty bk & fr str & 1-sty fr bldg in rear

also PRINCE ST, 20, ss, 47.3 w Elizabeth, 23.11x123.1x23.5x117.9, 3-sty fr tnt & str & 2-sty fr tnt in rear; also HOUSTON ST, 78-80, E, ns, 42 e Elizabeth, runs ne38.1x n38xe41.11xsw15.2 x se—xsw27.1 x sw38.1 x nw44.10 to beg, two 3-sty bk bldgs & str; Alice L Gautier agt Pierre Lorillard et al; T Elliott Hodgskin, atty, 20 Nassau; Chas H Hyde, ref. (Partition.) By Joseph P Day.

Spring st, 34-6; see South, 166-8.

16TH st, 512 E, ss, 195.6 e Av A, 25x 103.3, 4-sty bk tnt & str with 3-sty bk rear tnt; Mary A Mahon agt Vincenzo Cuiti et al; Robt J Mahon, atty, 154 Nassau; Sydney W Stern, ref. (Amt due, \$3,286.95; taxes, &c, \$388.68; sub to a mtg of \$12,000.) Mtg recorded Jan22'09. By Joseph P Day.

165TH st, 302-14, ss, 27.1 e College av, runs s 28.10 x w .07xs50.11xe139.4xn88.9xw 138.11 to beg, seven 3-sty bk dwgs; Adolph Altman agt Mountain Construction Co et al; Saml A Singerman, atty, 35 Nassau; Aaron J Levy, ref. (Amt due, \$5,095.05; taxes, &c, \$2,658.51; sub seven mtgs aggregating \$63,000.) By Joseph P Day, at 3156 3 av.

Bowery, 10; see South, 166-8.

Bowery, 193; see South, 166-8.

OCT. 20.

Faile st, nwc Gilbert pl; see Gilbert pl, nwc Faile.

Gilbert pl, nwc Faile, 25x100, vacant; Broad Realty Co agt Jesse M Samilson Realty & Construction Co et al; Chas H Friedrich, atty, 35 Nassau; P Tecumseh Sherman, ref. (Amt due, \$1,662.91; taxes, &c, \$52.74; sub to first mtg of \$3,000.) By Herbert A Sherman, at 3156 3 av.

165TH st, see Jackson av; see Jackson av, 1004-1008.

Jackson av, 1004-8, sec 165th (No 720), 100x20, 3-sty fr tnt & str; Marie T Dunn-Rousset agt Mary J Cuddy et al; Clarence C Fowler, atty, 41 Park Row; Jos M Shell-abarger, ref. (Amt due, \$1,225.98; taxes, &c, \$164.80.) By Joseph P Day, at 3156 3 av.

OCT. 21.

No Legal Sales advertised for this day.

OCT. 23.

122D st, 306 E, ss, 100 e 2 av, 18.4x100.11, 4-sty bk tnt; Jno McKee agt Benj F Thomas et al; Worcester, Williams & Saxe, attys, 30 Broad; Chas D Donohue, ref. (Amt due, \$1,804.95; taxes, &c, \$495.) By Joseph P Day.

139TH st, swc 5 av; see 5 av, swc 139th.

5TH av, swc 139th, 99.11x100, Vacant; Anna Sands agt Irving Bachrach et al; Bowers & Sands, attys, 31 Nassau; Wm S Bennet, ref. (Amt due, \$6,298.36; taxes, &c, \$2,128.71; sub to a pr mtg \$27,000.) By Herbert A Sherman.

AUCTION SALES OF THE WEEK.

The following is the complete list of property sold, withdrawn or adjourned during the week ending Oct. 13, 1911, at the New York Real Estate Salesroom, 14 and 16 Vesey st, and the Bronx Salesroom, 3156 3 av. Except where otherwise stated, the properties offered were in foreclosure. Adjournment of legal sales to next week are noted under Advertisd Legal Sales.

*Indicates that the property described was bid in for the plaintiff's account.

JOSEPH P. DAY.

Benson pl, ws, 61.3 n Leonard; see Bway, 354.

Crosby st, 94-6; see Bway, 597.

Fox st, swc 163, 100x109.6x100x108.1, 6-sty bk tnt & str. (Amt due, \$31,773.05; taxes, &c, \$4,300; sub to a mtg of \$115,000.) Utility Realty Co. 150,658

Monroe st, 231, (*) ns, 119.6 e Scammel, 24x96, 5-sty bk tnt. (Amt due, \$2,235.55; taxes, &c, \$121.30; sub two mtgs aggregating \$32,500; sub lien of \$1,679.35.) Sophie Gruenstein. 40,413

Monroe st, 233, (*) ns, 143.6 e Scammel, 24x96, 5-sty bk tnt. (Amt due, \$2,223.17; taxes, &c, \$90.50; sub to two pr mtgs aggregating \$32,500; sub lien of \$1,688.59.) Sophie Gruenstein. 40,413

Mercer st, 170; see Bway, 597.

3D st, 11 E, ns, 300 w 2 av, 25x83.9, 5-sty bk tnt & str. (Amt due, \$28,149.42; taxes, &c, \$1,430.91.) Wm H Schmoehl. \$28,750

26TH st, 334 E, (*) ss, 150 w 1 av, 25x 98.9, 5-sty bk tnt & str. (Amt due, \$4,755.25; taxes, &c, \$666.81; sub to first mtg \$19,000.) Julia Hoffmann. 22,759

48TH st, 324 E, ss, 325 w 1 av, 25x100.5, 5-sty bk tnt. (Amt due, \$15,406.93; taxes, &c, \$818.60.) Geo Scarabellich & E Cough. 13,100

50TH st, 231 E, ns, 265 w 2 av, 29x100.5, 6-sty bk tnt (voluntary). Bid in at \$48,100.

99TH st, 118-20 W, (*) ss, 249 w Col av, 42x100.11, 5-sty bk tnt. (Amt due, \$11,609.32; taxes, &c, \$1,005; sub to a prior mtg of \$42,250.) Wm I Young. 52,660

103D st, 303 E, (*) ns, 100 e 2 av, 25x 100.11, 4-sty bk tnt & str. (Amt due, \$13,278.78; taxes, &c, \$100.) Lillie McC Hartigan. 13,100

103D st, 305 E, (*) ns, 125 e 2 av, 25x 100.11, 4-sty bk tnt & str. (Amt due, \$13,311.23; taxes, &c, \$650.) Lillie McC Hartigan. 13,500

134TH st, 64 E, (*) ss, 140 w Park av, 37.6x99.11, 6-sty bk tnt. (Amt due, \$10,837.33; taxes, &c, \$—; sub to a mtg of \$28,500.) Henry H Jackson. 38,500

138TH st, 523 W, (*) ns, 300 w Ams av, 50x99.11, 5-sty bk tnt. (Amt due, \$59,092.31; taxes, &c, \$2,376.95.) Andrew Wilson, Trste. 60,000

152D st, 400; see Melrose av, 622-6.

Broadway, 354, es, 61 n Leonard, 26x175 to Benson pl, x26.1x175, 5-sty bk loft & str bldg. (Partition.) Sidney Harris. 128,300

Broadway, 924-6, es, 22.2 n 21st, 40x113.3 x38.8x102.7, 4-sty bk loft & str bldg. (Partition.) Douglas Robinson, Chas S Brown Co, for a client. 250,000

Broadway, 597, ws, 127 s Houston, 25x 199.11 to Mercer (No 170), 5-sty stn loft & str bldg. (Partition.) Douglas Robinson, Chas S Brown Co, for a client. 102,750

Broadway, 558, es, 98 s Prince, runs s 27xe99.9xs25.3xe99.9 to Crosby (Nos 94-6), xn50.1xw199.6 to beg, 4-sty bk loft & str bldg. (Partition.) Douglas Robinson, Chas S Brown Co, for a client. 122,100

Jackson av, 700, es, at ws Westchester av (Nos 695-7), 53.11x31.3x39.8, gore, 4-sty bk office & str bldg. (Amt due, \$11,836.47; taxes, &c, \$315.80.) Brocova Realty Co. 12,450

Melrose av, 622-6, sec 152d (No 400), 114.4x20, 3-sty fr tnt & str & three 2-sty fr tnts & str. (Amt due, \$9,702.92; taxes, &c, \$250.) Withdrawn.

Westchester av, 695-7; see Jackson av, 700.

BRYAN L. KENNELLY.

Crotona av, 2340, es, 400 n 183d, 20x100, 2-sty bk dwg. (Amt due, \$7,225.51; taxes, &c, \$130.70.) Frank Willetts. 7,820

HERBERT A. SHERMAN.

47TH st, 231-45 E; see 2 av, 883.9-.

145TH st, 751; see Concord av, 442.

Concord av, 442, (*) nec 145th, (No 751), 22.1x100x23.1x100, vacant. (Amt due, \$3,346.62; taxes, &c, \$308.71.) Henry W Rupert. 3,000

2D av, 883-9, nwc 47th (Nos 231-45), runs n100.5xw300xs19.4xse72.9xs74.9xe227.6 to beg, two 5-sty bk tnts & str & three 4 & 5-sty bk stable. (Amt due, \$61,344.85; taxes, &c, \$36,388.16; sub to prior mtg \$225,000.) Adj to Oct. 25.

L. J. PHILLIPS & CO.

74TH st, 35 W, ns, 340 e Col av, 20x 102.2, 4-sty & b stn dwg (voluntary). Withdrawn.

Total	\$1,100,282
Corresponding week, 1910....	1,165,318
Jan. 1, 1911, to date.....	37,105,556
Corresponding period, 1910....	44,682,141

VOLUNTARY AUCTION SALES

JOSEPH P. DAY.

OCT. 16.

145TH st, 201 W, nwc 7 av (Nos 2504-06), 80x100, two —sty bk tnts.

204TH st W, swc Post av, 200x250x ir-reg, vacant.

Post av, swc 204th, see 204th, swc Post av.

Sherman av, ns, blk front bet Academy & 204th, —x—, vacant.

7TH av, 2504-6, see 145th, 201 W.

BRYAN L. KENNELLY.

OCT. 18.

11TH st, 358-60 W, ss, 146 w Washington, 44x100.3, 3-sty & b bk tnt & 1-sty bk stable.

27TH st, 422 W, ss, 475 e 10 av, 24.7x 98.9, 5-sty & b bk & str tnt.

111TH st, 103 & 113 E, 15.11x100.11 each, two 3-sty & b stn dwgs.

CONVEYANCES

Borough of Manhattan.

OCT. 6, 7, 9, 10 & 11.

Allen st, 131, (2:415-30) ws, abt 150 s Rivington, 25x87.6, 5-sty bk stable; Solomon Salzman to Michl & Solomon Henig, 214-16 E 2; AL; Jan21'09; Oct10'11; A\$19,000-30,000. O C & 100

Bedford st, 88 (99), (2:588-4) es, abt 75 n Barrow, 24.10x68.8x24.6x67, ss, 3-sty bk tnt; Lena Michel to Otto A Leister, 50 Bushwick av, Bklyn; mtg \$5,000; Sept20; Oct10'11; A\$7,500-8,500. nom

Cathedral Parkway, (7:1864-39) ss, 150 w Col av, 100x100, vacant; Oriental Bank to Sumner Gerard, 101 Park av; B&S; mtg \$42,000; Oct10'11; A\$82,000-82,000. O C & 100

Cathedral Parkway, (7:1864); same prop; Sumner Gerard to Old Lyceum Bldg Co, 60 Bway; B&S; mtg \$42,000; Oct10'11. O C & 100

Cherry st, 177, (1:249-74) ss, 94.4 e Mar- ket sl, 18x60, 3-sty bk tnt & str; Ethel C wife of & Lawrence M Kortright to Jno A Weeks, at Oyster Bay, LI, & Bernard Golden, 4820 13 av, Bklyn; AL; Oct2; Oct 10'11; A\$4,200-5,000. 100

Cathedral Parkway, see Bway, see Broadway, 2828-34.

Clinton st, 87, (2:348-22) ws, 100 s Riv- ington, 25x100, 5-sty bk tnt & str; Holz- man Realty Co to Jos Holzman, 149 W 122; mtg \$40,000; Jan31; Oct10'11; re-re- corded from Feb2'11; A\$28,000-40,000. O C & 100

Clinton st, 148, see Division, 32-4.

Clinton st, 66, (2:349-39) es, 78.10 n Riv- ington, 21.2x75, 3-sty fr stable; Sol Salz- man to Sol & Michl Henig, 214-16 E 2; AL; Jan21'09; Oct10'11; A\$17,000-22,000. O C & 100

Catherine st, 31, see Division, 32-4.

Croton st, (8:2123-8) ss, 214.5 w Ams av, 25x86.9 to 165th (No 513) x25x87, va- cant; A\$4,000-4,000; also CROTON ST, (8:- 2123-7) ss, 239.5 nw Ams av, 25x86.4 to 165th (No 515) x25x86.9, vacant, except pts for 165th; Nassau Mtg Co to Anna Rush, 510 W 184; mtg \$7,000; Oct4; Oct7'11; A \$4,600-4,600. O C & 100

Croton st, ss, 239.5 nw Ams av, see Croton, ss, 214.5 w Ams av.

Chambers st, 53-63, see Bway, 274-88.

Division st, 32-4, (1:289-30) ns, abt 105 w Chrystie, 27x122.6x26.3x134.11, es, 5-sty bk tnt & str; A\$25,000-35,300; also CATHERINE ST, 31, (1:277-52) es, abt 75 s Henry, 25.1x112.1x25x109.6, ss, 5-sty bk tnt & str; A\$20,000-32,000; also HENRY ST, 229, (1:286-11) ns, 205.6 w Montgom- ery, 26.2x87.6, 6-sty bk tnt & str; A\$18,- 500-38,000; also CLINTON ST, 148, (2:346- 41) es, 101.4 s Broome, 25.2x130x25.5x100, 5-sty bk tnt & str; A\$27,000-41,000; re- dower; Helen wife Edw Banner to Saml Banner, 220 Henry; June19; Oct6'11. nom

East Broadway, 114, (1:282-64) ns, abt 20 w Pike, 21.2x75x21.3x75, 4-sty bk tnt & str; Fannie Jacobs to Jacob Katz, 1236 Mad av; Alfred Katz, 18 E 60; Harry Katz, 600 W 145, & Louis Katz, 858 Fox; QC; Sept19; Oct7'11; A\$17,500-24,000. nom

East Broadway, 114; Jacob Katz et al to Lippman Katz Estate, a corp, 114 E Bway; QC; Sept19; Oct7'11. nom

Grove st, 74, (2:591-21) old ss, 15.6 w 4th, 19.5x91.4x25x91.2 ws 4-sty bk tnt & str with 1-sty ext; A\$9,000-17,000; also GROVE ST, (2:591) new ss, 15.6 w 4th, 19.5x1.7 to old ss of Grove x19.5x0.8; El- mer C Hazard & Pearl W his wife to Florence A Hazard, on Sycamore av, at Shrewsbury, NJ; 3-28 pts; mtg \$5,000; July1; Oct10'11. 2,000

Grove st, 74; Annie V White to same; mtg \$15,000; Aug2; Oct10'11. 27,000

Horatio st, 105-7, (2:643-31) ns, 150 e West, 50x81.6; Henry & Hyman Sonn to Saml V Hoffman, at Morristown, NJ; mtg \$15,000; Oct10'11; A\$19,000-20,300. O C & 100

Houston st, 493-5 E, (2:325-13-14) ss, 40 e Goerck, 40x75, two 4-sty fr bk ft tnts & str & 2-1-sty fr bldgs in rear; Celia Isman to Morris Chinchuk, 495 E Hous- ton; AL; July25; Oct9'11; A\$18,000-21,000. 100

Houston st, 493-5 E, (2:325-13-14) ss, 40 e Goerck, 40x75, 2 4-sty fr bk ft tnts & str & 2 1-sty fr bldgs in rear; Morris Chinchuk to Celia Isman, 634 E 5; AL; Oct10'11; A\$18,000-21,000. 100

Henry st, 229, see Division, 32-4.

Jackson st, 51, (1:260-35) ws, abt 50 s Cherry, 25x75, 4-sty bk tnt & str & 3-sty bk tnt in rear; Alfred N Gitterman to Grace J Daggett, 156 W 65; AL; Oct10; Oct11'11; A\$9,500-14,000. nom

Jackson st, 51, (1:260-35) ws, abt 50 s Cherry, 25x75, 4-sty bk tnt & str & 3-sty bk tnt in rear; Annie Abrahams to Alfred N Gitterman, 111 W 225; AL; Oct 3; Oct9'11; A\$9,500-14,000. nom

Ludlow st, 94, (2:409-41) es, 138 s De- lancey, old line, 24.6x87.6, 5-sty bk tnt & str; Fannie Jacobs to Jacob Katz, 1236 Mad av; Alfred Katz, 18 E 60; Harry Katz, 600 W 145, & Louis Katz, 858 Fox; QC; Sept19; Oct7'11; A\$22,500-30,000. nom

Ludlow st, 94; Jacob Katz et al to Lipp- man Katz Estate, a corp, 114 E Bway; ½ pt; AT; QC; Sept19; Oct7'11. ½

Mangin st, 25, (2:322-21) ws, 175 s De- lancey, old line, 25x100, 5-sty bk tnt; Ada M Parks to R Willis Heard, at Savannah, Ga; mtg \$13,000; Oct6; Oct7'11; A\$12,000- 18,000. nom

Mercer st, 256, see Pearl 106.

New Chambers st, 55, (1:115-22) nes, at ws Roosevelt (No 59), being abt 27.3 on New Chambers & 20.2 on Roosevelt, 5-sty bk tnt & str; Rudolph L Blumenthal to Fanny Mandelbaum, 733 Prospect av; ½ pt; AT; Sept30; Oct11'11; A\$5,000-6,000. O C & 100

Old slip, 3-5, see Pearl, 106.

Pearl st, 106, (1:30-18) ses, at sws Old sl, Nos 3-5, 19x45.8, 4-sty bk tnt & str; A \$32,000-36,000; also WALL ST, 120, (1:37- 53), nec South (Nos 59-63), 38x30.2x39.10x 30, 4-sty bk tnt & str; A\$51,000-55,000; also 4TH ST, 14, (2:535-47) see Mercer (No 256), 22x80.5, 8 & 9-sty bk loft & str bldg; A\$43,000-80,000; Anna R Schutte & ano to Ranken Realty Co, Second Natl Bank Bldg, Hoboken, NJ; B&S; mtgs \$95,- 000 & AL; Feb24; May27'11. Corrects er- ror in issue of June3 when Pearl st No was 6. O C & 100

Reade st, 31-41, see Bway, 274-88.

Roosevelt st, 59, see New Chambers, 55.

South st, 59-60, see Pearl, 106.

West st, 393, see Weehawken, 6.

Wall st, 120, see Pearl, 106.

Weehawken st, 6, (2:636-5) ws, 60.6 s 10th, 25.3x28.10 to West (No 393), 2-sty fr tnt & str; Edmund R Terry to Wyllys Terry, 129 W 35; AT; Sept25; Oct10'11; A\$9,000-9,500. 500

2D st, 214-6 E, (2:385-63) ns, 74.9 e Av B, 60x111.10, 6-sty bk loft & str bldg with 3-sty bk hall ext; Solomon Salzman to Solomon & Michl Henig, 214-6 E 2; AL; Jan21'09; Oct10'11; A\$55,000-100,000. O C & 100

4TH st, 14 W, see Pearl, 106.

8TH st, 311-3 E, (2:391-53-54) ns, 239.1 e Av B, 41.3x69.10, 2 4-sty bk tnts & str; Fannie Cohn to Sarah McCauley, 318 E 79; mtg \$28,000 & AL; Oct4; Oct10'11; A \$22,000-25,500. O C & 250

14TH st, 225 E, (3:896-12) nes, 263.6 se 3 av, 28.6x100, with AT to strip 3.3 in width along rear, 5-sty bk tnt; mtg \$25,- 000 & AL; A\$25,500-39,000; also 14TH ST, 227 E, (3:896-13) nes, 292 se 3 av, 28.6x 103.3, 5-sty bk tnt; mtg \$32,500 & AL; A \$25,500-39,000; also 14TH ST, 229 E, (3:- 896-14) nes, 320.6 se 3 av, 28.6x103.3, 5-sty bk tnt; mtg \$32,500 & AL; Solomon Cohen to Wm Cohen, 30 W 119; ¾ pts; B&S; Oct5; Oct6'11; A\$25,500-39,000. O C & 100

14TH st, 227-9 E, see 14th, 225 E.

18TH st, 19-23 W, see 19th, 22-8 W.

19TH st, 22-8 W, (3:820-26) ss, 320 w 5 av, runs s, 92xw14.7xs92 to ss 18th (Nos 19-23) xw75x184 to 19th xe9.11 to beg, 11-sty bk loft & str bldg; St Johns Park Realty Co to N Y Pennsylvania Real Es- tate Associates, 111 Bway; mtg \$550,000 & AL; Oct6'11; A\$360,000-850,000. O C & 100

34TH st, 13-5 W, (3:836-23-57) ns, 325 w 5 av, 50x126.6, with easement or right of way 12 ft wide from rear of No 15 & runs n71 to ss 35th at pt 363 w 5 av, 8-sty stn str; Frank A Seitz Realty & Const Co to Fredk J Seitz, at Ossining, NY; mtg \$725,000 & AL; Aug7; Oct10'11; A\$721,000- 806,000. O C & 100

35TH st W, ss, 363 w 5 av, see 34th, 13-5 W.

37TH st, 435 W, (3:735-15-15½) ns, 450 w 9 av, 25x74.5, 4-sty bk tnt; Michael Leonard to Daniel McGarry, 204 W 17; June26'11; Oct11'11; A\$10,000-13,000. nom

37TH st, 435 W, Danl McGarry to Michl Leonard, 442 St Nich av; June26; Oct11 '11. nom

44TH st, 241 E, (5:1318-20) ns, 130 w 2 av, 25x109x28.5x95.11, 5-sty bk factory; Emile Baumgarten et al to Jacobson & Co, 241 E 44; mtg \$21,000; Oct2; Oct6'11; A\$10,500-21,000. nom

44TH st, 241 E; Emile Baumgarten et al to same; QC; AL; Oct2; Oct6'11. nom

48TH st, 224 E, (5:1321-39) ss, 331.4 w 2 av, 18.8x100.5, 3-sty & b stn dwg; Richd G P Dieffenbach, EXR Richd G L Dieffen- bach to Margt A Hornidge, 224 E 48; mtg \$3,000; Sept28; Oct6'11; A\$7,500-10,000. O C & 12,500

48TH st E, (5:1283) ss, 94.9 w Mad av, a strip 0.3x100.5; Warren Pond, EXR, &c, Wm A Pond to Saml K Jacobs, 12 W 83; June30; re-recorded from July21'11; Oct6 '11. 25

48TH st, 18-20 E, (5:1283-59-60) ss, 69.9 w Mad av, 50.3x100.5, 4-sty & b stn dwg; Walter E Meyer to Advocate Realty Co, 80 Bway; B&S; mtgs \$195,000; Oct6; Oct7 '11; A\$160,000-178,000. O C & 100

48TH st, 329 W, (4:1039-19) ns, 314 w 8 av, 18x100.5, 4-sty stn dwg; Addie M Martin, 301 W 46, to Geo J Mehler, 331 W 48; mtg \$7,000; Sept5; Oct9'11; A\$12,000- 13,500. O C & 100

52D st, 29 (39) W, (5:1268-19) ns, 453.6 e 6 av, 17x100.5, 4-sty & b stn dwg; Thos J Keveney to Kath Keveney; mtg \$28,000; Sept18'06; Oct10'11; A\$46,000-55,000. nom

52D st, 29 W; Kath Keveney to Watson B Robinson, TRSTE in bankruptcy of Thos J & Hugh Keveney, individ & firm T J Keveney & Co, 323 W 74; B&S; mtg \$28,000 & AL; Sept25; Oct10'11. nom

53D st, 324 E, (5:1345-42) ss, 254.4 e 2 av, 23.10x100.5, 4-sty bk dwg; J Gabriel Britt, EXR Margt Fischer to Henry Auer, 2581 Marion av; ½ pt; mtg \$1,000; Oct9; Oct10'11; A\$9,500-13,000. 5,000

53D st, 351-3 W, (4:1044-6-7) ns, 129 e 9 av, 59.7x51.10x59.7x51.9, 2 4-sty bk tnts; Pauline Dalton to Geo Latour, 368 W 50; mtg \$15,000 & AL; Oct10; Oct11'11; A \$16,- 000-22,000. O C & 100

54TH st, 419 W, (4:1064-21) ns, 275 w 9 av, 25x100.5, 1-sty bk & fr stable; Wm J Quencer to Jno T Brook, at Pelham, NY; mtg \$11,000; Nov11'10; Oct7'11; A\$9,000- 10,300. nom

56TH st, 443 W, (4:1066-9) ns, 200 e 10 av, 25x100.5, 5-sty bk tnt; Joel Jacobs to Saml Williams, 71 W 113, & Saml Grod- ginsky, 60 E 93; mtg \$17,000; Oct5; Oct6 '11; A\$11,000-22,000. O C & 100

57TH st, 327 W, (4:1048-18) ns, 353 w 8 av, 25x100.5, 4-sty & b stn dwg with 1-sty ext; Louisa Horeis to Henry Moel- ler, 341 W 57; mtg \$37,000; Sept29; Oct 9'11; A\$28,000-41,000. O C & 100

57TH st, 449 E, (5:1369-18½) ns, 145.5 w Av A, 18x100.4, 3-sty & b stn dwg; Lederle Antitoxin Laboratories to Harry D Gill, 337 E 57; mtg \$7,000; Oct6'11; A \$7,500-11,000. 100

57TH st, 12 W, see 57th, 10 W.

57TH st, 10 W, (5:1272-47) ss, 228 w 5 av, 22x100.5, 4-sty & b stn dwg; mtg\$130,- 000; A\$100,000-125,000; also 57TH ST, 12 W, (5:1272-48) ss, 250 w 5 av, 25x100.5, 4-sty & b bk dwg with 3-sty ext; mtg\$190,- 000; A\$115,000-145,000; Chas SooySmith to Dreicer Realty Co, 560 5 av; Oct11'11. O C & 100

61ST st, 166 E, (5:1395-42) ss, 125 w 3 av, 20x100.5, 4-sty & b stn dwg; Saml P Hincley to Tarolinda Land Impt Co; Apr 30'10; Oct6'11; A\$20,060-27,000. nom

62D st, 212-6 W, (4:1153-41-43) ss, 200 w Ams av, 75x100.5, 3 5-sty bk tnts & str; A\$18,000-45,000; also 62D ST, 225 W, (4:1154-17) ns, 375 w Ams av, 25x100.5, 5-sty bk tnt; A\$6,000-16,000; Geo F Roesch, ref, to Abr A Silberberg, 63 E 93; FORECLOSED & dated Oct3; Oct10'11. 1,000

62D st, 212-16 & 225 W; Abr A Silber- berg to Star Mtg Co, 258 Bway; Oct9; Oct 10'11. nom

62D st, 225 W, see 62d, 212-6 W.

68TH st, 228 E, (5:1422-38) ss, 264.8 e 3 av, 18.2x100, 3-sty & b stn dwg; Nora M Moran to Sarah O'Halloran, 1082 Lex av; ½ pt; mtg \$12,500; Oct7; Oct9'11; A\$8,000- \$12,500. 100

68TH st, 228 E; same to Annie O'Hal- loran, 1602 20th, NW, Washington, DC; ½ pt; mtg \$12,500; Oct7; Oct9'11. O C & 100

69TH st, 329 W, (4:1181-16) ns, 400 w West End av, 25x100.5, 5-sty bk tnt; A\$8,- 000-16,000; also 69TH ST, 327 W (4:1181- 17) ns, 375 w West End av, 25x100.5, 5-sty bk tnt & str; A\$8,000-16,000; Israel Hor- witz to Jos Lippman, 102 York, Jersey City, NJ; mtg \$24,000; Oct5; Oct6'11. 100

69TH st, 327 W, see 69th, 329 W.

70TH st, 319 E, (5:1445-13) ns, 300 e 2 av, 25x100.5, 5-sty bk tnt & str; Fanny Gruen to Jonas Weil, 128 W 121, & Bern- hard Mayer, 41 E 72; AL; Oct6'11; A\$9,- 000-21,000. O C & 100

70TH st, 319 E, (5:1445-13) ns, 300 e 2 av, 25x100.5, 5-sty bk tnt & str; Benj J Weil to Fanny Gruen, 401 E 52; AL; Oct6 '11; A\$9,000-21,000. O C & 100

72D st, 164 W, (4:1143) ss, east line, be- ing 159 e Ams av, runs s102.2, owned by party 1st pt; also 72D ST, 162 W, (4:1143), adj above on e, owned by party 2d pt; party wall agmt; Brown Brothers Incor- porated Owners & Builders, a corp, 33 E 20 with Geo L Slawson, at Greenwich, Conn, & Fredk G Hobbs, 601 W 113; Feb 27; Oct11'11. nom

72D st, 162 W, see 72d, 164 W.

75TH st, 103-9 E, (5:1410-5-8) ns, 100 e Park av, 96.4x102.2, 4 5-sty stn tnts; Henry W Hodge et al to Jas C McGuire & Co, 50 Church; B&S & C a G; mtg \$99,000; Oct6; Oct7'11; A\$74,000-102,000. O C & 100

80TH st, 170 E, (5:1508-44) ss, 178 w 3 av, 22x102.2, 4-sty bk dwg, 2-sty ext; Geo Ludwig to Fritz Doerrhoefer & Barbara his wife, tenants by entirety, 1643 2 av; mtg \$18,000; Oct10; Oct11'11; A\$11,500-27,- 000. O C & 100

80TH st, 170 E, (5:1508-44) ss, 178 w 3 av, 22x102.2, 4-sty bk dwg, 2-sty ext; Venie J Peters individ, EXTRX, &c, Louisa Gru- newald to Geo Ludwig, 469 E 136; mtg\$18,- 000; Oct9; Oct11'11; A\$11,500-27,000. 28,500

86TH st, 538 E, (5:1582-35) ss, 198 w East End av, 20.3x102.2, 3-sty stn tnt; Ella Habermacher heir Anna Haberma- cher to Jost Habermacher, 538 E 86; QC; Aug3; Oct9'11; A\$6,500-13,000. nom

86TH st, 538 E; Lena Koch heir Anna Habermacher to same; QC; July31; Oct9 '11. nom

86TH st, 538 E; re dower; Eugenie G wife of Chas Wahlig to same; QC; July 31; Oct9'11. nom

86TH st, 538 E, (5:1582-35) ss, 198 w East End av, 20.3x102.2, 3-sty stn dwg; Jost Habermacher to Katharina Bolz, 538 E 86; mtg \$9,500; Oct9; Oct10'11; A\$6,500- 10,000. O C & 100

87TH st, 12-4 E, (5:1498-61) ss, 230 e 5 av, 76.8x100.8, 8-sty bk tnt; Jonas Weil et al to Capital Realty & Constn Co; mtg \$133,000; Sept16'10; Oct6'11; A\$140,000- \$—. nom

88TH st, 443-5, on map 445 E, (5:1568- 18) ns, 147 w Av A, 40x100.8, 6-sty bk tnt; Israel Berkowitz to Esther Rosenberg, 2 W 120; mtg\$47,000; Oct6; Oct7'11; A\$15,- 000-47,000. O C & 100

89TH st, 220 E, (5:1534-41) ss, 210 e 3 av, 25x100.8, 5-sty bk tnt; Benj M Gruen- stein to Fanny Gruen, 401 E 52; mtg \$25,- 500; Oct10'11; A\$10,000-23,000. O C & 100

95TH st, 148 W, (4:1225-52) ss, 307 e Ams av, 18x100.8, 3-sty & b bk dwg; Ce- cile A Newman to Julius Tishman, 25 W 90; mtg \$7,500; Oct9; Oct10'11; A\$10,000- 14,000. O C & 100

100TH st, 170 E, (6:1627-41) ss, 100 w 3 av, 25x100.11, 5-sty bk tnt; Max Gilefsky to Annie Gilefsky, 213 E 73; mtg \$16,500; June1; Oct10'11; A\$9,000-17,000. 100

100TH st, 319 E, (6:1672-13) ns, 300 e 2 av, 25x100.11, 5-sty bk tnt & str; Isidor Koplik to Fredricka Badt, 540 W 164; AL; Oct9; Oct11'11; A\$8,000-25,000. O C & 100

100TH st, 325 E, (6:1672-16) ns, 375 e 2 av, 25x100.11, 5-sty bk tnt & str; Isidor Koplik to Annie Rosner, 14 E 103; AL; Oct 9; Oct11'11; A\$8,000-25,000. O C & 100

101ST st, 310 W, (7:1889-25) ss, 100 w West End av, 17x100.11, 5-sty stn dwg, 4-sty ext; Adolf H Landeker to Robt E Mc- Donnell, 231 W 71; mtg \$26,000; Oct11'11; A\$14,400-28,000. O C & 100

102D st, 222 E, (6:1651-35) ss, 250 w 2 av, 25x100.11, 4-sty bk tnt & str; Til- lie Levin to Barnet Lewine, 222 E 102; ½ pt; AT; AL; June21; Oct9'11; A \$10,- 000-17,000. 100

103D st, 245-7 E, see 2 av, 2001-5.

104TH st, 178 E, (6:1631-43) ss, 150 w 3 av, 16.8x100.11, 3-sty & b stn dwg; Louis Pearl to Sarah R Cohen & Tillie Goldberg, both at 178 E 104; ½ pt; AL; Oct7; Oct10 '11; A\$6,500-7,500. O C & 100

104TH st, 125 E, (6:1632-10) ns, 220 e Park av, 30x100.11, 4-sty stn tnt; Solomon Cohen to Wm Cohen, 30 W 119; mtg \$12,000 & AL; Oct5; Oct6'11; A\$13,000-21,000. O C & 100

111TH st, 249-51 W, (7:1827-7 & 8) ns, 128 e 8 av, 72x100.11, with rights to alley to 8 av, 2 6-sty bk tnts; Millie B Pakas to Wm V Eberhart, 2864 Cortland, Coney Island; mtg \$99,000 & AL; Oct5; Oct6'11; A\$46,000-104,000. nom

111TH st W, (6:1594-46) ss, 245 w 5 av, 100x71.10, several 1-sty fr bldgs & vacant. Palmer Heights Realty Co to Mayme Deibel, 505 E Houston; mtg \$22,500; Sept30; Oct9'11; A\$—\$. nom

111TH st W, (6:1594); same prop; Mayme Deibel to Saml Roseff, 11 Park av, Mt Vernon, NY; mtg \$22,050; Sept30; Oct 9'11. nom

116TH st, 309 W, (7:1943-26) ns, 150 w 8 av, 25x100.11, 5-sty bk tnt; Cath M Bostwick to Fredk P Forster, 268 W 84; mtg\$25,500; Oct6; Oct7'11; A\$16,000-26,000. O C & 100

117TH st, 11 W, (6:1601-27) ns, 219.4 w 5 av, 46.3x100.11, 6-sty bk tnt; Louis Hein to Hyman Hein, 2 W 88; AL; Oct9; Oct11 '11; A\$28,000-65,000. nom

118TH st, 210 E, (6:1667-42) ss, 153 e 3 av, 22.3x100.10x22.5x100.10, 3-sty & b bk dwg; Wm Katzenstein to Leopold Katzenstein, 72 W 91; B&S; mtg \$8,500; Oct7; Oct11'11; A\$9,000-11,000. 100

118TH st, 106 W (7:1902-38) ss, 109 w Lenox av, 17x100.11, 3-sty & b stn dwg; Jos G Bassman to Pauline Sherman, 1540 Eastern Parkway, Bklyn; mtg \$13,500; Oct5; Oct6'11; A\$13,200-13,000. nom

118TH st, 24 W, (6:1601-51) ss, 36) w 5 av, 25x100.11, 5-sty bk tnt; Philip Levitt to A S Realty Co, 71 Nassau; mtg\$25,750; Oct3; Oct7'11; A\$15,000-27,000. O C & 100

118TH st, 24 W; A S Realty Co to Henrietta Levitt, 1541 Mad av; mtg\$27,750; Oct3; Oct7'11. O C & 100

119TH st, 30 W, (6:1717-49) ss, 567.6 e Lenox av, 17.6x100.11, 3-sty & b bk dwg; Solomon Cohen to Wm Cohen, 30 W 119; mtg \$10,000 & AL; Oct5; Oct6'11; A\$9,500-13,500. O C & 100

119TH st, 305 E, (6:1796-5) ns, 75 e 2 av, 19.3x100.11, 4-sty stn tnt; Edmund J Tinsdale, ref, to Alex Tofts, 241 8 av; FORECLOS, Sept13; Oct5; Oct6'11; A\$6,200-11,200. 10,450

120TH st, 113 E, (6:1769-8) ns, 165 e Park av, 20x100.11, 4-sty bk tnt; A\$8,500-13,000; also 120TH ST, 115 E, (6:1769-9) ns, 185 e Park av, 20x100.11, 4-sty bk tnt; Adolph Bruckman to Sophie Bruckman his wife, 278 Lenox av; mtg \$20,600; Oct7'11; A\$8,500-13,000. nom

120TH st, 115 E, see 120th, 113 E.

121ST st W, s/wc Morningside Drive or av, see Morningside Drive or av, s/wc 121.

124TH st, 355 E, (6:1801-22) ns, 94 nw 1 av, 18.9x100.11x18.9x100.11, 3-sty & b stn dwg; Robt J Culhane ref to Jacob Moss, 551 W 170; FORECLOS, Aug29; Oct7; Oct 9'11; A\$6,500-9,000. 7,200

126TH st, 225 E, (6:1791-11½) ns, 254.6 e 3 av, 17x99.11, 5-sty bk tnt; Jacob Weinheimer to Jos W Husted, 1415 Av I, Bklyn; B&S; AL; Oct2; Oct9'11; A\$6,300-15,000. O C & 100

127TH st, 303-17 E, (6:1804-5-18, 39-45 & pt Lt 19), ns, 75 e 2 av, runs e459.5x—along land of Swift to bulkhead line Harlem River xn— to ss 128th (Nos 310-6), if extended, xw— to pt 175 e 2 av xs99.11xw 100xs99.11 to beg, with pier & land under water at foot 128th st, with A R T & I to land under water of Harlem River & land lying in 127th & 128th sts, several 1 & 2-sty bk & fr bldgs & vacant; Geo L Ingraham & ano TRSTES Daniel P Ingraham to Ingraham Realty Co, 120 Bway; ¾ pts; July19; Oct11'11; A\$—\$. O C & 15,000

127TH st E, (6:1804), same property; Geo L Ingraham to same; B&S; July20; Oct11'11. nom

127TH st E, (6:1804), same property; Phoenix Ingraham to same; 1-15 pt; July 21; Oct11'11. O C & 1,500

127TH st E, (6:1804), same property; Arthur Ingraham as TRSTE under deed of trust to same; 4-15 pts; B&S & C a G; Oct 11'11. nom

128TH st, 310-6 E, see 127 st, 303-17 E.

131ST st, 28-30 W, (6:1728-51) ss, 360 w 5 av, 50x99.11, 6-sty bk tnt; Max Alt-mayer, ref, to Marguerite Blaine, 106 Primrose av, Mt Vernon, NY, & Theresia M H Schotz, at Fairmount & Primrose avs, Mt Vernon, NY; mtg \$51,000 & AL; FORECLOS, Oct3; Oct10'11; A\$26,000-75,000. 10,000

132D st, 277 W, (7:1938-6), ns, 133.4 e 8 av, 16.8x99.11, 3-sty & b stn dwg; Chapman D Marks to Wm D Kilpatrick, 71 E 95; mtg \$8,000; Apr4; Oct11'11; A\$8,000-11,000. O C & 100

133D st, 48 E, (6:1757-47) ss, 140 e Mad av, 20x99.11, 3-sty & b stn dwg; Harford T Marshall, ref, to Mary E Dobbins at Larchmont, NY; FORECLOS, Sept13; Oct11 '11; A\$6,000-7,500. 5,600

134TH st, 206 W, (7:1939-38½) ss, 118 w 7 av, 17x99.11, 3-sty bk synagogue; Congregation Agudath Achim of Harlem to Abr Katz, 202 W 134; mtg \$7,400; Oct4; Oct6'11; A Exempt-exempt. nom

134TH st, 206 W; Abr Katz to Lena Katz, 202 W 134; mtg \$7,400; Oct4; Oct6 '11. 100

135TH st, 69-71 W, (6:1733-6) ns, 110 e Lenox av, 37.6x99.11, 6-sty bk tnts & str; Iron Realty Co to Moersmin Realty Co; mtg \$35,000; Aug1'07 (Re-recorded from Aug27 '07); Oct11'11; A\$19,000-48,000. O C & 100

136TH st, 305 W (7:1960-42) ns, 101.8 w 8 av, 16.8x99.11, 3-sty bk dwg; Constant J Sperco to Cath R Sperco, 305 W 136; mtg \$3,000; Mar28; Oct10'11; A\$8,000-11,000. 10,000

140TH st W, ns, 251.6 e 7 av, see 140th st, 161-9 W.

140TH st, 161-9 W, (7:2009-8) ns, 137.6 e 7 av, 114x99.11; also 140TH ST W, (7:2009) ns, 251.6 e 7 av 12.6x99.11, 7-sty bk tnt & vacant; Jos E Davidson, ref, to Metropolitan Life Ins Co, 1 Mad av; FORECLOS, Oct6; Oct11'11; A\$55,000-170,000. 150,000

145TH st, 394-8 W, see St Nicholas av, s/wc 145th.

146TH st, 546-8 on map 544-8 W (7:2077-53) ss, 525 w Ams av, 50x99.11, 6-sty bk tnt; Louis Bloch, 416 W 122, to Henry M Bloch, 12 E 97; ½ pt; mtg \$66,000; Oct9; '11; A\$26,000-\$. O C & 100

150TH st, 419 W, see 150th, 477 W.

150TH st, 477 W, (7:2065) ns, 100 e Ams av, 25x99.11; also 150TH ST, 419 W, (7:2065) ns, 475 e Ams av, 25x99.11; re sewer agmt, mtg, &c; Jno Straiton to Jno J Matthews; AT; QC; May25'87; Oct7 '11. 148.68

152D st, 456 W, (7:2066-55) ss, 308.4 e Ams av, 16.8x99.11, 3-sty & b bk dwg; Phoenix Ingraham, ref, to Isabella Jex, 2 W 59; FORECLOS, Sept7; Oct5; Oct6'11; A\$5,700-11,500. 10,750

152D st, 460 W, (7:2066-56) ss, 275 e Ams av, 16.8x99.11, 3-sty & b bk dwg; Phoenix Ingraham, ref, to Isabella Jex, 2 W 59; FORECLOS, Sept7; Oct5; Oct6'11; A\$5,700-11,500. 10,750

157TH st, 522 W, see 157th, 530 W.

157TH st, 530 W, (8:2115) ss, 275 e Bway, 100x99.11; also 157TH ST, 522 W, (8:2115) ss, 375 e Bway, 100x99.11; asst of rents to secure mtgs for \$14,000 at 6%; Highwood Realty & Constn Co, 530 W 157 to Chas Berlin, 522 W 157; Oct10; Oct11'11. nom

158TH st, 522-28, on map 552-6 W, (8:2116-19-21) ss, 350 w Ams av, 100x99.11, 2 6-sty bk tnts; Ferdinand C Bamman to Isidor Baer, 2 W 129, & Rose Simon, 156 E 115; mtg. \$124,000; Aug1; Oct10'11; A \$48,000-128,000. O C & 100

158TH st, 540-2 on map 538-40 W, (8:2116 part lot 11) ss, 225 e Bway, 50x99.11, 6-sty bk tnt; Riverview Constn Co, 594 Bway, to Louis Bloch, 416 W 122; mtg \$55,000; Oct4; Oct9'11; A\$—\$. O C & 100

158TH st, 540-2 on map 538-40 W; Louis Bloch, 416 W 122, to Henry M Bloch, 12 E 97; ½ pt; mtg \$55,000; Oct9'11. O C & 100

162D st, 529 W, (8:2122-12) ns, 404 e Bway, 18x99.11, 3-sty & b stn dwg; Mamie E wife Washington L Cooper to John E O'Brien, 165 Lex av; mtg \$10,000; Oct11'11; A\$7,200-13,000. O C & 100

165TH st, 513-5 W, see Croton, ss, 214.5 w Ams av.

167TH st, 510 W, (8:2123-57-58) ss, 175 w Ams av, 50x85, 2-sty & b fr dwg & vacant; Henry Guttman to Brown-Weiss Realities, 61 Park Row; mtg \$14,000; Sept 28; Oct9'11; A\$12,600-15,800. nom

177TH st (8:2145-22) ns 170 w Wadsworth av, 100.2 to es Bway (No 4180) x91.2x115.9 x89.10, 6-sty bk tnt & str; Bronx Heights Land Co to Sumner Gerard, 101 Park av; AL; Oct2; Oct11'11; A\$61,500-177,000. nom

179TH st W, see Pinehurst av, see Pinehurst av, see 179.

Adrian av, (13:3402-230) nws, 106.11 ne Terrace View av, runs nw 126 to ses Terrace View av, xne on curve 114.2 xse179.11 to Adrian av xsw100 to beg, vacant; Morris Hartig to Everett A Levy, 305 W 70; mtg \$30,000 & AL; Oct10; Oct11'11; A\$29,000-29,000. nom

Broadway, 4180, see 177th, ns, 170 w Wadsworth av.

Broadway, 274-SS, (1:153-1) nec Chambers (Nos 53-63), runs n151.3 to ss Reade (Nos 31-41) xe225.3xs50xe2xsl01.3 to ns Chambers xw228.2 to beg, 6-sty stn office & str bldg (Stewart) except therefrom CHAMBERS ST, 61, (1:153) ns, abt 90 e Bway, 23x60.8&29.6xw23x90.3 to beg, part of above; this 2d parcel is leasehold and same being also conveyed for 21 yrs from May1'93, with rights of renewal for 21 yrs; Felix Isman, Inc, a corp, to 280 Boradway Co, a corp, 280 Bway; mtgs \$3,766,666.67; Oct7; Oct11'11; A\$3,775,000-4,225,000. O C & 100

Broadway, (8:2175-6) es, abt 1,139 s Dyckman, 50x220.5x53.3x202, vacant; Ensign Realty Co to Jno W Comey, 52 W 54; mtg \$9,600; Aug7; Aug8'11; A\$17,000-17,000. Corrects error in issue of Aug 12 when grantee was Jno W Corney. O C & 100

Broadway, 2828-34, (7:1881-4) sec Cathedral Pkwy, runs s100xe125xn88.7xsw 26.4xn19.11 to ss of Pkwy, xw— to beg, 1 & 2-sty bk theatre & str; Josephine del Drago to Broadway Varieties Co, 116 E 14; AL; Oct2; Oct7'11; A\$220,000-260,000. omitted

Morningside Drive or av, (7:1963-19) sw c 121st, 101.10x181.3x100.11x167.2, 9-sty bk tnt; Stevenson Constn Co to 88 Morningside Drive, 60 Wall; AL; Oct4; Oct11'11; A \$170,000-\$. nom

Old Broadway, 2322, (7:1982-50) es, 75.3 s Lawrence, 25.1x114x25x112, vacant; Henry Engelking et al to Eilermann Estate, 4739 Bronx Blvd; Oct5; Oct11'11; A \$12,500-12,500. O C & 100

Pinehurst av, (8:2177-58) sec 179th, 100 x100.11, 6-sty bk tnt; Munden Constn Co to Monterey Property Co, 527 W 111; mtg \$165,000; Oct7'11; A\$40,000-\$. 100

St Nicholas av, (7:2050-131) s/wc 145th (Nos 394-8) 101.4x116.9x99.11x100, 6-sty bk tnt & str; Peter J Everett, ref, to Saml Heyman, 285 Central Park W; mtg \$165,000; FORECLOS, Oct6; Oct11'11; A\$65,000-185,000. 35,000

Terrace View av, nes, 166 nw Adrian av, see Adrian av, nws, 106.11 ne Terrace View av.

2D av, 2001-5, (6:1653-21-23) nwc 103d (Nos 245-7) 75.8x75, 3 4-sty bk tnts & str; Lena Blumenthal to Mary Barnett, 54 E 129; ½ pt; AL; Oct10; Oct11'11; A \$37,500-58,000. O C & 100

3D av, 2343, (6:1792-2) es, 22 n 127th, 28x80, 4-sty bk tnt & str; Henry Krauss to Pauline Krauss, 73 E 128; AT; AL; Oct4; Oct7'11; A\$21,000-29,030. nom

3D av, 1275, (5:1428-3) es, 51.1 n 73d, 25.6x80, 5-sty stn tnt & str; Henrietta Knoll et al to Albt Weiss, 447 E 84; mtg \$20,500 & AL; Oct5; Oct6'11; A\$15,000-22,500. O C & 100

5TH av, 2232, (6:1733-39) ws, 25 s 136th, 24.1x85, 5-sty bk tnt & str; Cosmopolitan Realty Co to Mary B Ives, 117 W 58, & Jos H Kernochan, at Woodcliff Lake, Bergen Co, NJ; mtg \$14,500; B&S; Apr14; Oct6'11; A\$12,500-23,000. nom

9TH av, 277, (3:724-34) ws, 61.9 n 26th, 18.6x70, 4-sty stn tnt & str; Ada B Gardiner et al EXRS, &c, Andrew L Gardiner to Ada A, Gertrude H, Edith A & Jas D Gardiner, all at 511 W 112, & Minnie G Driggs at Mexico, NY; Oct3; Oct11'11; A \$8,500-11,000. nom

Interior lot, (5:1318) begins 130 w 2 av & 100.5 s 45th, runs s0.5xw— to cl blk x99 to beg; Emile Baumgarten et al to Jacobson & Co, 241 E 44; QC; AL; Oct2; Oct6'11. nom

Interior lot, (3:735-15½) at cl blk bet 37th & 38th, & 450 w 9 av, runs sw24.4xw 25xne24.4xse25 to beg, 1-sty bk bldg; Peter Kelly to Michael Leonard, 442 St Nicholas av; AL; Mar 30'10; Oct11'11; A\$1,500-\$1,500. nom

A strip, (8:2178), a R, T & I to strip bounding on ws s of land conveyed to parties 2d pt by Bushe et al by deed dated July20'10, the land hereby conveyed bounded as follows: on e or ses by plot conveyed to parties 2d pt as above mentioned, on s or sws by the extension w of the sws of said plot last mentioned, on w or nws by land N Y, C & H R R Co & on n or nes by extension w of the ne line of land conveyed as mentioned above, being all land bet plot of land conveyed to party 2 pt as above mentioned & land of said R R; Lucia wife Fredk C B Coulson et al, TRSTES, &c, to Alberto Hemphill & Belle his wife, tenants by entirety, 857 Riverside Drice; QC; Sept8; Oct6'11. 100

MISCELLANEOUS CONVEYANCES

Borough of Manhattan.

Power of attorney; Wm Whitlock to Wm Parkin, P O Bldg; Jan4'07; Oct6'11.

Power of attorney; Lizzie Savarese to Louis Savarese, 2410 3 av; Oct3; Oct10'11.

Power of atty; Cath M Fauth to Alfred V Wittmeyer, 45 E 27; Sept 21; Oct11'11.

CONVEYANCES

Borough of the Bronx.

Fox st, 1074, (10:2726) es, 180.11 s 167th, 20.5x100, 3-sty bk dwg; J C Gaffney Const Co to Martha Perna, 954 Freeman; mtg \$8,000; Oct5; Oct6'11. nom

Gates pl, (12:3324) es, 588.5 n Mosholu Parkway N, runs n along pl 9.3xne along es Gun Hill rd 47.1xe76.2xss53xw100 to beg, vacant; Meyer-Gatling Investing Co to Jno R Waters, 1 W 70; AL; Oct9; Oct 10'11. nom

Gates pl, sec Gun Hill rd, see Gates pl, es, 588.5 n Mosholu Pkway N.

Gouverneur pl, 1, see Park av, 3426.

Hoffman st, (11:3065) es, 275.10 n 184th or Belmont pl, 34x119.8, vacant; Wilmore Realty Co to Giuseppe Borello, 2368 Hoffman; Oct2; Oct6'11. O C & 100

Lowerre pl (Prospect Terrace), (*) es, 524 n 226th, 90x125; Wm Coogan & Mary his wife to their daughters, Eliz M & Julia A Coogan, both at 367 E 187; B&S; Oct4; Oct9'11. nom

Marian st, (*) s/wc De Milt av, see De Milt av, (*) s/wc Marian.

Manida st, (10:2768) es, 316.8 s Spofford av, runs e84 to ws old Hunts Point rd xse 0.2xsw37.8xw55.9 to st xn25 to beg, vacant; also MANIDA ST, 733, (10:2768) es, 291.8 s Spofford av, 25x84x25.3x80.5, with AT to old Hunts Point rd, 3-sty bk dwg; also OLD HUNTS POINT RD, (10:2768) ws, 341.8 s along es Manida, runs n along rd 25 to pt 1 ft n of road to public landing xs w37.8xe31.11 to beg, vacant; Wm F Eastberg to Anna G Eastberg, 733 Manida; mtg \$8,000; Aug9; Oct11'11. O C & 100

Manida st, 733, see Manida st, es, 316.8 s Spofford av.

Mill la, (*) es, abt 176 s Boston Post rd, 42.2x100.9x104.3x56.8; Jno Adamo to Inter-County Development Co, at North Pelham, NY; mtg \$2,900 & AL; Nov18'10; Oct11'11. 4,410

Mill la, (*) es, abt 176 s Boston Post rd, 42.2x100.9x104.3x56.8; Inter-County Development Co to Westchester Investing Co, 10 S 3 av, Mt Vernon, NY; mtgs \$2,900; Oct5; Oct11'11. 100

Mill la, (*) es, abt 176 s Boston Post rd, 42.2x100.9x104.3x56.8; Westchester Investing Co to Jno G Heisler & Ellen J his wife, tenants by entirety, 6 Mill la, Eastchester; mtg \$2,900; Oct6; Oct11'11. nom

Poe pl, ws, 414.3 s 194th, see Briggs av, 2584.

Scotfield st (*) ns, e ½ lot 2 map Eliz Pell on City Island, 50x119.2; Margt Lawrence to Fredk E Lawrence, — Fordham, City Island; Mar11; Oct6'11. nom

Seminole st (*), ss, 110 w Stillwell av, 33.9x102.9x7x100; also STILLWELL AV (*), swc Seminole, 109.6x90x133x110; Hudson P Rose Co to Elise Molke, 1612 3 av; Oct4; Oct9'11. nom

Seminole st (*), swc Stillwell av, see Seminole st (*), ss, 110 w Stillwell av.

Wilkins pl, 2334, (11:2976) es, 228.1 n So Boulevard, 25x91.4x30.3x75.9, 3-sty fr tnt; August Badt to Minnie wife of said August Badt, 1334 Wilkins pl; mtg \$6,000; Oct7; Oct9'11. O C & 100

West st, nwc Honeywell av, see Honeywell av, nwc West.

134TH st, 539, (9:2262) ns, 200 w St Anns av, 25x100, 1-sty fr str & stable & Bertha Michaels to Bronx Investing Co, 99 Nassau; AL; Oct3; Oct7'11. nom

134TH st, 452 (710), (9:2278) ss, 513.4 e Willis av, 18.4x100, 3-sty & b bk dwg; Louis Isorsky to Minnie Rosenbaum, 313 E 5; AL; Oct14'09; Oct6'11. nom

134TH st, 452 (710); Minnie wife of & Herman Rosenbaum to Clara Parisette, 710 E 134; B&S; Oct4; Oct6'11. 100

135TH st, 615-7, (10:2552) ns, 462.6 e St Anns av, 37.6x100, 6-sty bk tnt & str; Serafina Picuolo to Bronx Investing Co, 99 Nassau; mtg \$50,000; Sept16; Oct10'11. nom

135TH st, 613 (889) E, (10:2552) ns, 425 e St Anns av, 37.6x100, 6-sty bk tnt & str; Montague Holding Co to Stephen H Jackson, 53 E 67; AL; Oct10'11. nom

139TH st, 573, (10: 2552) ns, 100 e St Anns av, 25x100, 1-sty fr str & stable & 3-sty fr rear tnt; Mary C Burkamp to Karoline F Wichtendahl, 573 E 139; mtg \$4,000 & AL; Sept27; Oct7'11. O C & 100

141ST st, 605, (10:2555) ns, 25 w Beekman av, 25x91.8x25x93.5, 5-sty bk tnt; Diedrich Eggers, 605 E 141 to Benenson Realty Co, 407 E 153; mtg \$13,000; Oct6; Oct7'11. O C & 100

141ST st, 605, (10:2555) ns, 25 w Beekman av, 25x91.8x25x93.5, 5-sty bk tnt & str; Benenson Realty Co to Marie Geiger, 332 St Anns av; B&S; mtg \$13,000; Oct6; Oct10'11. O C & 100

147TH st, 438, (9:2291) ss, 390 w Brook av, 25x99.9, 5-sty bk tnt; Jno Schaefer to Thos H Roff at Morganville, Monmouth Co, NJ; AL; Oct7; Oct9'11. nom

152D st, 736, (10:2643) ss, 154 e Robbins av, 46 to ws Concord av, x70.9, 5-sty bk tnt & str; Brener Realty Co to North American Wall Paper Co, 736 E 152; Oct 6; Oct9'11. O C & 100

153D st, swc Concord av, see 152d, 736.

156TH st, nwc So Boulevard, see So Boulevard, nwc 156.

156TH st, 379-83, (9:2403) ns, 290.11 e Courtlandt av, 50.10x99.11x50.10x100.3, 2-2-sty fr dwgs & 1-2-sty fr rear dwg; Benenson Realty Co, 407 E 153 to Diedrich Eggers, 915 Barretto; Oct6; Oct7'11. O C & 100

157TH st, 373-7, (9:2404) nes, 200 e Courtlandt av, 49.7x100, 3-sty bk tnt & 2-sty & b fr dwg; Krabo-Ernst Realty Co to Benj Benenson, 407 E 153; mtg \$9,000; Oct11'11. O C & 100

158TH st, 650-2, (10:2629) sec Cauldwell av (No 790), 38.9x85, 2 3-sty fr tnts; Eliz F Hickey to Sarah A Byrnes, 17 Pier av, Rockaway, NY; mtg \$15,000; Sept30; Oct10'11. 100

160TH st (10:2666) ss, 105 w Union av, 63.3x117.11, 3 3-sty fr tnts; Edw Dettner heir Geo Dettner to Eliz M Dettner, 790 E 160; 1-6 pt; AL; Oct7; Oct9'11. nom

161ST st, 616, (10:2626) ss, 71 e Eagle av, 27x110, 5-sty bk tnt; Merie Frerck to Louis Ruchti, 2089 Webster av; mtg \$16,000; Oct10'11. O C & 100

166TH st, sec Forest av, see Forest av, sec 166.

166TH st, nec Nelson av, see Nelson av, nec 166th.

182D st, swc Washington av, see Washington av, 2191-5.

184TH st, 17, (11:3198 & 3199) ns, 49.9 e Davidson av, 16.3x80, 3-sty bk dwg; Nita McGowan to Dean Holding Co, 378 Grand; QC & Correction deed; Sept29; Oct11'11. O C & 40

185TH st, ns, abt 15 w Bathgate av, see 3 av, 4599-4601.

187TH st, ns, 120.9 w So Boulevard, see Clay av es, 522.6 n 169.

187TH st, 764, (11:3114) ss, 26 e Prospect av, 34.2x70, 4-sty bk tnt; Michl J Scanlan to Mary Peterson, 1981 So Boulevard; Oct6; Oct9'11. O C & 100

206TH st, (12:3312) ss, 26.7 e St Georges Crescent, 25x100, except pt for st, vacant; Ernest C Dingley to Sally J Swan, 2268 Washington av; Oct5; Oct6'11. 100

215TH st (*), ss, 225 w Paulding av, 50 x100, Laconia Park; Cath J Ahrens to G & S Realty Co, 406 E 149; Oct7; Oct9'11. O C & 100

215TH st (*) ss, 225 w Paulding av, 50x 100; G & S Realty Co to Rosario Lo Bue, 1299 E 216; mtg \$1,400; Oct7; Oct9'11. nom

222D st (*) ns, 280 w White Plains rd, 50x100; Jas Bilone to Rosaria Spitaleri, 1037 E 216 or 229 Hawthorne av, Yonkers, NY; Sept28; Oct9'11; mtg \$2,310 & AL. nom

223D st, (*) ns, 280 e Carpenter av, 25x 114, Wakefield; Margt Sheehan to Anna Keating, 649 E 223; AT; June27'10; Oct10 '11. O C & 100

233D st (*) sec 4 av, 77.8x112.5x25.3x100; Emanuel I S Hart, ref to Anniello Bianchi, 203 Mott; mtg \$12,000; FORECLOS, Aug31; Oct7; Oct9'11. 2,500

233D st, (*) ss, 313 e White Plains rd, 33.4x114, Wakefield; Barbara M Nuesse to Wm G Nuesse, 662 E 234; Oct5; Oct11'11. nom

236TH st, 100, (12:3370) sec Oneida av, 25x100; also 236TH ST, 104, (12:3370), ss, 50 e Oneida av, 25x100, 2-sty fr dwgs; Wm R Syme, TRSTE Geraldine J Willetts to said Geraldine J Willetts, at Gedney Farm, Mamaroneck av, White Plains, NY; B&S; July31; Oct6'11. 11,269.72

236TH st, 104, see 236th, 100.

238TH st, nwc Martha av, see Martha av, 4331.

238TH st, 149, (12:3373) ns, 100 w Kepler av, 25x100, 2-sty fr dwg & 2-sty fr stable in rear; Eliz Neumann to Amalia A King, 504 Manhattan av, mtg \$3,500; Oct 5; Oct7'11. O C & 100

238TH st, 149, (12:3373) ns, 100 w Kepler av, 25x100, 2-sty fr dwg & 2-sty fr stable in rear; Thos J King, EXR Julia A King to Eliz Neumann, 514 Lenox av; mtg \$3,500; Oct4; Oct6'11. O C & 100

255TH st, swc Fieldston av or rd, see Fieldston av or rd, swc 255.

Arnold av, (*), es, 175 s James, 25x100, Throggs Neck; Jas G Patton to Jos Gordon, 1820 Appleton av; mtg \$2,000; Sept30; Oct10'11. 100

Amundson av, (*) swc Nelson av, see Nelson av, (*) swc Wright av.

Amundson av, (*) sec Nelson av, see Nelson av, (*) swc Wright av.

Boscobel av, 1431, (9:2522) swc Plympton av, 24.6x58.4x53.8x33.6, 3-sty bk tnt & str; Kemp-Jones Realty Co to Fredk W Prigge, 974 Anderson av; mtg \$13,000 & AL; Oct10'11. O C & 100

Barker av, (*) ws, 300 s Elizabeth, 100x 125, Ohnville; Laura B James to Gramercy Investing Co, 64 Irving pl; mtg \$800 & AL; Oct2; Oct10'11. O C & 100

Boston rd, 1323, see Clinton av, 1330-2.

Bryant av, ws, — s Garrison av, see Bryant av, ws, 215.2 s Garrison av.

Bryant av, (10:2761) ws, 215.2 s Garrison av, 25x100, owned by party 3d pt; also BRYANT AV, (10:2761) ws, adj above on s 25x100; owned by party 1st pt; agmt as to passage way & for light & air between above premises etc; Otto H Blell, 913 Bryant av; party 1st pt; Alice M Babbett, 252 W 153; owner of two mtgs on 1st parcel; party 2d pt & Murray Hill Park, a corpn at Summit, NJ; party 3d pt; Oct5; Oct7'11. nom

Bryant av, 913, (19:2761) ws, 215.2 s Garrison av, 25x100, 3-sty bk dwg; Otto H Blell to Murray Hill Park, a corpn, at Summit, NJ; Oct5; Oct6'11. O C & 100

Briggs av, 2584, (12:3293) es, 414.3 s 194th, 19.2x83.11 to ws Poe pl x19.1x82.4, with AT to Poe pl, 2-sty bk dwg; Emma Engel drum to Anna M Winterroth, Bay av & 15th, Sea Cliff, LI; mtg \$8,500 & AL; Oct5; Oct6'11. 100

Bassett av, (*) ws, 450 s Saratoga av, 25 x100; Hudson P Rose Co to Frank Manzo, 477 College av; Sept12; Oct10'11. nom

Belmont av, 2510, (11:3091) es, 107.2 s Pelham av, 25x100 2-sty fr dwg; Henrietta Treadwell to Otto Vogelsang, 28 Ridgewood av, Yonkers, NY; mtg \$2,750; Oct6; Oct11'11. O C & 100

Bolton av, (*) nec Houghton av, see Houghton av, (*) nec Bolton av.

Cauldwell av, 692-4, (10:2628) es, 441 s 156th, 55x108.8x55x107.7, 5-sty bk tnt; Jonas Weil et al to Fanny Gruen, 401 E 52; AL; Oct10; Oct11'11. O C & 100

Cauldwell av, 696-S, (10:2628) es, 386 s 156th, 55x107.7x55x106.5, 5-sty bk tnt; same to same; AL; Oct10; Oct11'11. O C & 100

Cauldwell av, 692-4, (10:2628) es, 441 s 156th, 55x108.8x55x107.7, 5-sty bk tnt; Fanny Gruen to Jonas Weil, 128 W 121, & Bernhard Mayer, 41 E 72; mtg \$38,000; Oct 10; Oct11'11. O C & 100

Cauldwell av, 696-S, (10:2628) es, 386 s 156th, 55x107.7x55x106.5, 5-sty bk tnt; Fanny Gruen to Jonas Weil, 128 W 121, & Bernhard Mayer, 41 E 72; mtg \$38,000; Oct 10; Oct11'11. O C & 100

Carpenter av, 4230, (*) es, 75 n 234th, 25x105.6, Wakefield; Edw F Schubert to Richd & Emma L Storms, 4230 Carpenter av; mtg \$5,000; Oct3; Oct6'11. O C & 100

College av, 1273, (9:2439) ws, 340 s 169th 20x85, 2-sty fr dwg; Mary Wallace to Christina Clemans, 1273 College av; mtg \$5,000; Sept29; Oct7'11. O C & 100

Commonwealth av (*) sec Tremont av, 711 x 100 x — x 107.9, except pt for Tremont av; Walter Anopol to Bernard Anopol, 1412 Commonwealth av; mtg \$6,500; Apr6; Oct6'11. nom

Concord av, swc 152d, see 152d 721.

Clay av, es, 171.10 s 171, see Webster av, 1455-7.

Clay av, (11:2887), es, 522.6 n 169th, 125x90, vacant; mtg \$6,000; also 187TH ST, (11:3114) ss, 120.9 w So Boulevard, 25 x125x24.6x125, vacant; mtg \$2,500; Henry M Powell to Weiler Co, 51 Chambers; Aug 2; Oct6'11. 100

Clinton av, 1330-2, (11:2934) es, 295.3 n McKinley sq, 40.3x200.6 to ws Boston rd (No 1323) x1x186.11, 1-sty bk garage; Wm Steinberg to Beaumont Constn Co, 1323 Boston rd; mtg \$30,000; Oct7; Oct10 '11. O C & 100

Cauldwell av, 790, see 158th, 650-2.

De Milt av, (*) swc Marian, runs s133x w100x140.1xw53xne105 to av x99.8 to beg; N Y, N H & H R R Co to Wm W Penfield, 730 E 242; mtg \$—; Oct11'10; Oct7'11. nom

De Milt av, (*) swc Marian; same prop; Wm W Penfield to Frank B Doughty, 74 W 86; B&S & C a G; Oct17'10; Oct7'11. O C & 100

Delavelle av (*) ws, 250 n Hollers av, 25x100; Hudson P Rose Co to Vincenzo Militi, 535 W 59; AL; Sept19; Oct9'11. nom

Fulton av, 1359, (11:2925) ws, 392.8 s 170th, 33.4x210x33.4x209.9, 2-sty fr dwg; Jas Hamel et al HEIRS, & Jas Hamel Sr to Margaretha Weiler, B&S; Jan20'87; re-recorded from Feb1'87; Oct7'11. 3,500

Fieldston av or rd, (13:3421) swc 255th, 100x163.10 to stone wall at old Berrien Estate x100x153.6, 2-sty fr dwg & vacant; also PLOT, (13:3421) begins at nwc Berrien Estate conveyed by Simmons to Berrien dated Jan10'52, at line bet Berrien & Babcock Estates & at line bet Berrien & Thorn & Co Estate, runs s126.1xe 150xn along stone wall 144.10xw141.1 to beg; Louis & Mamie Stone to Saml Beekman, 100 W 135; mtg \$5,000 & AL; Oct15 '09; Oct10'11. O C & 100

Forest av, (10:2660) sec 166th, 150x 102.7, vacant; David Amolsky to Amolsky Constn Co, 277 Bway; mtg \$22,500; Oct3; Oct10'11. 36,000

Grant av, 1060, (9:2448) es, 232.8 n 165th, 25x101.3x25x101.5, 3-sty bk dwg; also GRANT AV, 1062, (9:2448) es, 257.8 n 165th, 25x101.1x25x101.3, 3-sty bk dwg; Marie Phelon to Rose Lane, 1739 Mad av; AL; Oct10'11. nom

Grant av, 1062, see Grant av, 1060.

Gun Hill rd, sec Gates pl, see Gates pl, es, 588.5 n Mosholu Pkway N.

Grand av, 2051, (11:3206) ws, 330 s 180th, 20x100, 3-sty bk dwg; Paolina Lupis to Jno La Spina, 2051 Grand av; mtg \$8,500; Sept16; Oct9'11. O C & 100

Grand av, 1044, (9:2448) es, 32.8 n 165th, 25x102.6x25x102.8, 3-sty bk dwg; Ernest H Wells, ref to Irving K Taylor, at Orange, NJ, & Lloyd Taylor, at New Milford, NY, TRSTES Wm A Taylor; FORECLOS, Oct5; Oct6'11. 8,950

Honeywell av, (11:3124) nwc West, 63.4 x78.10x62.8x87.11, vacant; Alice McCaffrey to Philip Kaufman, 2110 Starling av; mtg \$6,500; Oct5; Oct6'11. O C & 100

Hoe av, 1172-4, (10:2752) es, 104.1 s Home, 50x100, 2-sty fr dwg & vacant; Thos A Driscoll to Wm Sinnott Co, 967 E 167; mtg \$3,500 & AL; Oct5; Oct6'11. O C & 100

Hermany av, (*) nec White Plains rd, runs e704.4 to cl Pugsley Creek xs62.8 to ss Hermany av xw153 to cl said creek x nw&sw5.10 to ss of av xw476.4 to es of said rd xn60 to beg; deed of cession; Henry Ruhl to City NY; B&S; Apr—; Oct 11'11. nom

Hermany av, (*) all land in bed of av from es White Plains rd to cl of the east tributary of Pugsleys Creek; deed of cession; same to same; B&S; Mar10; Oct11'11. nom

Houghton av, (*) nec Bolton av, runs e 1,351.5 to cl Pugsleys Creek xsw102 to ss of Houghton av xw1,270.7 to es Bolton av xn60 to beg; deed of cession; Henry Ruhl to City NY; B & S; Apr—; Oct11'11. nom

Houghton av, (*) all land in bed of av from es Bolton av to cl of the east tributary of Pugsleys Creek; deed of cession; same to same; Mar10; Oct11'11. nom

Hill av (*) ws, — s Kingsbridge rd, see Murdock av (*) sec Kingsbridge rd.

Hollywood av, (*) see La Salle av, see La Salle av, (*) sec Hollywood av.

Kingsbridge rd, (*) see Murdock av, see Murdock av, (*) sec Kingsbridge rd.

Liebig av, (13:3423) ws, 200 s 260th, 50x 100, vacant; Victor Zambetti to Giuseppina Zambetti his wife, 3430 Bailey av; Oct9; Oct10'11. O C & 100

Longfellow av, (11:3000) ws, 50 s 172d, 50x100, vacant; Jno King to Geo C Goebel, 104 W 84; AL; Oct6'11. O C & 25

La Salle av, (*) sec Hollywood av, 25x 97x25x96; Leopold Geisberg to Lewis Jacobs, 1018 E 163; Aug14; Oct11'11. nom

Lawrence av, (9:2527) ws, 685.7 s 167th, 25x120 to Sedgwick av, x25x120, vacant; Wm Z Partello to Emma M Partello, 523 Pacific, Bklyn; Sept6; Oct11'11. 100

Lawrence av, (9:2527) ws, 710.7 s 167th, 50x120 to Sedgwick av x50x120, vacant; Wm Z Partello & Emma M his wife to Jourdan M Israel, 197 Fulton, Bklyn; AL; AL; Sept2; Oct11'11. nom

Melrose av, 918, (9:2384) es, 60 s 163d, 20x73.10x20x74.3, 4-sty bk tnt & str; Jos Zeller to Louis Green, 898 Eagle av; mtg \$6,500; Oct3; Oct11'11. O C & 100

Mayflower av, (*) ws, 284.11 n Middletown rd, 75x100; Jno H Fisher to Jerome Bradley, at Dobbs Ferry, NY; B&S & C a G; Sept30'09; Oct11'11. O C & 100

Martha av, 4331, (12:3387) nwc 238th, 25x100, vacant; Annie S Williams to Melillo Constn Co, 2510 Washington av; mtg \$1,700; Oct6'11. O C & 100

Mapes av, ws, 70.4 s 182d, see Prospect av, es 70.4 s 182.

Mayflower av, (*) ws, 175 n Liberty, 25 x100; re mtg; Nellie G Byrnes to Wm J Hyland, — Eastern Blvd, near Pelham rd; Oct9; Oct10'11. 500

Mayflower av, (*) ws, 175 n Liberty, 25x 100, Westchester; Wm J Hyland to Jno D Hallock, 2092 Honeywell av; AL; Oct9; Oct10'11. O C & 100

Murdock av, (*) es, lots 12 to 31 blk 4 map (393) Sec A of Edenwald; Maurice Deiches, ref to North Central Realty Co, 434 Bway; FORECLOS, Sept21; Oct10'11. 5,000

Murdock av, (*) sec Kingsbridge rd & runs to ws Hill av, being lots 1 to 11 & 62 to 66 blk 4 same map; same to same; FORECLOS, Sept21; Oct10'11. 5,000

Nelson av. (*) swc Wright av, runs w 203 to es Amundson av xs100xe200 to ws Pratt av xn along ws Pratt av & ws Wright av 100 to beg; also NELSON AV, (*) swc Amundson av, 200 to es Seton av x125; Maurice Deiches, ref to North Central Realty Co, 434 Bway; FORECLOS, Sept21; Oct10'11. 7,550

Nelson av. (*) sec Seton av, see Nelson av, (*) swc Wright av.

Nelson av. (*) swc Amundson av, see Nelson av, (*) swc Wright av.

Nelson av. (*) swc Pratt av, see Nelson av, (*) swc Wright av.

Nelson av. (*) sec Amundson av, see Nelson av, (*) swc Wright av.

Nelson av. (9:2513) nec 166th, 75.2x101.1 x75.4x99.2, vacant; Emerence K Ager to Jas L Van Zant, at Tarrytown, NY; mtg \$6,000; Nov24'06; Oct11'11. O C & 100

Old Hunts Point rd, ws, 341.8 s Manida, see Manida, es, 316.8 s Spofford av.

Oneida av. (12:3365) ws, 100 s 235th, 50 x100, vacant; Wm Hobson to Helen B Rosenbaum, 511 W 143; mtg \$1,600; Aug 8; Oct7'11. O C & 100

Pratt av. (*) es, 340.3 s Kingsbridge rd, 25x100, Edenwald; Abr Cahn to Johann Gidor, 102 W 92; mtg \$500 & AL; Oct6'11. 50

Pratt av. (*) swc Nelson av, see Nelson av, (*) swc Wright av.

Plympton av, swc Bosobel av, see Bosobel av, 143k.

Prospect av. (11:3110) es, 70.4 s 182d, strip 8.5x297.1 to ws Mapes av x8.1x297.1, except pt for Mapes av; Jennie Levey to Bronx Investing Co, 99 Nassau; AL; Aug 17; Oct11'11. nom

Prospect av. 1981. (11:3093) ws, 91 s 178th, 29x100, 4-sty bk tnt; Louis Rucht to Marie Frerck, 269 W 122; mtg \$17,250; Oct10; Oct11'11. O C & 100

Park av. 3426. (9:2388) nec Gouverneur pl (No 1), 25.1x95.2x24.8x99.8, 4-sty bk tnt & str; Louis Green to Jos Zeller & Franziska, his wife, tenants by entirety, 918 Melrose av; mtg \$19,500 & AL; Oct3; Oct11'11. 100

Quimby av. (*) nec White Plains rd, runs e 840.3 to cl Pugsley Creek xs76.3 to ss of av xw821.2 to es of rd xn60.9 to beg; deed of cession; Henry Ruhl to City NY; B&S; Apr—; Oct11'11. nom

Quimby av. (*) all land in bed of av from es White Plains rd to cl of the east tributary of Pugsley Creek; deed of cession; same to same; B&S; Mar10; Oct11'11. nom

Randall av. (*) ns, 250 e Amundson av, 30x104.11x30x104.3; Barbara M Nuesse to Wm G Nuesse, 662 E 234; Oct5; Oct11'11. nom

Robbins av. 456, late Jackson av. (10:2578) es, 302.2 s 147th, 25x100, 1-sty & b fr dwg; Pauline Cahn to Amelia Hoffmire, 675 Eagle av; Augusta Theim, 1308 N 42, Omaha, Neb; Emil A Sonnanburg, 382 E 140; Mary F McAllister, 705 Elton av; Geo Sonnanburg, at Wards Island, NYC, & Henry & Dora C Sonnanburg, 456 Robbins av; AT; QC; Oct5; Oct6'11. nom

Seton av. (*) sec Nelson av, see Nelson av, (*) swc Wright av.

So Boulevard. (10:2720) nwc 156th, 100 x100, vacant; Chas L Morse to Margt F Johnson, 340 W 72; B&S & C a G; mtg \$18,000 & AL; Sept30; Oct6'11. O C & 100

So Boulevard. (10:2735) es, 100 n Barretto, 112.6x100, 6-sty bk tnt & str; Jas A Foley, ref. to Rotterdam Holding Co, 198 Bway; AL; FORECLOS, Aug25; Oct3; Oct6'11. 15,000

So Boulevard. (10:2735) es, 212.6 n Barretto, 112.6x100, 6-sty bk tnt & str; Jas A Foley, ref. to Rotterdam Holding Co, 198 Bway; AL; FORECLOS, Aug24; Oct3; Oct6'11. 15,000

So Boulevard. (9:2261) ns, 75 e Brook av, 50x100, vacant; Mary Ehrmann to Ernest Hall, 1087 Boston rd; mtg \$8,000 & AL; Sept27; Oct6'11. O C & 100

So Boulevard. (10:2728) ws, 172.11 s Home, 75x100, vacant; Martha G Perna to Jas C Gaffney, 1148 Tiffany; mtg \$8,000; Oct5; Oct6'11. O C & 100

Starling av. 2110. (*) ss, 85 w Odell, 31x 95; Phillip Kaufman to Jacob Bingenheimer, 331 Perry av; mtg \$4,000; Oct5; Oct6'11. O C & 100

Southern Boulevard. (11:2980) es, abt 132 n Freeman, 26.8x99.3x22x101.6, vacant; Robt J Rooney to Patk J Tierney, 76 Franklin av, New Rochelle, NY; mtg \$6,000; June6; Oct9'11. O C & 100

Southern Boulevard. (11:2980) es, abt 158.8 n Freeman, 26.8x99.11x22.6x99.3, vacant; Robt J Rooney to Patk J Tierney, 76 Franklin av, New Rochelle, NY; June 6; Oct9'11. O C & 100

Stillwell av. (*) swc Seminole, see Seminole (*), ss 113 w Stillwell av.

Story av. (*) nec White Plains rd, runs e771.9 to cl Pugsley Creek xs62.9 to ss of av xw789.4 to es of rd xn60.1 to beg; deed of cession; Henry Ruhl to City NY; B&S; Apr—; Oct11'11. nom

Story av. (*) all land lying in bed of av from es White Plains rd to cl of east tributary of Pugsley Creek; deed of cession; same to same; QC; Mar10; Oct11'11. nom

Sedgwick av. es, 685.7 & 710.7 s 167, see Lawrence av, ws, 685.7 & 710.7 s 167.

Teller av. (11:2782 & 2783) nws, 333.10 ne 169th, 75x100, 3 2-sty & b bk dwgs; Henry Ludwig to Geo Ludwig, 469 E 136; AL; Sept1; Oct11'11. O C & 100

Teller av. 1339-41. (11:2782 & 2783) nws, 358.10 ne 169th, 50x100, 2 2-sty & b bk dwgs; Geo Ludwig to Venie J Peters, 794 Elsmere pl; mtg \$15,500; Oct10; Oct11'11. O C & 100

Turnbull av. (*) nec White Plains rd, runs e351.5 to cl Pugsleys Creek xs60.4 to ss of av xw355.5 to es of rd xn60 to beg; also TURNBULL AV, (*) ns, 510.11 e White Plains rd & at cl said creek, runs e116.6 to cl of said creek xsw75.4 to ss of av xw25 to cl of said creek xn83.9 to beg; deed of cession; Henry Ruhl to City NY; B&S; Apr—; Oct11'11. nom

Turnbull av. (*) all land in bed of av from es White Plains rd to cl of east tributary of Pugsleys Creek; deed of cession; same to same; B&S; Mar10; Oct11'11. nom

Turnbull av. (*) ns, 510.11 e White Plains rd, see Turnbull av, (*) nec White Plains rd.

Tremont av. (*) sec Commonwealth av, see Commonwealth av, sec Tremont av.

Turnbull av. (*) ss, 283 w Zerega av, 47x—x47.5x—, Unionport; Bernhard Boosmann to Carmine Valicenti, 410 E 173; Oct9; Oct10'11. O C & 100

Vyse av. 1342 (1442). (11:2994) es, 100 s Jennings, 37.6x100, 5-sty bk tnt; Wm Sinnott Co to Thos A Driscoll, 1174 Hoe av; mtg \$31,000; Oct 5; Oct6'11. O C & 100

Villa av. (12:3322) ws, 25 s 205th, 25x 100, vacant; Wm Porter to Eugene Mazzei, 3132 Villa av; AL; Oct4; Oct10'11. O C & 100

Webster av. (11:2893) es, 158.3 n 169th, runs e65.9xn along cl mill brook 2.8xe 23.8xn—xw99 to av xs37.4 to beg, vacant; re mtg; American Mtg Co to Bernard Constn Co, 1185 Washington av; Oct9; Oct10'11. 22,000

Wright av. (*) swc Nelson av, see Nelson av, (*) swc Wright av.

Whitlock av. 966. (10:2734) ses, 299.4 sw Hunts Point av, 25x128.8 to land H R & P R R x25x130.1, 3-sty bk dwg; Frances B Welteck to Frances E & Louise F Welteck, 966 Whitlock av; AL; June30'08; Oct6'11. O C & 100

Walker av. (*) ws, 150.10 n St Raymond av, 50.3x112.6x50x118, except pt for Walker av & Benson av; Alvey A Adeo to Fred M Weiss, 1313 Roselle; AL; Sept18; Oct6'11. O C & 100

Westchester av. 548-50. (9:2276) ss, 50.4 w St Anns av, 52x100, 2 1-sty bk str; Pauline Michling to Lorenz Zeller, 2013 Mad av; B&S; AL; June27; Oct6'11. nom

White Plains rd. (*) ws, 125 n Morris Park av, 25x100; Louise wife of & Jno Masser to Bertha Buschatzke, at North Beach, LI, & Adolph Weissman, 1229 53d, Bklyn; Oct4; Oct6'11. nom

Washington av. 2187-9. (11:3037) ws, 60 s 182d, 40x85, 2-2-sty fr dwgs; Susan C Steers to Clement H Smith, 1773 Clay av; ½ pt; Sept29; Oct9'11. O C & 100

Webster av. 2665. (12:3277) ws, 50 s 195th, 50x100, 1 & 2-sty fr dwg; Jos L Gerety to Fredk P Fox, — North, White Plains, NY; mtg \$9,500; Aug8; Oct11'11. O C & 100

Watson av. (*) ss, 105 w Olmstead av, 25x108, Unionport; Cecilbert Realty Co to Cecelia M Eckstein, 57 E 123; mtg \$4,500; Sept28; Oct11'11. O C & 100

Watson av. (*) ss, 130 w Olmstead av, 25x108, Unionport; same to same; mtg \$4,500; Sept28; Oct11'11. O C & 100

Watson av. (*) ss, 155 w Olmstead av, 25x108, Unionport; same to same; mtg \$4,500; Sept28; Oct11'11. O C & 100

Watson av. (*) ss, 180 w Olmstead av, 25x108, Unionport; same to same; mtg \$4,500; Sept28; Oct11'11. O C & 100

White Plains rd. (*) nec Hermapy av, see Hermapy av, (*) nec White Plains rd.

White Plains rd. (*) nec Quimby av, see Quimby av, (*) nec White Plains rd.

White Plains rd. (*) nec Turnbull av, see Turnbull av, (*) nec White Plains rd.

White Plains rd. (*) nec Story av, see Story av, (*) nec White Plains rd.

Washington av. 2191-5. (11:3037) swc 182d, 62.2x85, except part for av, 2-2-sty fr dwgs & 1-3-sty fr tnt & str; Susan C Steers, 2397 Concourse to Clement H Smith, 1773 Clay av; ½ pt; Sept29; Oct9'11. O C & 100

Washington av. 1042. (9:2370) es, 25 n 165th, 25x85.4x25x85.3, 3-sty fr tnt & str; CONTRACT, Gertrude L Simpson to Ludwig & Max Levitt, 525 W 182; mtg \$9,100; Sept15; Oct9'11. 10,000

Webster av. 1455-7. (11:2887) ws, 171.10 s 171st, 50x70.8 to es Clay av, x51.6x58.7, 6-sty bk tnt & str; re mtg; N Y Trust Co to Morris Graham Constn Co, 396 E 171; Oct4; Oct9'11. O C & 100

Willis av. 367. (9:2305) strip in front on Willis av, ws, 100 s 143d, runs e — to cl of av, xs25xw — to ws of av, xn25 to beg; Celeste B Levy to Edw F Sweeney, 626 Union av; AT; QC; Sept19; Oct9'11. nom

Willis av. 367. (9:2305) same prop; Edw F Sweeney to Herman Joveshof, 326 W 40; AT; QC; Sept27; Oct9'11. nom

Willis av. 365. (9:2305) strip in front on Willis av, ws, 50 n 142d, runs e — to cl of av, xn25xw — to ws of av, xs25 to beg; Edw Willis to Herman Joveshof, 326 W 40; AT; QC; July15; Oct9'11. nom

Willis av. 365. (9:2305) same prop; Emily A Scott et al to same; AT; QC; Mar6; Oct9'11. nom

Willis av. 363-5. (9:2305) ws, 50 n 142d, 25x106, with AT to land to cl of av in front of above, 2-3-sty & b fr dwgs; Ralph Riess to Herman Joveshof, 326 W 40; Feb 15'07; Oct9'11. O C & 100

3D av. 2449. (9:2319) ws, 92.9 n 134th, 23.9x100, 3-sty stn tnt & 2-sty bk stable in rear; Caroline K Wager to Alex J Scott, 1182 Bushwick av, Bklyn; mtg \$7,500; Oct 2; Oct11'11. nom

3D av. 3758-60. (11:2927) es, 175 s 171st, 50x100, vacant; Fannie C Korn, 35 E 60, to Henry Korn, 35 E 60; mtg \$—; Oct9; Oct 11'11. nom

3D av. 3758-60; Henry Korn, 35 E 60, to Wendover-Bronx Co, 309 Bway; mtg \$—; Oct9; Oct11'11. nom

3D av. 4599-4601. (11:3053) ws, 21.7 n 185th, runs n50.11xs43.7 to ns 185th xe 42.11xe13 to beg, 1 & 3-sty fr tnt & str; Payne Estate to Wm Schmid, 4601 3 av; Sept25; Oct10'11. O C & 100

4TH av. (*) sec 233d, see 233d (*) sec 4 av.

Harlem River & Portchester R R. (*) original nws, 1527.11 ne Bronx & Pelham Pkway, 40x9.6x40.11x9.6; also H R & P R R (*) original nws, 509.7 ne Bronx & Pelham Pkway, 40x11.3; Five Boroughs Realty Co to Harlem River & Portchester R R Co at Grand Central Terminal; Sept 22; Oct9'11. nom

Lots. (*) 4, 5, 14, 15, 16 & 19 blk 3 Sec A; LOTS 60 & 61 blk 4 Sec A, & LOTS 63 to 70 & 73 & 74 blk 30 Sec A, map (393) of Edenwald; Maurice Deiches, ref. to North Central Realty Co, 434 Bway; FORECLOS, Sept21; Oct10'11. 5,325

Plot. (11:3037) begins 100 s 182d & 95 w Washington av, runs w50xs25xe50xn25 to beg, vacant; Margt Lyons, 457 E 184 to Jno J Toher, 788 E 181; Sept26; Oct9'11. O C & 100

Plots. (*) 1, 8 to 12 & 15, map of the new park belonging to Pinchot & Morrell (in L 1004 cons, page 61, West Co), contains abt 30 or 31 acres; Enos S Booth ref. to Saml Weil, 220 Lenox av; FORECLOS, Aug24; Oct9'11. 108,000

LEASES

Under this head Leases recorded, Assignment of Leases and Leasehold Conveyances will be found. The expressed consideration following the term of years for which a lease is given means so much per year.

Borough of Manhattan.

OCT. 6, 7, 9, 10 & 11.

- 1Baxter st. 44,** see Baxter, 46.
- 1Baxter st. 46,** str & b; also BAXTER ST, 44, (1:166), n str & front b & 8 rs 2d fl; Alessandro Simonetti to Antonio Grossi & Giuseppe Rinaldi, both at 46 Baxter; 7 1-12yf Oct1; Oct11'11. 1,872
- 1Cathedral Pkway,** see Bway, see Bway, 2828-34.
- 1Coenties slip, nec Front,** see Front, 41.
- 1Eldridge st, c Grand,** see Grand, 290.
- 1Elizabeth st. 251. (2:508),** str; Guiseppe Maresca to Emmanuele Sorce & Cira Monachella, all at 251 Elizabeth; 2yf May1; Oct11'11. 720 & 780
- 1Front st. 41. (1:34),** nec Coenties sl, all; Adrian Tuttle et al to Geo W Meyer, 41 Front; 5yf May1'12; Oct9'11. taxes, &c, & 1,700
- 1Grand st. 290. (2:413),** c Eldridge, str & b; Saml Kamlet & ano to Abr Weiserbs, 91 Eldridge; Oct5'11 from completion of alterations to May1'16; Oct6'11. 2,400
- 1Greenwich st. 332. (1:142)** swc Jay; sobrn of 2 Ls to mtg for \$60,000; Fred Borges & Consumers Brewing Co with Fidelity Trust Co, 139 Chambers; Sept21; Oct9'11. nom
- 1Jay st, swc Greenwich,** see Greenwich, 332.
- 1Mulberry st. S. (1:161),** all; Pietro Fiorito to Aniello Caputo, 82 Mulberry; 5yf Oct1; Oct5'11. 2,400
- 1Madison st. 260. (1:269);** asn ls; Isidore Kester to Frances Washinsky, 476 Sutter av, Bklyn; Oct10'11. nom
- 1Orchard st. 133. (2:415)** asn ls; Harry Wolf & David Grossman to Joe Smulowitz 67 2d; Sept25; Oct7'11. nom
- 16TH ST, 600 & 601½ E,** see Av B, 93.
- 118TH st. 119 E. (3:874),** all; Chas Olbrich to Geo Pollinger, 502 W 139; 15yf Oct1; Oct10'11. taxes, &c, & 4,200 & 5,400
- 121ST st. 13 W. (3:823),** parlor fl; Emma V Bryan to Isidore Mesner, 235 E 4, & Jacob Silberstein, 70 E 99; 2 4-12yf Oct1; Oct11'11. 1,200
- 122D st. 20-6 W. (3:823)** ss, 103.10x98.9x 103.2x98.9; sobrn of Ls to mtg for \$600,000; 22d St Holding Co, 505 5 av, & Roth Novelty Co, 64 University pl, with Metropolitan Life Ins Co, 1 Mad av; July31; Oct 6'11. nom
- 123D st. 158 W. (3:798);** agmt not to extinguish leasehold rights in event of foreclosure of mtg; Saml Heyman & Rachel H Pfeiffer with Jas Devaney, 300 W 51; Oct6; Oct10'11. nom
- 123D st. 158 W. (3:798),** str & b; Mentor Realty Co to Jas Devaney, 300 W 51; 20yf Jan1'12; Oct10'11. 2,400 to 3,000
- 128TH st. 541-3 W. (3:700)** ns, 525 w 10 av, 50x98.9; sur ls & all title to bldgs, &c; Anna C Conover et al individ & EXRS, &c, Edw Gridley to Marie M I De Courval, at Paris, France; May1; Oct10'11. 1,000
- 128TH st. 545 W. (3:700)** ns, 575 w 10 av, 25x98.9; sur ls & AT to bldgs, &c; Anna C Conover et al individ & EXRS, &c, Edw Gridley to Marie M I De Courval, at Paris, France; May1; Oct10'11. nom
- 134TH st. 147 E. (3:890-33),** b str; Eliz Douglass to Thos J Byrne, 206 E 35; 5yf Oct1; Oct9'11. 1,000 to 1,200
- 138TH st W, swc S av,** see S av, 557.
- 143D st. 14 E. (5:1277)** ss, 165 w Mad av, 22x100.5; asn Ls; Chas & Arthur Boosey to G Ricordi & Co, 165 Bway; Mar15; Oct 9'11. nom

143D st, 14 E. (5:1277); re from all terms, &c, under said Ls; Henry Phipps Estates, a corp, to Chas & Arthur Boosey, doing business as Boosey & Co, 9 E 17; Mar20; Oct9'11. nom

149TH st, 424 W. (4:1058) ss, 4-sty bk bldg; Katharina Hauck to Emil Zucke, on premises; 5yf May1'12 (3 yrs renewal); Oct10'11. 1,500

158TH st, 227-9 E. (5:1332), all; Richd M Montgomery & Co to Fredk Wolf, 228 E 32; 2½yf Nov 1; Oct10'11. 1,440

178TH st, 318 E. (5:1452), all; Ida Sindeband to Hyman Thurschwell, 62 E 97; 2 11-12yf June1; Oct10'11. 4,629.96

178TH st, 326 E. (5:1452) all; Ida Sindeband to Hyman Thurschwell, 62 E 97; 2 11-12yf June1; Oct10'11. 4,629.96

190TH st E, swc 1 av. see 1 av, 1735.

197TH st, 209 E. (6:1647) b; Wolf Bloom to Giuseppe Li Causi, 206 E 97; 5yf Oct1; Oct7'11. 420

198TH st, 31 W. (7:1834), all; Mary T Rennard, TRSTE to Wm Schop, 409 W 125; 10yf Oct1; Oct9'11. 1,500

101ST st, 419 E. (6:1695) ns, 295 e 1 av, 25x100.11, the land; Richard H Handley to John Hunt, Jr; 16 8-12yf Sept1'02 (21 yrs renewal); Oct10'11. taxes, &c, & 200

102D st, 182-4 W. (7:1856) ss, 40x100; agmt modifying terms of ls; Branch Realty Co with Norman Ettelson, 184 W 102; Nov2'10; Oct6'11. nom

105TH st E, swc 1 av. see 1 av, 2033.

109TH st, 338-40 E. (6:1680), asn ls; Tobia Tedesco to Carlo Benedetto, 2015 1 av; Dec19'10; Oct10'11. 1,600

111TH st W, see Lenox av. see Lenox av, sec 111.

116TH st, 412 E. all; Laura Silvesrto to Giuseppe Coppola, 414 E 116; 5yf Oct1; Oct6'11. 720

125TH st, 116 W. (7:1909), agmt as to alterations to bldg in relation to lease, &c; Edw D Farrell with Schraders Inc, 116 W 125; Apr22; Oct10'11. nom

125TH st, 116 W. (7:1909), str & b; Edw D Farrell to Schraders, Inc, on premises; 5yf May1; Oct10'11. 9,000

135TH st, 124-6 W. (7:1919), str; Saml Spector to Philip Jaross, 124 W 135; 3yf May1'10; Oct1'11. 480

142D st W, nwc Lenox av. see Lenox av, nwc 142.

145TH st W, nec 7 av. see 7 av, 2501.

159TH st, 549 W. (8:2118) all; Jessie B Cromettee to Marie Growden & Zane Hughes, 547 W 159; 5yf Oct1; 5y ren with option of purchase at \$13,500; Oct7'11. 660 & 720

1AV B, 93. (2:389) nec 6th (No 601½), 20.2x93, all; Hugo Realty Co to Leopold Spachner, 242 E 72; 21yf July1; Oct10'11. taxes, &c, & 4,000

1AV B, 93, & 6TH ST (Nos 601 & 601½), (2:389), asn ls; Leopold Spachner to Saml Spachner & Harry Berger, 12 AV B; Oct3; Oct10'11. nom

1AV B, 93, & 6TH ST (Nos 601 & 601½), (2:389), asn ls; Saml Spachner & ano to Lydia Heine, 51 E 129; Oct9; Oct10'11. 6,000

Broadway, 2828-34. (7:1881) sec Cathedral Pkway, 100x125x irreg x—; sobrn of sub ls to mtg for \$305,000; Michl N Muller, 249 W 109 & Lion Palace Cafe, 2834 Bway with Josephine del Drago at Tarrytown, NY; Oct6; Oct7'11. nom

Broadway. (7:1881) same prop; sobrn of ls to mtg for \$305,000; Broadway Varieties Co, 116 E 14 with same; Oct2; Oct7'11. nom

Broadway, 2275. (4:1229), str; Maria De Witt Jesup to L Levy & Bros, on premises; 5yf Oct1; Oct6'11. 1,800 to 2,000

Lenox av. (7:2011), nwc 142d, c str; Anna C M Brinkman to Leo N Blum, 151 W 143; 5yf May1'12; Oct9'11. 1,500

Lenox av. (6:1594) sec 111th, bldg, theatre, &c, to be erected; Kramer Contracting Co, 35 Nassau to Morris Punch, 168 Lenox av, & Paul Tanzman, 225 E Houston; 21yf Feb1'12; Oct9'11. taxes, &c, & 10,000

Lenox av. (6:1594); same prop; asn Ls; Morris Punch & ano to Rosie Punch, 168 Lenox av, & Hena Tanzman, 225 E Houston; Sept18; Oct9'11. nom

Lexington av, 2168. (6:1778); bill of sale of sal, chattels & Ls; Mark Trautfield, auctioneer, to Otto Graber, 2168 Lex av; Oct7; Oct1'11. 200

Pleasant av, 361. ((6:1806), asn ls; Rudolph J Pay to Joel Martin, 262 W 126; Oct4; Oct9'11. nom

Park Row, 105. (1:121), all; Michl T N Burke to Bridge Cafe, a corp, 105 Park Row; 21yf May15'11; Oct10'11; assessments & taxes in excess of \$37.85 & 2,500

1ST av, 2033. (6:1676) swc 105th, str & c; Henry Strauss to Giuseppe Fusco, 409 E 116; 5 3-12yf Feb1; Oct6'11. 1,200 & 1,320

1ST av, 1735. (5:1552) swc 90th, str&b; Elias Rosenbaum to Emil Eichler, 244 E 86; 3yf May1'13; Oct7'11. 840

2d av, 1540. (5:1543), n str & b & 5 rs above str; Katy Botto to Fritz Zacher, on premises; 2 7-12yf Oct1; Oct9'11. 1,020

4TH av, 325. (3:880), 1st fl & b; Udo M Fleischmann to Jacob Richman, 277 3 av, doing business as Belmore Lunch Co, 325 4 av; 10yf Feb1; Oct10'11. 3,250 to 3,750

4TH av, 325. (3:880), asn ls; Jacob Richman to Belmore Lunch Co, 366 Bway; Jan 26; Oct10'11. nom

6TH av, 18. (2:543), all; Jno J Siefke & ano, EXRS Henry Siefke to Jno Mariano, on premises; 5yf Jan1'08; Oct9'11. 1,440

6TH av, 18; all same to same; 3yf Jan1 '13; Oct9'11. 1,440

6TH av, 616. (3:838) asn ls; Wm Weimann to Jacob Rurode, 530 W 157; mtg \$51,000; Oct6; Oct7'11. nom

6TH av, 683. (3:815) ws, 24.8 n 39th, 24.8x100, all; Robt Currie to Geo Martin, 6 Overlook Terrace, Yonkers, NY; 21yf Oct1; Oct7'11. taxes &c & 6,000 to 8,000

7TH av, 2501. (7:2014) nec 145th, asn Ls; Burton F Stines to Arthur E Schadegg, 871 Col av; Oct6; Oct11'11. nom

8TH av, 2245. (7:1948), asn Ls; Chas A Sheidy to Julius L Schiff, 285 St Nicholas av; Oct9; Oct11'11. nom

8TH av, 557. (3:761) swc 38th, all; Jos & Frank Goodman to Jno J Quigley, 330 W 31; 21yf May 1; Oct6'11. taxes, &c, & 8,400 & 8,800

9TH av, 341. (3:727), all; Hattie Bressant to Geo Muller, 339 9 av; 5yf Nov1; Oct7'11. 960 & 1,020

LEASES

Borough of the Bronx.

Fox st, 868. (10:2722), c str; Knox Const Co to Max Popiel, 868 Fox; 5yf May1; Oct 11'11. 480 & 600

Maine st, (*) c Railroad av. see Railroad av, (*) c Maine.

144TH st, nec 3 av. see 3 av, 2712.

148TH st, see Bergen av. see Bergen av, 504.

150TH st, 232 E. (9:2338), all; Jos V Cunningham to Saverio & Antonio Biele, 232 E 150; 5yf Oct1; Oct6'11. 540

169TH st, 623 E. (11:2933), str; Chas F Braue & ano to Ernesto Merlino & Raffaele Cibbarelli, both at 555 E 169; 3 7-12 yf Oct1; Oct6'11. 480

170TH st, 417 E. (11:2895), asn Ls; Esther Shine to Saml Gelbert, 417 E 170; Oct 5; Oct9'11. nom

175TH st, see Webster av. see Webster av, 1760.

175TH st, see 3 av. see 3 av, 4086.

184TH st, nec Cedar av. see Cedar av, nec 184.

Bergen av, 504. (9:2292), sec 148th, str & b & 1st flat over str; Angelicka Gilfrich to Jacob Bubser, on premises; 5 7-12yf Oct1; Oct6'11. 1,440

Cedar av, (11:3235), nec 184th, asn Ls; Mary A Broderick to Jos Gruber, nec Cedar av & 184th; Sept30; Oct9'11. nom

Railroad av (*) c Maine; fr hotel bldg opposite Railroad depot at Baychester; Dennis Mahoney to Jacob Lotter, at Baychester av & Gun Hill rd, Baychester; 3yf Nov1; Oct9'11. 510

So Boulevard, 1078. (10:2744), n str & b; Reville-Siesel Co to Morris Flasterstein, 951 E 165; 2yf Oct1; Oct10'11. 300

So Boulevard, 1285. (11:2976), str fl & b; Morris Feldman & ano to Albert Winterhalter, on premises; 5yf May1; Oct11'11. 900

Starling av, (*) ns, bet Purdy & Odell. "Schnug's Park," re-asn Ls; Arthur G Freeland to Arthur C Blaicher, 1574 Purdy; Oct11'11. nom

St Anns av, 150. (10:2547), str & b; Micke Berg to Lucio Montuori, on premises; 5yf May1; Oct11'11. 1,020

Tremont av, 400 E. (11:2900), asn Ls; Wm F Hallecy to Jos Koch, 267 W 118, & Edw H Koch, 1550 Bryant av; mtg \$5,000; Oct5; Oct6'11. nom

Willis av, 164. (9:2280), asn Ls; Patk J Kane to Peter J Reilly, 164 Willis av; Sept30; Oct9'11. nom

Webster av, 1760. (11:2899) sec 175th, str fl &c; Michl Gleason to Wm Sugbrink, 564 Robbins av; 10yf Oct1; Oct11'11. 900 & 1,000

3D av, 2712. (9:2306) nec 144th, all; Rudolph A Hofmann to Christian H Hofmann, 2712 3 av; 3yf Dec1'13; Oct11'11. 2,500

3D av, 4086. (11:2930), sec 175th, str & b; Codae Realty Co to Harry Frankenhush, 530 E 175; 5yf July1; Oct9'11. 780 to 900

3D av, 3783-5. (11:2911) ws, 50.1 s 171st, 50x96, all; Terrain Realty Co to Rose Stengel, 544 Wendover av; 10yf Jan1'12; Oct6'11. taxes, &c, & 1,600 to 1,950

MORTGAGES

NOTE.—The arrangement of this list is as follows: The first is the description of the property, then follows the date when the mortgage was drawn and the following date is when the mortgage was recorded; when both dates are the same only one is given; then the term of the mortgage follows. The first name is the mortgagor, the next that of the mortgagee, and last the amount. The general dates used as headlines are the dates when the mortgage was handed into the Register's office to be recorded.

Whenever the letters "P.M." occur, preceded by the name of a street, in these lists of mortgages, they mean that it is a Purchase Money Mortgage, and for fuller particulars see the list of transfers under the corresponding date.

Mortgages against Bronx property will be found altogether at the foot of this list.

Borough of Manhattan.

OCT. 6, 7, 9, 10 & 11.

Attorney st, 151-3. (2:350) ws, 100 n Stanton, 50x100; Oct10'11; 3y6%; Emma C Alexander of Bklyn to Adeline P Butterfield, Jersey City, NJ. 500

Broome st, 532-4. (2:490) nwc Sullivan (Nos 56-8) 37.8x83.8x irreg x62.8; Ext of \$46,000 mtg to Oct1'16 at 5%; Oct2'11; Guaranteed Mtg Co with Angelo Legniti, 64 Mulberry; corrects error in last issue when mortgagee was Guarantee Mtg Co. nom

Broome st, 221. (2:351) ss, 50 e Essex, 25x75; Oct1'11, 5y4½%; Simon Shapiro, 16 W 115, to German Savgs Bank, 157 4 av. 20,000

Coenties slip, 2. see Pearl, 74.

Cathedral Pkway, see Bway. see Bway, 2828-34.

Clinton st, see Mad. see Madison, sec Clinton.

Clinton st, 216. see Madison, 257-9.

Elizabeth st, 10-2. (1:202) es, 125.1 n Bayard, 37.5x80x37.10x80; pr mtg \$—; Oct4; Oct9'11, due Apr 5'14; 6%; Augusta Arnold, 370 Madison, Bklyn to Eliza M May, 1358 Prospect av. 500

Elizabeth st, 251. (2:508), sal Ls; Sept30; Oct1'11, demand, 6%; Emmanuele Sorce & Cira Monachella to Kips Bay Bwg & Malt-ing Co, 650 1 av. 200

Greenwich st, 360-2. (1:183); ext of \$15,000 mtg to Sept28'16, at 5%; Sept28; Oct10 '11; Chas M Weeks with Bowery Savings Bank, 128 Bowery. nom

Hudson st, 617-9. (2:625) ws, 19 s Jane, runs w40.1xs0.10xw14.4xs36.2xe53.2 to st, xn37.1 to beg; Oct5; Oct10'11; 5y6%; Alfred Lyons, 102 W 75, to Saml Riker, 27 E 69. 3,400

Minetta la, 2. (2:543) nwc McDougal (No 115), runs w100xn50xe26xs25xe74 to st, xs25 to beg; pr mtg \$31,000; Oct10'11; 3y 6%; Rocco M Marasco to Jas E March, 235 Lafayette. 1,000

Madison st, 257-9; also CLINTON (No 216), (1:269); ext of \$50,000 mtg to Sept1 '14, at 5%; Oct9; Oct10'11; N Y Life Ins & Trust Co gdn Lee C Jeffreys, with Saml Golde, 131 E 86. nom

Madison st. (1:269) sec Clinton; Sal Ls; Sept25; Oct10'11, demand, 6%; Frances Washinsky to Lion Brewery, 104 W 108. 1,970

Madison st, 125. (1:275) ns, 87.1 e Market, runs e 25.4xn28.1xn75.2xw3.8xs100.1 to beg; pr mtg \$18,000; Oct4; Oct9'11; 5y; 6% Louis W Prager, 862 Kelly & Saml F Prager, 862 Kelly to Saml Grad, 438 El-ton, Bklyn. 5,000

McDougal, 115. see Minetta la, 2.

Pearl st, 74. (1:30) sec Coenties sl (No 2), runs e 24xs61.10xw7xn29.8xw16.3xn32.6 to beg, except pt taken for Elevated R R; Oct10; Oct11'11, due, &c, as per bond; Margt Kaegbehn, 801 Washington, Hoboken, to Title Guarantee & Trust Co, 176 Bway. 16,000

Varick st, 104. (2:477) es, 107.10 n Watts, 21x70; Oct10; Oct11'11, 3y5½%; Augusta Kelly, individ & as extrx Cath Will & Cath, Frank & Eliz Zahn to Lawyers Mtg Co, 59 Liberty. 7,000

Varick st, 104; pr mtg \$7,000; Oct10; Oct 11'11, 2y6%; same to Fredk D Mahoney, 455 W 155. 1,500

Varick st, 104; sobrn of jdgmt for \$1,026.43 to mtg for \$1,500; Oct10; Oct11'11; Cath Frank heir Cath Will & Frank Cardoni with same. nom

Varick st, 104; sobrn of jdgmt for \$1,026.43 to mtg for \$7,000; Sept10; Oct11'11; same with Lawyers Mtg Co. nom

1ST st, 64 E. (2:443) ns, 150 w 1 av, runs n131.9xnw50.5xs38.2xe25.1xs100 to st, xe 24.11 to beg; pr mtg \$45,000; Oct9; Oct10'11 2y6%; Maud B Barclay to J Lawrence Degnan, 211 Carlton av, Bklyn. 8,000

1ST st, 68 E. (2:443) ns, 100 w 1 av, runs n125.4xnw25.2xs128.6 to st, xe25 to beg; pr mtg \$36,000; Oct9; Oct10'11; 2y6%; Maud B Barclay to J Lawrence Degnan, 211 Carlton av, Bklyn. 7,000

11TH st, 332 E. (2:452) ss, 175 w 1 av, 25x94.10; Oct10; Oct11'11, 4y6%; Ciro Pog-gioriale to Pasquale Reale, 194 Blecker. 3,000

11TH st, 332 E; pr mtg \$23,000; Oct10; Oct11'11, due, &c, as per bond; same to same. 4,000

14TH st, 436 E. (2:441) ss, 121.11 w Av A, 22x78.3x26.3x63.10; Oct11'11, 5y5%; Abram A Weigert to Lawyers Mtg Co, 59 Liberty. 12,000

17TH st, 112-4 E. (3:872) ss, 250 e 4 av, 50x92; participation agmt; Oct6; Oct11'11; Metropolitan Life Ins Co, 1 Mad av, with Morgan J O'Brien, 729 Park av, & U S Trust Co, 45 Wall, exrs Herman Wronkow. nom

18TH st, 19-23 W. see 19th, 22-8 W.

14TH st E, nwc 3 av. see 3 av, nwc 14.

17TH st, 240-2 W. (3:766) ss, 293 e 8 av, 35x84; pr mtg \$—; Dec4'08; Sept6'11, 1y 6%; Martha Hinton to Edw C McQueeney; corrects error in issue of Sept9, when prop was 70th st, 240-2 W. 600

19TH st, 22-8 W. (3:820) ss, 320 w 5 av, runs s92xw14.7xs92 to 18th (Nos 19-23) x w75xn184 to 19th xe89.11 to beg; pr mtg \$550,000; Oct1; Oct6'11, 3y6%; New York Pennsylvania Real Est Associates, a corp, to Empire Trust Co, 42 Bway. 150,000

19TH st, 22-8 W; certf as to above mtg; Oct6'11; same to same. nom

THE GEORGE A. JUST CO.

239 VERNON AVENUE
LONG ISLAND CITY
NEW YORK

IRON WORK FOR BUILDINGS

21ST st, 225 E. (3:902) ns, 327.8 e 3 av, 22.3x98.9; pr mtg \$5,500; Oct10'11; 3y5%; Susan Moore widow to Morris S Thompson, 76 W 86, & ano, trste Mary A Cooper, 1,000

22D st, 20-6 W. (3:823) ss, 103.10x98.9x103.2x98.9; sobrn agmt; July5; Oct6'11; Twenty-second St Holding Co, 505 5 av; Selig Rosenbaum & Leo A Price with Met Life Ins Co, 1 Mad av. nom

22D st, 20-6 W; similar agmt; July5; Oct6'11; same with same. nom

22D st, 20-6 W; similar agmt; June30; Oct6'11; Twenty-second St Holding Co, 505 5 av, & Jacob A Zimmermann & Hay Foundry & Iron Works with same. nom

22D st, 20-6 W; agmt subordinating mechanics lien to mtg; July11; Oct6'11; Harris H Urin Iron Works, a corp, 525 W 26, with same. nom

22D st, 20-6 W; similar agmt; July6; Oct6'11; S & H Pomeroy Co, Inc, 430 W 14, with same. nom

24TH st, 336-S E. (3:929) ss, 125 w 1 av, 2 lots, each 25x98.9; 2 mtgs, each \$1,500; Oct10'11; 5y5½%; Adam, Ernest F, Wm & Frank Reinhardt to Jno E Roosevelt, 818 Mad av & ano trstes Jas I Roosevelt. 3,000

24TH st, 262-4 W. (3:773) ss, 100 e 8 av, 41.8x98.9; asn of rents to secure \$3,500; Oct10; Oct11'11; S Feinberg Co to David Israel, 61 E 86. nom

24TH st, 262-4 W. (3:773) ss, 100 e 8 av, 41.8x98.9; pr mtg \$—; Oct10; Oct11'11, due Apr12, 6%; S Feinberg Co to David Israel, 61 E 86. 3,500

24TH st, 262-4 W; certf as to above mtg Oct11'11; same to same. nom

25TH st, 330 W. (3:748) ss, 425 e 9 av, 25x98.9; Oct11'11, 5y % as per bond; Fraud Contracting Co to Bond Mtg & Securities, 22 Exchange pl. 14,500

25TH st, 365 W, see 9 av, 246.

25TH st, 330 W; certf as to above mtg; Oct10; Oct11'11; same to same. nom

25TH st, 310-2 E. (3:930) ss, 162.6 e 2 av, 37.6x98.9; ext of \$15,300 mtg to Aug 15'16 at 6%; Sept20; Oct11'11; Bertha I Treat with Sydney Fisher, 284 McDonough, Bklyn. nom

26TH st W, swe S av, see 8 av, 321.

30TH st, 160 W, see 7 av, 353-9.

31ST st, 306-S E. (3:936) ext of \$45,000 mtg to Aug21'16 at 5%; Sept30; Oct7'11; Lawyers Mtg Co with Pauline K Dalton. nom

35TH st, 208 W. (3:784) ss, 50 w 7 av, 25x49.6; July13; July20'11; 5y5%; Anna Hohlweck to Jno Hohlweck, Jr, 208 W 35; corrects error in issue of July22, when st No was 280 W. 6,000

38TH st, 220 W. (3:787) ss, 166.8 w 7 av, 16.8x98.9; pr mtg \$8,000; Oct5; Oct6'11, due, &c, as per bond; Jno E McArthur, Jersey City, NJ, to Giovanna P Maresi, 146 Columbia, Bklyn. 3,000

38TH st W, swe S av, see 8 av, 557.

40TH st, 454 W. (3:737) ss, 125 e 10 av, 25x98.9; Oct6'11, due, &c, as per bond; Mary wife Valentine Giehssen to N Y Savgs Bank, 81 S av. 17,000

40TH st, 207-9 E. (5:1314) sobrn agmt; Sept28; Oct7'11; Harry Bachrach, 1361 Mad av with American Mtg Co, 31 Nassau. nom

43D st, 108-16 W. (4:995) ss, 125 w 6 av, 100x100.5; pr mtg\$—; Oct6; Oct7'11, due Oct1'21; 6%; New York Lodge No 1 of the Benevolent & Protective Order of Elks, a corpn to City Real Estate Co, 176 Bway. 600,000

43D st, 108-16 W. (4:995) sobrn agmt; Oct6; Oct7'11; Fredk W Fieder Jr, 551 W 160 & Ormond Realty Co with same. nom

44TH st, 241 E. (5:1318) ns, 130 w 2 av, 25x109x28.5x95.11; PM; pr mtg \$21,000; Oct2; Oct6'11, due Dec31'15, 6%; Jacobson & Co to Emile Baumgarten, 15 E 81, et al, individ & as exrs, &c, Wm Baumgarten. 19,600

48TH st, 224 E. (5:1321) ss, 331.4 w 2 av, 18.8x130.5; Oct6'11, 5y5%; Margt A Hornidge to Lawyers Mtg Co, 59 Liberty. 8,750

51ST st, 157-9 E. (5:1306) ns, 184 e Lex av, 41x100.5; Oct9; Oct10'11; 5y4½%; Gertrude L wife W Brenton Welling to Equitable Life Assur Soc of the US, 120 Bway. 25,000

53D st, 324 E. (5:1345) ss, 254.4 e 2 av, 23.10x100.5; PM; Oct9; Oct10'11, due, &c, as per bond; Henry Auer, 2581 Marion av, to Jno J Curley, 112 E 121. 6,500

53D st, 138 W. (4:1005), ss, 305 e 7 av, av, 19.6x100.5; Sept27; Oct10'11; 3y5½%; Hannah Elias, 236 Central Park W, to Miriam H C Cannon, 323 West End av. 8,000

53D st, 351-3 W. (4:1044) ns, 129 e 9 av, 59.7x51.10x59.7x51.9; PM; pr mtg \$15,000; Oct10; Oct11'11, 3y6%; Geo Latour to Geo A Mattern, 65 E Tremont av. 5,000

54TH st, 215 W, see Bway, 1706-18.

55TH st, 245-9 W. (4:1027) ns, 140 e 8 av, 60x100.5; pr mtg \$200,000; Sept27; Oct 6'11, 1y6%; Stevenson Constn Co to Alanson P White, 54 Linwood pl, East Orange, NJ. 10,700

55TH st, 245-9 W; certf as to above mtg; Sept27; Oct6'11; same to same. nom

57TH st, 419 E. (5:1369) ns, 156.5 e 1 av, 16.8x100.4; certf as to mtg for \$8,000; Aug 23; Oct5'11; Alpha Sigma House Co to Lawyers Mtg Co; corrects error in last issue when mortgagor was Alpha Segina House. nom

65TH st, 59 W, see Col av, 123-5.

70TH st, 319 E. (5:1445); ext of mtg for \$13,000 to Oct1'16, 4½%; Oct6'11; Fanny Gruen, 431 E 52, with German Savings Bank, 100 E 14. nom

77TH st, 132 W. (4:1148) ss, 320 w 9 av, 19x102.2; pr mtg\$23,000; Oct9'11, due Nov1'13; 6%; Margt Byrne to Robt Baker, 561 W 144. 4,500

78TH st, 64 E. (5:1392) ss, 117 w Park av, 16x102.2; Oct11'11, due, &c, as per bond; Mary S Denison to Mutual Life Ins Co of NY, 34 Nassau. 20,000

80TH st, 150-6 W. (4:1210) ss, 168 e Ams av, 82x102.2; Oct9'11; 1y % as per bond; Tournour Realty Co to Lawyers Title Ins & Trust Co, 160 Bway. 35,000

80TH st, 150-6 W; certf as to above mtg; Oct9'11; same to same. nom

84TH st, 146 E. (5:1512) ss, 306.1 w 3 av, 26.1x102.2; pr mtg \$—; Oct9; Oct10'11, due, &c, as per bond; Beatrice R Wieser, 146 E 84, to Geo Cohn, — Southfield Boulevard, near Gt Kills rd, Great Kills, S I. 1,500

86TH st, 538 E. (5:1582) ss, 198 w East End av, 20.3x102.2; PM; Pr mtg \$9,500; Oct 9; Oct10'11, due Apr9'12; 5%; Katharina Bolz to Lena Koch, 104 Trowbridge, Astoria, B of Q, & ano. 500

86TH st, 538 E. (5:1582) ss, 198 w East End av, 20.3x102.2; Oct9'11; 3y5%; Jost Habermacher, 104 Iron Bridge, Astoria, LI to Anna J Wood, Huntington LI. 8,000

86TH st, 538 E; pr mtg\$8,000; Oct9'11, due Apr9'13; 6%; same to Hohannes G Kelekian, 536 W 111. 1,500

86TH st, 532 E. (5:1582) ss, 257.11 w Av B, 20x102.2; Oct11'11, due, &c, as per bond; Jno A White, Bklyn, to Manhattan Savgs Instn, 644 Bway. 1,500

87TH st, 115 W. (4:1218) ns, 125 w Col av, 16.8x100.8; Oct11'11, due, &c, as per bond; De Witt Stetten, 115 W 87, to Jno W Sterling, 912 5 av. 20,000

87TH st, 115 W; sobrn agmt; Oct11'11; Carl Ernst with same. nom

94TH st W, nec Riverside Drive, see Riverside Drive, 220.

100TH st, 66 E. (6:1605) ss, 148.3 w Park av, 25x100.11; pr mtg \$16,000; Oct9; Oct10'11; 3y6%; Clara Blumenthal, 71 W 119, to Pauline Morris, 1244 Mad av. 2,000

101ST st, 419 E. (6:1695) ns, 295 e 1 av, 25x100; leasehold; AT; Mar15; Oct10'11, due Oct15'11; 6%; Jno Hunt, Jr, to Mark Hunt, 457 E 180. 1,000

105TH st E, sec 2 av, see 2 av, 2038.

108TH st, 329 W. (7:1893); ext of \$65,000 mtg to Nov15'14, at 4½%; Sept23; Oct 10'11; Geo W Wilder with Seamens Bank for Savings, 76 Wall. nom

108TH st, 327 W. (7:1893); ext of \$60,000 mtg to Nov15'14 at 4½%; Sept23; Oct10'11; Chas D Wilder with Seamens Bank for Savings, 76 Wall. nom

110TH st, 117-9 E (6:1638); ext of \$40,000 mtg to Oct1'16, at 5%; Oct10'11; Wm F Morgan, Jr, exr, &c, Ellen R Morgan with Saml Milstein, 2134 La Fontaine av; Abr Cohn, 473 Belmont av, Bklyn, Saml Strauss, 24 St Marks pl & Max Piatoff, 170 Spring. nom

112TH st, 15 E. (6:1618) ns, 244 e 5 av, 19x100.11; Oct6'11; 5y5%; Jos Krupp, to Lawyers Mtg Co, 59 Liberty. 13,000

112TH st, 15 E; sobrn agmt; Oct6'11; same & Schalem Goldberg with same. nom

112TH st, 142 W. (7:1821) sec 7 av, (No 1837) 100x28; certf as to reduction of mtg to \$15,250; Sept30; Oct4'11; Chas Meyer to Pa Adolph, 142 W 112; corrects error in last issue, when location was 112th 142 W, sec 112. nom

116TH st, 309 W. (7:1943) ns, 150 w 8 av, 25x100.11; PM; pr mtg\$25,500; Oct6; Oct7'11; 1y6%; Fredk P Forster to Cath M Bostwick, 309 W 116. 5,500

117TH st, 168 E. (6:1644) ss, 259 w 3 av, 17x100.11; Oct3; Oct7'11; 3y5%; Annie E Kent to Matilda Francolini, Harrison, NY. 5,000

117TH st, 11-3 W. (6:1601) ext of \$47,000 mtg to Oct1'16, at 4½%; Oct6; Oct9'11; Louis Hein, 48 W 73, with Harris D Colt, 14 E 60, trst Marie L Cameron. nom

118TH st, 128 W. (7:1902) ss, 316 w Lenox av, 20x100.11; Oct9'11; installs; 6%; Saml A Diamond to E & H Levy, a corpn, 280 Pearl. 2,000

118TH st, 24 W. (6:1601) ss, 360 w 5 av, 25x100.11; PM; pr mtg\$—; Oct3; Oct 7'11; 1y6%; A S Realty Co to Clarence Mayer, 2333 7 av. 2,000

119TH st, 330 E. (6:1795) ss, 300 w 1 av, 18.9x100.10; pr mtg \$—; Sept30; Oct11'11, 2y6%; Nicola Laginska, 4528 Richardson av, to Miriam Tuckman, 616 W 137. 500

119TH st W, see Riverside dr, see Riverside dr, 468.

119TH st, 305 E. (6:1796) ns, 75 e 2 av, 19.3x100.11; PM; Oct5; Oct6'11, 3y5%; Alex Tofts to Title Ins Co of NY, 135 Bway. 10,000

124TH st, 355 E. (6:1801) ns, 94 nw 1 av, 18.8x100.11x18.9x100.11; PM; Oct7; Oct 9'11; 3y5%; Jacob Moss to American Mtg Co, 31 Nassau. 5,000

124TH st, 157-9 W. (7:1909), sal Ls; Oct 7; Oct11'11, demand, 6%; Jno E Korndahl to Henry Elias Bwg Co, 403 E 54. 3,000

124TH st, 174-6 E. (6:1772) ss, 125.11 w 3 av, 27.1x100.11; Oct11'11, due Nov15'16, 5%; Babette Brandy to Citizens Savgs Bank, 56 Bowery. 17,000

127TH st, 11-3 E. (6:1752) ns, 160 e 5 av, 33.4x99.11; pr mtg \$13,000; Oct3; Oct6'11, due, &c, as per bond; Wm R Hill to Edith Mandeville, Irvington, NJ. 5,500

127TH st, 11-3 E; sobrn agmt; Oct4; Oct6'11; Margt A Hill with same. nom

132D st 602-4 W (7:1998) ss, 100 w Bway 50x99.11; Estoppel certf; Oct9'11; Edna G Schultz, 602 W 132 to Met Savgs Bk. —

132D st, 10 E. (6:1756) ss, 185 e 5 av, 25 x99.11; pr mtg \$—; Oct6; Oct10'11; 1y6%; Louis Segelbohm to David Frankel, 558 W 181. 1,000

133D st, 48 E. (6:1757) ss, 140 e Mad av, 20x99.11; PM; Oct11'11, 5y5%; Mary E wife Jno Dobbins, Larchmont, NY, to Metropolitan Savgs Bank, 59 Cooper Sq E. 4,000

135TH st, 517-9 W. (7:1988) ns, 340 w Ams av, 2 lots, each 40x99.11; ext of 2 mtgs for \$4,500 each to Oct1'14, at 6%; Sept29; Oct9'11; Louis S Baum assignee of Siegfried Blumenkrohn with Chas W Nelson. nom

138TH st, 104-6 W. (7:2006) ss, 100 w Lenox av, 50x99.11; Oct11'11, installs, 6%; Chas Bauer & Louis Doctor to Chas Dorn, 361 3 av, & ano. 7,000

144TH st, 152-8 W. (7:2012) ss, 175 e 7 av, 2 lots, each 40x99.11; ext of 2 mtgs for \$37,000 each to Oct3'16; 5%; Oct3; Oct9'11; Lawyers Title Ins & Trust Co with Jno Bonwit. nom

145TH st, 101 W, see Lenox av, 701.

152D st W. (7:2099) ns, 325.5 w Bway, 24.7x199.10 to 153d; sobrn agmt; Sept19; Oct7'11; Nellie A Kelly et al with Henry J Kelly, 623 W 152. nom

152D st, 456 W. (7:2066) ss, 308.4 e Ams av, 16.8x99.11; Sept19; Oct6'11, due, &c, as per bond; Isabella Jex to Title Guarantee & Trust Co, 176 Bway. 5,000

152D st, 460 W. (7:2066) ss, 275 e Ams av, 16.8x99.11; Sept19; Oct6'11, due as per bond; Isabella Jex to Title Guarantee & Trust Co, 176 Bway. 5,000

153D st W, ss, 325.5 w Bway, see 152d, ns 325.5 w Bway.

157TH st, 522 W. (8:2115) ss, 375 e Bway, 100x99.11; pr mtg \$158,000; Oct10; Oct11'11, demand, 6%; Highwood Realty & Constn Co, 530 W 157, to Chas Berlin, 522 W 157. 7,000

157TH st, 522 W; certf as to above mtg; Oct10; Oct11'11; same to same. nom

157TH st, 530 W. (8:2115) ss, 275 e Bway, 100x99.11; pr mtg \$158,000; Oct10; Oct11'11, demand, 6%; Highwood Realty & Constn Co, 530 W 157, to Chas Berlin, 522 W 157. 7,000

157TH st, 530 W; certf as to above mtg; Oct10; Oct11'11; same to same. nom

158TH st, 522-8 on map 522-6 W. (8:2116) ss, 350 w Ams av, 100x99.11; PM; pr mtg \$—; Aug1; Oct10'11, due Aug1'21, 6%; Isidor Baer & Rose Simon to Ferdinand C Bamman, 436 W 154. 14,000

162D st, 529 W. (8:2122) nes, 404 e Bway 18x99.11; ext of \$10,000 mtg to Nov1'14 at 5%; Oct9; Oct11'11; Sarah H Livingston with Mamie E wife Washington L Cooper, 529 W 162. nom

167TH st, 510 W. (8:2123) ss, 175 w Ams av, 50x85; pr mtg\$10,000; Sept13; Oct 9'11, due &c as per bond; Henry Guttman & Max Magnus to Jacob Schoen, 51 W 129. 4,000

171ST st, 551 W, see Audubon av, 120.

Av D, 29-31. (2:373) ws, 70.4 s 4th, runs s39.7xw100xn22xe19xn17.7xe81 to beg; pr mtg \$—; Oct5; Oct6'11, installs, 6%; Louis Segelbohm to Lena Kanarek, 118 Columbia. 1,000

Amsterdam av, 1812. (7:2081) ws, 26 s 150th, 27x100; ext of \$15,000 mtg to Oct3'16 at 4½%; Oct3; Oct10'11; Edmund A Hurry with Seamens Bank for Savgs, 76 Wall. nom

Amsterdam av, 1726. (7:2077); ext of \$30,000 mtg to July21'16 at 4½%; July21; Oct11'11; Chas F Coy with an Assn for the Relief of Respectable Aged Indigent Females in City NY, 891 Ams av. nom

Audubon av, 120. (8:2128) nwc 171st (No 551), 95x58; Oct11'11, 3y5%; Harvey Realty Co, 40 E 22, to Harlem Savgs Bank, 124 E 125. 65,000

Audubon av, 120; certf as to above mtg; Oct10; Oct11'11; same to same. nom

Broadway, 1706-18. (4:1026) nec 54th (No 215) 103.7x80.5x100.5x54.7; Oct10'11; 2y5%; Tye Realty Co to N Y Life Ins Co, 346 Bway. 75,000

Broadway, 1706-18; certf as to above mtg; Oct10'11; same to same. nom

Broadway. (7:2077) es, 24.11 s 146th, 75x 100; pr mtg \$90,000; Aug28; Oct10'11, due July1'15; 6%; Martha B Mosher, 1925 7 av, to Edwin R Mosher, 1925 7 av. 8,000

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Broadway, 2828-34, (7:1881) sec Cathedral Pkway, runs s100xe125xn88.7xsw26.4x n19.11 to Pkway, xw— to beg; PM; Oct2; Oct7'11, due Nov1'21; 5%; Broadway Varieties Co, 116 E 14 to Josephine del Drago, Tarrytown, NY. 305,300

Columbus av, 123-5, (4:1118) nec 65th (No 59), 50.5x100; ext of mtg for \$170,000, to Oct1'14; 4½%; Oct2; Oct9'11; Edw Marsh of Rahway, NJ; exr, &c. Edw Marsh with Henry Morgenthau, 165 Bway. nom

Lenox av, 701, (7:2014) nwc 145th, (No 101) 79.10x100; pr mtg \$42,500; Oct7'11; demand; 6%; Wm T McAvoy to Geo Ehret 1197 Park av. 10,000

Lexington av, 2168, (6:1778), sal Ls; Oct 7; Oct1'11; demand; 6%; Otto Graber to A Hupfels Sons, 842 St Anns av. 3,451.63

Old Broadway, 2322, (7:1982) es, 75.3 s Lawrence, 25.1x114x25x112; bldg loan; Oct 5; Oct1'11, demand, 6%; Eilermann Est, a corpn, to City Mtg Co, 15 Wall. 21,000

Old Broadway, 2322; certf as to above mtg; Oct5; Oct1'11; same to same.

Park av, 1032, (5:1497) ws, 62.2 s 86th, 20x70; ext of \$10,000 mtg to Sept21'14 at 4½%; Sept21; Oct6'11; Emigrant Ind Savgs Bank with Mary S & Grace S Pullman, 1032 Park av. nom

Riverside Dr, 468, (7:1990) sec 119th, 100x100; ext of \$325,000 mtg to Nov1'14 at 5%; Nov10'10; Oct6'11; Emily Loewy, 468 Riverside Dr with Met Life Ins Co, 1 Mad av. nom

Riverside Drive, 468, (7:1990); ext of \$30,000 mtg to Nov14'13 at 6%; Nov10'10; Oct6'11; Wm F Moore with Emily Loewy. nom

Riverside Drive, 220, (4:1253) nec 94th, runs e139.9xn100.8xw50xs25.2xw68xs1 x w 30.4 to Drive xst6 to beg; pr mtg \$285,000; Oct1'11, due Oct25'14, 6%; Welfare Realty & Constn Co to W 134th St Realty Co, 111 W 104. 27,000

2D av, 2154, (6:1682) ext of mtg for \$16,000 to Oct4'16; 5%; Oct4; Oct9'11; Title Guar & Trust Co with Ezra Solomon, 181 Martense, Bklyn. nom

2D av, 2038, (6:1676) sec 105th, asn Ls by way of mtg to secure \$3,500; July18; Oct1'11; Frank Scalea to Frank Fallo-tico, 300 E 105. O C & 100

2D av, 1949, (6:1650) ws, 50.11 n 100th, 25x100; pr mtg \$—; Oct1'11, 2y6%; Bertha Drucker, Carpenter av, Sea Cliff, LI, to Jesse J Culling, 1208 Brook av. 3,000

3D av, 1847, (6:1652); ext of \$9,000 mtg until June30'16, at 5½%; June30; July 14'11; Harold E Baldwin with Emma Cohen; reprinted from issue of July22, when this appeared in Bronx mortgages. nom

3D av, (3:870) nwc 14th, —x—; also all other real or personal estate whether situate in U S or England, under will of Florence W Gouraud 1-3 pt; Aug29'09; Oct 10'11, due as per promissory note 90 days after date with interest at 7½%; Geo Fauvel Gouraud at Palliser rd, West Kensington, London, Eng, to Jas R Welch, 52 Kingshall rd, Beckenham, County of Kent, England, solicitor. gold 1,329.69

3D av, (3:870) nwc 14th; same prop; July6'11; Oct10'11, due as per promissory note 90 days after date with interest at 7½%; same to same. gold 1,264.90

5TH av, 1448, (6:1601) ws, 75.11 s 118th, 25x100; Oct1'11, due Oct1'14, 4½%; Solomon Berliner to German Savgs Bank, 157 4 av. 21,000

7TH av, 353-9, (3:805) sec 30th (No 160) 46.6x35.5x45.11x33.11; Oct9'11; 3y % as per bond; Margt Biehn to Lawyers Title Ins & Trust Co, 160 Bway. 25,000

7TH av, 1837, see 112th st, 142 W.

8TH av, 557, (3:761) swc 38th; leasehold; Oct5; Oct6'11, demand, 6%; Jno J Quigley, 330 W 31, to Jas Everards Breweries, 12 E 133. gold, 16,000

8TH av, 321, (3:747) swc 26th, 18.3x62.6; Oct10; Oct1'11, 3y4½%; Aymar Van Buren, of Newburgh, NY, to Lillie M Harper, 312 W 99. 12,000

8TH av, 2237, (7:1947); ext of \$26,000 mtg to Oct1'16 at 4½%; Sept21; Oct1'11; Jacobina Young with Society for the Relief of Destitute Children of Seamen, 90 Front. nom

8TH av, 2239, (7:1947); ext of \$25,000 mtg to Oct1'16 at 4½%; Sept21; Oct1'11; Geo Amend with Society for the Relief of the Destitute Blind of City of NY & Its Vicinity, 891 Ams av. nom

9TH av, 246, (3:749) nec 25th, (No 365), 19.11x63x19.9x65; pr mtg \$15,000; Oct 9; Oct10'11, due, &c, as per bond; Coffey Realty Co to Patk Carey, 718 Ams av. 5,000

9TH av, 246; consent to above mtg; Oct 9; Oct10'11; same to same.

9TH av, 246; certf as to above mtg; Oct 9; Oct10'11; same to same.

11TH av, 691, (4:1097) ws, 92 n 49th, 20.11x100x20.3x100; pr mtg \$—; Oct4; Oct10'11, 1y6%; Ellen H McAleer indiv & as exrs Jas Hand to Ida L Steele, 456 Putnam av, Bklyn. 1,000

MISCELLANEOUS MORTGAGES.

Borough of Manhattan.

All plants, fixtures, personal or other-wise, situate in Borough of Manhattan, Borough of Bklyn, Phila, Pa., & Baltimore, Md; mtg or deed of trust; Mar1; Oct10'11, installs, 6%; Dennett Surpassing Coffee Co to Jno Scholl, 46 W 96 et al trsts. 150,000

All plants, &c, same prop; consent to above mtg or deed of trust; Jan31; Oct10 '11.

Certf as to bill of sale; Oct9; Oct10'11; Belmore Lunch Co to Morris Joelson.

Certf as to mtg for \$9,000 covering land in Bergen Co, NJ; Oct7; Oct10'11; Providential Land & Improvement Co to North Jersey Title Ins Co.

Certf as to mtg for \$19,250 covering land in Queens Co, NY; Oct9; Oct10'11; Neponset Bldg Co to Title Guarantee & Trust Co, 176 Bway.

Long Beach (misc); certf as to mtg for \$10,000; Oct9; Oct10'11; Elmohar Co to Title Guarantee & Trust Co, 176 Bway.

Ten certifs as to ten mtgs for \$3,500 ea covering land in Queens Co, NY; Oct6; Oct 10'11; Schnurmacher Realty Co to Timothy J Kieley.

(3:821), (7:1976), (7:1895), (11:3169); certf as to chattel mtg for \$1,000; Sept21; Oct1'11; Geo Roberts Co to Geo Roberts.

MORTGAGES

Borough of the Bronx.

Adams st, (*) sec Morris Park av, see Morris Park av (*) sec Adams.

Cedar st, (*) ws, 150 s Chester av, 25x 100; Oct10; Oct1'11, due, &c, as per bond; M Kempf Realty Co, 761 E 224, to Sarah J Shradar, 2804 Decatur av. 3,000

Crotona Park E, (11:2940) es, 245.4 s Crotona Park E, 54x134; pr mtg \$16,650; Oct4; Oct10'11, due Oct1'14; 5%; Tillie Johnson to Herman Beitz, 666 E 175. 1,000

Fox st, 960, (10:2724) es, 220.6 n 163d, 40x119x40x110.5; Aug1'11; 5y4½%; Wm C Oesting Co to German Savings Bank, 157 4 av. 24,000

Fox st, 960; certf as to above mtg; Aug1'11; same to same.

Fox st, 964, (10:2724) es, 260.6 n 163d, 40x109.7x40x110; Aug1'11; 5y4½%; same to same. 24,000

Fox st, 964; certf as to above mtg; Aug1'11; same to same.

Fox st, 968, (10:2724) es, 300.6 n 163d, 40x109.2x40x109.7; Aug1'11; 5y4½%; same to same; corrects error in issue of Aug 5, when parties were omitted. 24,000

Fox st, 968; certf as to above mtg; Aug1'11; same to same.

Fox st, 972, (10:2724) es, 340.6 n 163d, 40x108.9x40x109.2; Aug1'11; 5y4½%; same to same; corrects error in issue of Aug 5, when parties were omitted. 24,000

Fox st, 972; certf as to above mtg; Aug1'11; same to same.

Fox st, 976, (10:2724) es, 380.6 n 163d, 40x108.4x40x108.9; Aug1'11; 5y4½%; same to same; corrects error in issue of Aug 5, when parties were omitted. 24,000

Fox st, 976; certf as to above mtg; Aug1'11; same to same.

Fox st, 980, (10:2724) es, 420.6 n 163d, 40x107.11x40x108.4; Aug1'11; 5y4½%; same to same; corrects error in issue of Aug 5, when parties were omitted. 24,000

Fox st, 980; certf as to above mtg; Aug1'11; same to same.

Flower st (*) nwc 2 av, 100x100; also 2D AV (*) ws 100 n Flower, 303x471 to Bronx River x540x226; pr mtg \$—; Sept 23; Oct10'11 due Mar30'12; 6% Filomena & Carmine Cipolla & Liberata Gianfrancesco to Bronx Borough Bank, 440 Tremont av. 5,000

Home st, (10:2661) ss, 142.10 e Forest av, 50x60.9x50x60.7; pr mtg \$20,000; Oct1'11, due, &c, as per bond; Kate Sternkopf & Minnie Wahlig, 760 Home, to Andrew Wissemann, 121 Smith, Bklyn. 5,000

Home st, (10:2661) ss, — w Tinton av & at ws lot 78, revised map (265 in West Co) of Eltona, 50x61; ext of \$20,000 mtg to Jan3'15 at 5%; Sept22; Oct1'11; Minna Kreuder extrx Louis Kreuder with Kate Sternkopf & Minnie Wahlig, 760 Home. nom

Hoffman st, (11:3065) es, 275.10 n 184th or Belmont pl, 34x119.8; Oct2; Oct6'11, due &c, as per bond; Giuseppe Borello to Wilmore Realty Co, 115 Bway. 3,450

Kappock st, nwc Arlington av, see Arlington av, ws, 240 s 227.

Mill la, (*) es, abt 176 s Boston Post rd, 42.2x100.9x104.3x56.8; Oct6; Oct1'11, installs 20 monthly, 6%; Jno G Heisler, at Mill la, Eastchester, to Westchester Investing Co, at Mt Vernon, NY. 2,260

Minerva pl, nwc Anthony av, see Anthony av, nwc Minerva pl.

Parkview pl, (11:3219) ws, 90 s 190th, 40x82.9 to es Tee Taw av, x43.4x65.10; ext of \$5,000 mtg to Sept28'14 at 5%; Oct6; Oct1'11; Jno E Eustis with Walter T Diack, 2515 Devoe Terrace. nom

Seton st (*) nec 2 av, runs n250xe100xn 30 to 3d, xe90xs200 to 2d, xw— to beg; also 2D ST (*) nwc Seton, runs n250xw 100xn30 to ss 3d, xw80xs280 to 2d, xe180 to beg; pr mtg \$14,000; Oct10'11, due Apr 10'13; % as per bond; Hiram R Fisher, 752 St Nich av to Paicines Co, West Nyack, NY. 3,000

Seton st (*) nwc 2d, see Seton (*) nec 2d.

Tiffany st, es, 415.3 s Westchester av, —x—; sobrn agmt; Oct6'11; American Real Est Co with Lawyers Mtg Co, 59 Liberty. nom

West st, nwc Honeywell av, see Honeywell av, nwc West.

2D st (*) nwc Seton, see Seton (*) nec 2d.

2D av (*) nec Seton, see Seton (*) nec 2d.

3D st (*) ss, 100 w Seton, see Seton (*) nec 2d.

13TH st (*) ns, 230 e Av E, 25x108, Unionport; Oct6; Oct7'11, due &c as per bond; Eliz C Fonda to Marie Kolbe, 1419 Crotona av. 5,000

13TH st (*) ns, 330 e Av E, 25x108, Unionport; Oct6; Oct7'11, due &c as per bond; same to same. 5,000

139TH st, (10:2567) ss, 120 e Cypress av, 250x100.10; Oct9'11; 1y5½%; Patk McMorrow to Bronx Savgs Bank, 429 Tremont av. 1,000

141ST st, 605, (10:2555) ns, 25 w Beekman av, 25x91.8x25x93.5; PM; pr mtg \$13,000; Oct6; Oct10'11; 2y6%; Marie Geiger, 332 St Anns av to Benenson Realty Co, 437 E 153. 4,000

142D st, 305, (9:2323) ns, 200.6 e College av, 25.4x101; Oct10'11, due Jan1'15; 5%; Katie Donnelly to Virginia Anderson, 275 Central Park W. 5,500

144TH st, nec 3 av, see 3 av, 2712.

149TH st, 371, (9:2328) ns, 200 e Courtlandt av, 25x80; pr mtg \$16,000; June30; July7'11, due as per bond; Edgewater Realty Co to Title Guar & Trust Co, 176 Bway; corrects error in issue of July15, when location was west of Courtlandt av. 7,000

156TH st, 379-83, (9:2403) ns, 290.11 e Courtlandt av, 50.10x99.11x50.10x100.3; P M; pr mtg \$35,000; Oct6; Oct7'11; 1y6%; Diedrich Eggers, 915 Barretto to Benenson Realty Co, 407 E 153. 1,500

156TH st, (9:2403) ns, 290.11 e Court- landt av, 50.10x99.11x50.10x100.3; Oct6'11, 5y5%; Benenson Realty Co to Rockland Realty Co, 509 Willis av. 35,000

156th st, (9:2403); same prop; certf as to above mtg; Oct6'11; same to same.

156TH st, 784 E, (10:2761); agmt modifying terms of mtg; Oct2; Oct1'11; Frances A Findlay with Broad Realty Co, 784 E 156. nom

158TH st, 650-2, (10:2629) see Cauldwell av, 38.9x85; PM; Sept30; Oct10'11, due, &c, as per bond; Sarah A Byrnes, 17 Pier av, Rockaway, NY to Eliz F Hickey, 790 Cauldwell av. 2,000

161ST st, 616 (10:2626) ss 71 e Eagle av 27 x110; pr mtg \$16,000; Oct10'11, due &c, as per bond; Louis Ruchti, 1985 Prospect av to Merie Frerck, 269 W 122. 3,500

162D st, (10:2690) ss, 160 e Prospect av, runs s99.4xe10.8xe21xn109.2 to st, xw30 to beg; pr mtg \$—; Oct7; Oct9'11; 3y6%; Fred F French Co to Adolph & Henry Bloch, 911 Park av. 4,500

162D st, (10:2690) same prop; certf as to above mtg; Oct7; Oct9'11; same to same.

163D st, nec Forest av, see Forest av nec 163.

165TH st, sec Intervale av, see Intervale av, sec 165.

166TH st, sec Forest av, see Forest av, sec 166.

169TH st, (9:2517) ss, 39.3 e Nelson av, 69.4x66.11x52.7x69.9; Oct6; Oct7'11, due as per bond; Saint Francis Realty Co to Theo Wentz, 328 W 77. 3,000

169TH st, (9:2517) same prop; certf as to above mtg; Oct6; Oct7'11; same to same.

169TH st, (9:2517) same prop; sobrn agt; Oct 4; Oct7'11; Alice M Power with same. nom

170TH st, 417 E, (11:2895) sal ls; Oct5; Oct9'11; demand; 6%; Saml Gelbart to A Hupfels Sons, 840 St Anns av. 8,000

171ST st, (11:2928) ns, 100.1 e 3 av, 55x 117.4x55x120; also WEBSTER AV, 2099, (11:3143) ws, 229 n 180th, 33x100; pr mtg \$49,500; Oct10; Oct1'11, due Apr10'12, 6%; Chas Bjorkegren, Inc, to Esther McNiece, 2099 Webster av. 3,310

172D st, nwc Vyse av, see Vyse av, nwc 172.

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173D st (*) es, 206 s Gleason av, 25x100; also 173D ST (*) es, 281 s Gleason av, 25x100; Oct6'11; 2y6%; Mary Connors to Helene Eich, 1255 Mad, Bklyn. 1,000

173D st (*) es, 281 s Gleason av, see 173d (*) es, 206 s Gleason av.

176TH st, nwe Prospect av, see Prospect av, 1879.

177TH st, nwe Cedar av, see Cedar av, ses, at ws 177.

177TH st, ws, at ses Cedar av, see Cedar av, ses, at ws 177.

179TH st, swe Clinton av, see Clinton av, swc 179.

181ST st, sec Park av, see Park av, sec 181.

184TH st, nec Cedar av, see Cedar av, nec 184.

203D st, late Rockfield, (12:3308) ss, 823.6 w Williamsbridge rd or Briggs av, 25x100; Oct7; Oct11'11, 1y5%; Carrie L Rogers to Ellen Connor, 1230 Fulton av. 1,000

204TH st, (12:3311) ns, 75 e Villa av, 26 x80.8x26x81.1; pr mtg \$4,000; Sept29; Oct6'11, due as per bond, 6%; Pasquale Fusco to Frank McGarry, 660 Burke. 400

206TH st, (12:3312) ss, 26.7 e St Georges Crescent, 25x100, except pt for st; Oct5, Oct6'11, 3y6%; Sally J Swan to Wm M Hubbard, at Hartsdale, NY. 1,000

215TH st (*) ss, 225 w Paulding av, 50x100, Laconia Park; PM; pr mtg\$—; Oct7; Oct9'11, due Feb1'12; 6%; G & S Realty Co to Alfred Frankenthaler, 1215 Mad av. 400

215TH st (*) ss, 225 w Paulding av; PM; pr mtg\$—; Oct7; Oct9'11, due &c as per bond; Rosario Lo Bue to G & S Realty Co, 406 E 149. 1,400

215TH st (*) ss, 225 w Paulding av, 50 x100, Laconia Park; PM; Oct7; Oct9'11; 1y6%; G & S Realty Co, 406 E 149 to Cath J Ahrens, 4022 6 av, Bklyn. 1,000

220TH st, (*) ss, 231 e White Plains rd, 50x114, Wakefield; Oct11'11, 3y6%; Lizzie H Brown to Sarah A Rauch, 845 E 219. 5,000

228TH st (*) ns, 205 w 6 av & being lot 106, map Wakeneld; pr mtg\$2,000; July 13; July26'11; 1y6%; Aug; Cyka to Otto Gessler at Hawthorne, NY; corrects error in issue of July29, when mortgagor was Cyka August. 500

238TH st, nwe Martha av, see Martha av, nwe 238.

246TH st, sec Riverdale av, see Riverdale av, nec Spuyten Duyvil Pkway.

246TH st, swe Fieldstone av, see Riverdale av, nec Spuyten Duyvil Pkway.

260TH st, (13:3423) ns, being plot begins at ec lot hereby described runs nw 154.6xnw20xne44xse60xse100.6 to beg; Oct 6; Oct10'11; 3y6%; Patk Morrisson to Emily Thompson, 128 N 8 av, Mt Vernon, NY. 1,000

Alexander av, 293, (9:2314) ws, 50.3 s 140th, 16.6x70; Oct6'11, 3y5%; Abr Rosenstein to Eva Phipps, 218 W 122. 7,500

Anthony av, (12:3319) nwc Minerva pl, 50x100; Sept19; Oct6'11, due Jan19'12, 6%; Josephine Raabe, 334 Audubon av to Henry Raabe, 334 Audubon av. 5,000

Arlington av (Troy st), (12:3407) ws, 240 s 24th, late Sidney, runs w10.5xsl57.4 to ns Kappock, xse4.11 to Troyxne— to beg; pr mtg\$8,000; June3; Oct7'11; 2y6%; Maud E Lesley to Jessie E Fraser at Bayonne, NJ. 5,500

Arlington av, nwe Kappock, see Arlington av, ws, 240 s 227

Anthony av, (11:3156) es, 328 n Burnside av, 21x110.10x25x115; Sept8; Oct9'11; 5y3%; Mary E Broderick to Wm Weidenkeller trste Wm H Symon, 148 N 17th, East Orange, NJ. 6,000

Aqueduct av, 2201, (11:3217) ws, 437.8 s 183d, 58.11x100; Oct9'11, due &c, as per bond; Mary E Bell to Title Guar & Trust Co, 176 Bway. 13,000

Appleton av (*) nec Alice, 256x2—x—x 100; Oct2; Oct10'11; 3y5½%; Emil N Sorgenfrei to Barbara Weber, 260 Water. 3,500

Bedford Park Blvd, (12:2292) sec Perry av, 123.3x181x110x125.5, equal lien with mtg for \$10,000; Oct9'11; 3y5%; Mary R Fitzpatrick to U S Savings Bank, 606 Mad av. 8,000

Belmont av, 2465 (Cambreling av), (11:3976) ws, 133.4 n 188th, 16.8x67.6; pr mtg\$6,000; Oct9'11; 1y6%; Ernest Damaine 2465 Belmont av to Geo W Roper, 264 E 69. 500

Bryant av, (10:2761) es, 150 s Garrison av, 100x100; pr mtg\$—; Oct6; Oct7'11; 3y6%; Martin Pletscher Constn Co Inc to Martin Pletscher, 918 Bryant av. 6,000

Bryant av, (10:2761) same prop; certf as to above mtg; Oct6; Oct7'11; same to same.

Beaumont av, (11:3105) es, 200 n 187th; 33.4x100; pr mtg\$16,000; July3; July5'11 due Jan3'12; 6%; Jacob Cohen Constn Co to Julius Simon, 354 10 av; corrects error in issue of July8, when location was n 178th. 500

Bryant av, (10:2761) es, 213 s Garrison av, 2 lots, each 20x100; 2 mtgs, each \$1,500; 2 pr mtgs \$—; Sept30; Oct6'11, due June1'14, 6%; Martin Pletscher Constn Co Inc to Augusta A Storck, 748 Coney Island av, Bklyn. 3,000

Bryant av, (10:2761); same prop; 2 certfs as to above mtgs; Sept30; Oct6'11; same to same. nom

Bryant av, 913, (10:2761) ws, 215.2 s Garrison av, 25x100; Oct5; Oct6'11, 3y6%; Murray Hill Park, a corp to Alice M Babbett, 252 W 153. 6,000

Bryant av, 913; certf as to above mtg; Oct4; Oct6'11; same to same.

Bryant av, 913; pr mtg \$6,000; Oct5; Oct 6'11, 3y6%; same to same. 1,500

Bryant av, 913; certf as to above mtg; Oct4; Oct6'11; same to same.

Blackrook av, (*) ns, 105 w Olmstead av, 100x108; pr mtg \$2,500; Sept28; Oct11'11; 1y6...; Cecibert Realty Co to Cecelia M Eckstein, 57 E 123. 2,000

Blackrook av (*) same prop; certf as to above mtg; Sept28; Oct11'11; same to same.

Cauldwell av, 696-8, (10:2628) es, 386 s 156th, 55x107.7x55x106.5; Oct10; Oct11'11, 5y5%; Fanny Gruen to Lawyers Mtg Co, 59 Liberty. 38,000

Cauldwell av, 692-4, (10:2628) es, 441 s 156th, 55x108.8x55x107.7; Oct10; Oct11'11, 5y5%; Fanny Gruen to Lawyers Mtg Co, 59 Liberty. 38,000

Cedar av, nwe 177, see Cedar av, ses, at ws 177.

Cedar av, (11:2882 & 2883) ses, at ws 177th, 90x80.11x90.1x85.1; also CEDAR AV, (11:2882 & 2883) nwc 177th, 126.6x97.6x 127.1x89.2; Oct2; Oct6'11, 1y6%; Patk J Murphy, 1831 Cedar av, to Patk G Tighe, 124 Park av, Yonkers, NY. 4,000

Cauldwell, 750-2, (10:2629); ext of mtg for \$27,000 to Sept30'14, 5%; Sept30; Oct6'11; N Y Life Ins & Trust Co, 52 Wall, with Harrisetta Holding Co, 37 Liberty. nom

Clinton av, (11:3092) swc 179th, 20x100x 20.4x100; Oct5; Oct6'11, 5y5%; Robt Robinson & Davis Klein to Elmer A Allen, 65 W 190. 5,000

Cedar av, (11:2882) ws, 386.4 s 177th, 18.9x82.4; pr mtg\$4,500; Oct6, Oct7'11, due &c as per bond; Plymton Constn Co, 60 W 129 to Geo E Buckbee, 1941 Grand Boulevard & Concourse. 1,000

Cedar av, (11:2882) same prop; certf as to above mtg; Oct5; Oct7'11; same to same.

College av, 1273 (9:2439) ws, 340 s 169th 20x85; PM; Sept29; Oct7'11, due &c as per bond; Christina Clemans to Mary Wallace 568 W 149. 2,700

Cedar av, (11:3235) nec 184th, sal ls; Sept30; Oct9'11; demand; 6%; Jos Gruber to A Hupfels Sons, 840 St Anns av. 2,498

Clay av, es, 171.10 s 171, see Webster av, 1461 on map, 1455-7.

Cauldwell av, sec 158, see 158th, 650-2.

Decatur av, (12:3352 & 3355) swc Gun Hill rd, runs s123.11xw100xn25x50xn93.4 to ss of rd xe50.3 to beg; also DECATUR AV, (12:3352-55) es, 105.8 s Gun Hill rd, 50x103; Oct9; Oct10'11, due Jan1'15; 6%; Chas Leopold to Leo Barnett at Mid-dletown, NY. 5,000

Decatur av, es, 105.8 s Gun Hill rd, see Decatur av, swc Gun Hill rd.

DeMilt av (*) nes lots 98&99 map Penfield prop So Mt Vernon, 100x100; pr mtg \$4,000; Dec31'09; Oct10'11, due &c, as per agmt; Edw D Smith to Fredk L Searing. 610

Eagle av, (10:2616) ws, — n 149th; also 185 n Morrisania Branch R R, 25x120; ext of \$4,000 mtg to July1'15 at % as per bond; Sept14; Oct11'11; Margt A Clarke with Magdalene Messerschmidt, 831 Bushwick av, Bklyn. nom

Elliott av (*) es, 550 s Elizabeth, 25x 100, except pt for Burke; Oct16; Oct7'11; 5y6%; Mary A Campbell to Gertrude Meise, 954 Rodgers pl. 500

Forest av, S79, (10:2648) ws, 70 n 161st, 21x90; Oct 6; Oct7'11, due Jan1'15; 5%; Rose Robinson to Marie C Neuhaus, Highland Mills, NY. 4,500

Forest av, S79, (10:2648) sobrn agmt; Sept28; Oct7'11; same & Benj Jersawitz with same. nom

Fulton av, 1359, (11:2925) ws, 392.8 s 170th, 33.5x210x33.5x209.10, except pt for av; Oct 6; Oct7'11, due Decl14; 5%; Jno G Weiler to Sarah J Whiteside, 541 W 124. 3,000

Fulton av, 1359; sobrn agmt; Oct6; Oct7'11; Bertha E & Marie F Weiler with same. nom

Forest av, (10:2660) es, 50 s 166th; two lots, ea 50x102.7; two bldg loan mtgs, ea \$40,000; Oct10'11; demand; 6%; Amolsky Constn Co to City Mtg Co, 45 Wall, 80,000

Forest av, (10:2660) same prop; two certfs as to above mtgs Oct10'11; same to same.

Forest av, (10:2660) sec 166th, 50x102.7; bldg loan; Oct10'11; demand; 6%; same to same. 50,000

Forest av, (10:2660) same prop; certf as to above mtg; Oct10'11; same to same.

Forest av, (10:2659) nec 163d, 110.3x55, except pt for st; Oct10'11; 3y5%; Robt S Stewart to Harlem Savings Bank, 124 E 125. 8,000

Fieldston rd, swc 246, see Riverdale av nec Spuyten Duyvil Pkway.

Gun Hill rd, swc Decatur av, see Decatur av, swc Gun Hill rd.

Honeywell av, (11:3124) nwc West, 63.4 x78.10x62.8x87.11; PM; pr mtg \$4,000; Oct 5; Oct6'11, 2y6%; Philip Kaufman to Alice McCaffrey, 551 W 160. 2,500

Hoe av, 1172-4, (10:2752) es, 104.1 s Home, 50x100; PM; Oct5; Oct6'11, 1y6%; Wm Sinnott Co to Thos A Driscoll, 1172 Hoe av. 2,000

Heath av, 2880-2, (12:3256) es, abt 370 s 230th; 2 lots, ea 20.2x100.5; two mtgs, ea \$6,500; Oct9; Oct10'11, due Nov1'14; 5½%; Pouch Realty Co to Thomas M Crowley, 568 Greene av, Bklyn. 13,000

Heath av, 2880-2, (12:3256) two certfs as to above mtgs Oct9; Oct10'11; same to same.

Heath av, 2884, (12:3256) es, abt 350 s 230th, 20.2x100.6; Oct9; Oct10'11, due &c, as per bond; same to Kath Baum, 439 W 123. 6,500

Heath av, 2884, (12:3256) certf as to above mtg; Oct9; Oct10'11; same to same.

Heath av, 2886, (12:3256) es, abt 325 s 230th, 20.2x100.6; Oct9; Oct10'11; 3y5½%; same to Mary Brady, 75 W 100. 6,500

Heath av, 2886, (12:3256) certf as to above mtg; Oct9; Oct10'11; same to same.

Heath av, 2880-6, (12:3256) es, abt 325 s 230th, 80.8x100.6x80.8x100.5; sobrn agmt; Oct9; Oct10'11; Emanuel Glauber, 100 W 121st with Kath Baum, 439 W 123; Mary Brady, 75 W 100 & Thos M Crowley, 568 Greene av, Bklyn. nom

Hughes av, (11:3070) ws, 21.4 s Oak Tree pl, 25x95; Oct11'11, 5y5%; Jno Wingendorff to Lawyers Mtg Co, 59 Liberty. 3,500

Hoe av, (11:2987) es, 104.5 n Freeman, 25x100; Oct10'11; 3y6%; Jno O'Brien to Edgar J Phillips, 1177 Dean, Bklyn. 1,230

Intervale av, (10:2704) sec 165th, runs e 20.3x68.8x19.3xw25 to av xn86.5 to beg; Oct10; Oct11'11, due, &c, as per bond; Jos Cohen to Title Guarantee & Trust Co, 176 Bway. 3,000

Jackson av, (10:2652) ses, 41.10 from ses Boston rd, which pt ls 84.5 sw from ses of said rd, & sws 168th runs se132.7xne 40xnw66.11 & 66.2 to av, xs40.1 to beg; ext of \$6,000 mtg to Sept27'16 at 5%; Sept27; Oct 6'11; Emigrant Ind Savgs Bank with Ferdinand Alpers, 3013 3 av. nom

Jackson av, (10:2652) ses, 41.10 from ses Boston rd, which pt ls 84.5 sw from ses Boston rd & sws 168th runs ne along av 20xsel32.11xsw20xnw132.7 to beg; ext of \$6,000 mtg to Sept27'16; 4½%; Sept27; Oct6'11; Emigrant Ind Savgs Bank with Caroline Schwenker, 367 E 157. nom

Jerome av, (11:3186) es, 172 n Cameron pl, 75x100; ext of \$12,500 mtg to May, 24'14 at 6%; June24; Oct11'11; Louis Weiss with Thos P Hicks. nom

Longwood av, 1178-80, (10:2736) ss, 370.11 e Barry, runs e50.1xsl51.8xw52.6x 138.8; Oct5; Oct6'11, due, &c, as per bond; Geo Spaeth to Title Guarantee & Trust Co, 176 Bway. 8,000

Lincoln av, 165, (9:2318) sal ls; July15; July17'11; demand; 6%; Felix Tretbar, 165 Lincoln av to Jetter Bwg Co, 207 E 54; corrects error in issue of July22, when mortgagor was Felix Tretbar. 565

Morris Park (*), sec Adams, 25x100; except pt for Morris Park av; bldg loan; Oct6'11; 5y5%; Mary Childs, 502 Morris Park av to Elias H August, 50 W 77. 5,900

Morris Park av (*) ss, 25 e Adams, 25x 100; except pt for Morris Park av; Oct 6'11; 5y5%; Jno J Childs, 502 Morris Park av to Elias H August, 50 W 77. 4,500

Morris Park av, (*) ss, 50 e Lincoln, 25.6x100; Oct9; Oct10'11; 1y6%; Sarah F wife Edw J Cahill to Geo Hauser, 1762 Walker av. 500

Martha av, 4331, (12:3387) nwc 238th, 25x100; PM; Oct6'11, due Jan6'12, 6%; Melillo Constn Co, 2510 Washington av, to Annie S Williams, at White Plains, NY. 1,700

Melrose av, 918, (9:2384) es, 60 s 163d, 20x73.10x20x74.3; PM; pr mtg \$6,500; Oct3; Oct11'11, 2y6%; Louis Green, to Jos Zeller, 918 Melrose av. 2,000

Nelson av, 1272-4, (9:2517) ext of \$25,000 mtg to Oct1'14 at 5½%; Oct6; Oct7'11; Virginia K White with Saint Francis Realty Co, 90 Wall; Thos V McGrane, 94 W 169 & Jno F Heffernan, 96 W 169. nom

Nelson av, 1372-4, (9:2520) ses abt 115 n 170th, 50x100; pr mtg \$—; Oct6; Oct9'11; 1y6%; Bridget A wife Patk H Marron to Grace L Horton, 2881 Bway. 400

Oneida av, (12:3365) ws, 100 s 235th; two lots ea, 25x100; two PM mtgs ea \$575; Oct7'11; two pr mtgs\$1,600 ea; Sept27, due &c as per bond; Helen B Rosenbaum to Chas H Roe Estate, a corpn, 371 Bway. 1,150

Ogden av, (9:2529) ws, 747.6 n Union, 37.6x103; ext of \$5,000 mtg until Sept15'14; 5½%; June22; July19; Agnes de Lisle with Jno Brown, 614 W 146 & Jno M Fimian, 1748 Ams av; corrects error in issue of July22, when this mtg was incomplete. nom

ATLAS PORTLAND CEMENT

Is the *Standard American Brand*

30 Broad Street

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New York

Perry av, sec Bedford Park Blvd, see Bedford Park Blvd, sec Perry av.

Pelham rd (*) es, 100 n Lee, 75x100; Sept30; Oct10'11; 3y6%; Otto Richd Burger, 364 E 149 to Karl Gut, 422 W 150. 1,500

Prospect av, (10:2676) ws, 300 n 156th, 50x122.4x63.9x161.10; sobrn agmt; Oct6; Oct10'11; 783 Prospect Av Co, 783 Prospect av, & Bway & Cathedral Parkway Co, 601 W 110, with Lawyers Title Ins & Trust Co, 160 Bway. nom

Park av, (11:3037) sec 181st, 25x91; pr mtg \$5,000; Oct11'11, 2y6%; Saml Weiss to Jos M Reinschreiber, 14 W 119. 3,000

Prospect av, 1879, (11:2951) nwc 176th, 61x116.7x51x117; Oct10; Oct11'11, due, &c, as per bond; Max Meyers to Title Guarantee & Trust Co, 176 Bway. 6,500

Ryer av, 2051, (11:3149) ws, 320.1 n Burnside av, 25x154.11x25.5x159.5; July 10; July17; 3y5½%; Annie Quinn, 2051 Ryer av to Eliz H Jacques at Haines & Chew, Germantown, Pa; corrects error in issue of July22, when av No was 51. 6,500

Robbins av, 456, late Jackson av, (10:2578) es, 302.2 s 147th, 25x100; Oct4; Oct6'11, due, &c, as per bond; Amelia Hoffmire, Emil Sonenburg, Mary F McAllister, Henry Sonenburg & Dora C Sonenburg, heirs Mich Sonenburg to Michl J Sullivan, 343 E 141. 265

Riverdale av, (13:3415) nec Spuyten Duyvil Pkway, runs n275.8xe60xn50xw160 to av, xn— to cl 246th, xe— to cl Fieldston rd, xs—xw—xs354.3 to Pkway, wd— to beg; contains abt 12 acres; Oct10'11, due Oct10'14; % as per bond; Delafield Estate, a corpn, 25 Bway to Farmers Loan & Trust Co, 22 Wm. 72,000

Riverdale av, sec 246, see Riverdale av nec Spuyten Duyvil Pkway.

Ryer av, 2256, (11:3150) es, 203.3 s 183d, 25x100; Oct10'11; 3y5%; Emelia A Nelson, 2256 Ryer av to Mary E Egner, 319 E 93. 5,500

Ryer av, 2254, (11:3150) es, 228.3 s 183d, 25x100; Oct10'11; 3y5%; Betty wife Ehrich Peterson, 2254 Ryer av to Mary E Egner, 319 E 93. 5,500

Spuyten Duyvil Pkway, nec Riverdale av, see Riverdale av, nec Spuyten Duyvil Pkway.

Seton av, (*) es, 350 s Randall av, 25x100, Edenwald; Sept28; Oct11'11, 3y6%; Rudolph Swenson, at Harrison, NY, to David Ramazzotti, 46 E 8. 3,000

So Boulevard, 1209, (11:2975) ws, 75 n Home, 25x100; Oct10; Oct11'11, due, &c, as per bond; Margt Stanton to Margt J Becker, at Stamford, Delaware Co, NY. 9,000

So Boulevard, 1209; pr mtg \$9,000; Oct 10; Oct11'11, due May10'13, 6%; same to Margt Knox, 478 Mott av. 1,000

So Boulevard, (11:2981) es, 200 n Jennings, 100x100; bldg loan; Oct5; Oct6'11, 1y6%; Sonsin & Wahlig Constn Co to Title Guarantee & Trust Co, 176 Bway. 60,000

So Boulevard, (11:2981); same prop; certf as to above mtg; Oct5; Oct6'11; same to same.

So Boulevard, (12:3292) nes, 123.3 nw Hull av, 123.3x125.5x110x181; ext of \$9,000 mtg to Oct9'14 at 5%; Oct9; Oct11'11; U S Savings Bank with Mary R Fitzpatrick, 321 Bedford Park Blvd. nom

Teller av, 1341, (11:2782 & 2783) nws, 383.10 ne 169th, 25x100; PM; pr mtg \$—; Sept1; Oct11'11, 1y6%; Geo Ludwig to Henry Ludwig, 775 Carroll, Bklyn. 500

Turnbull av (1st st) (*) ss, 283 w Zerega (Av A), 47x—x47.5x—; PM; Oct9; Oct 10'11; 3y6%; Carmine Valicenti, 410 E 173 to Thos & Margaretha Keitel, 948 Olmstead av, joint tenants. 3,000

Tremont av, 400 (680), (11:2900) sec Webster av; sal Ls; Oct5; Oct6'11, demand, 6%; Jos & Edw H Koch to Beadleston & Woerz, 291 W 13. 6,500

Tee Taw av, es, 90 s 190, se Parkview pl, ws, 90 s 190.

Villa av, (12:3322) ws, 25 s 205th, 25x100; PM; Oct4; Oct10'11; 3y5%; Eugene Mozzei to Wm Porter, 422 Bergen av. 2,700

Valentine av, 2249, (11:3150) ws, 179.8 s 183d, 25x100; Oct10'11; 3y5%; Carolina wife of Jno A Benson to Minnie Hummel, 3688 Bway. 5,500

Valentine av, 2247, (11:3150) ws, 204.8 s 183d, 25x100; Oct10'11; 3y5%; Ehrich Peterson & Jno A Benson to Minnie Hummel, 3688 Bway. 5,500

Vyse av, (11:2989) nwc 172d, 25x100; Oct 10; Oct11'11, 1y—%; Jno Harnett to Lion Brewery, 960 Col av. 1,200

Webster av, 2099, see 171st, ns, 100.1 e 3 av.

Webster av, (11:2893) es, 158.3 n 169th, runs e 65.9xne2.8xe23.8xn—xw90 to av, xs 37.4 to beg; Oct9; Oct10'11; 5y5%; Bernard Constn Co, 1185 Wash av to Chas M Cannon, 323 West End av & ano trstes Geo S Carter. 24,000

Webster av, (11:2893) same prop; certf as to above mtg; Oct9; Oct10'11; same to same.

Webster av, (11:2893) same prop; pr mtg \$24,000; Oct9; Oct10'11, due &c, as per bond; same to Wm F Smith, 464 E 155 & ano. 1,500

Webster av, (11:2893) same prop; certf as to above mtg; Oct9; Oct10'11; same to same.

Webster av, (11:2893) es, 195.7 n 169th, 37.3x90.7x47.8x90; pr mtg \$24,000; Oct9; Oct10'11, due as per bond; same to same. 2,000

Webster av, (11:2893) same prop; certf as to above mtg; Oct9; Oct10'11; same to same.

Weeks av, (11:2796) ws, 200 n 174th, 50x95; except part for av; Oct9; Oct10'11; installs; 6%; Jno Kennedy to Tremont Bldg & Loan Assn, 1941 Washington av. 2,000

Webster av, sec Tremont av, see Tremont av, 400.

Washington av, (11:2914) es, 30 s 173d 40x100; Oct9'11; 5y5%; Harrisetta Holding Co to The Isabella Heimath, a corpn, Ams av & 190th. 29,000

Washington av, (11:2914); same prop; certf as to above mtg; Sept30; Oct9'11; same to same.

Washington av, 1186-S, (9:2372) es, 50x137; sobrn agmt; July19; July20; Rosina Liquidara, 1916 Barnes av, & ano with Cornelius G Coakley, 53 W 56, et al, trste Kath T W Gardner; corrects error in issue of July22, when 1st party was Liquidara Rosina. nom

Webster av, 1461, on map 1455-7, (11:2887) ws, 171.10 s 171st, 50x73.8 to Clay av x51.6x58.7; pr mtg \$—; Oct9'11, 5y5%; Morris Graham Constn Co, 396 E 171, to Albt F Hagar, trste Cath A Hedges, 54 W 40. 30,000

Webster av, 1461, on map 1455-7; certf as to above mtg; Oct9'11; same to same.

Webster av, 1461, on map 1455-7; sobrn agmt; Oct9'11; same & Thos Morris with same. nom

Willis av, 164, (9:2280), sal Ls; Sept30; Oct9'11, demand, 6%; Peter S Reilly to A Hupfels Sons, 840 St Anns av. 6,000

2D av, (*) nwc Flower, see Flower, (*) nwc 2 av.

3D av, 4599-4601, (11:3053) ws, 21.7 n 185th, runs n50.11xs43.7 to 185th, xe42.11x ne13 to beg; PM; Sept25; 5y5½%; Oct 10'11; Wm Schmid to Payne Estate, a corpn, 98 Park av. 6,000

3D av, (9:2364) es, 169 n 156th, 25x96; pr mtg \$2,000; Oct5; Oct6'11, 3y5%; Christina Hinklein to Annie C Schriefer, 330 W 51. 1,000

3D av, 3758-60, (11:2927) es, 175 s 171st, 50x100; bldg loan; Oct9; Oct11'11, demand, 6%; Wendover-Bronx Co, 309 Bway, to Henry Korn, 35 E 60. 22,000

3D av, 3758-60; certf as to above mtg; Oct9; Oct11'11; same to same.

3D av, 2712, (9:2306) nec 144th; sal Ls; Oct10; Oct11'11, demand, 6%; Christian H Hofmann to Beadleston & Woerz, 291 W 10. 3,232.95

JUDGMENTS IN FORECLOSURE SUITS.

OCT. 5.

Lot 2, map of Estate of Benj Richardson, near Kingsbridge; Emma E Horn agt Geo G Richards et al; Peacock & Steves, attys; Fredk I Lockman, ref. (Amt due, \$485.67.)

137TH st, ns, 80 e 8 av, 45x99.11; Albert H Atterbury agt Minnie Lewis et al; Albert H Atterbury, atty; Chas L Greenthal, ref. (Amt due, \$3,021.67.)

OCT. 6.

Lenox av, 407; Wm H Rolston et al agt Edw A Perkins et al; Geller, Rolston & Horan, attys; Jas A Taylor, ref. (Amt due, \$23,247.23.)

Lots 411 to 423, 426 to 436, 438, 440 to 442, 452, 461 and 467 to 472, map of westerly portion of Benson Estate; E Ormonde Power agt Llewellyn Realty Co; Theodore Hansen, atty; Marcel Levy, ref. (Amt due, \$8,888.16.)

OCT. 7.

No Legal Sales advertised for this day.

OCT. 9.

Westchester Railroad st, nwc Passage av, 20x100; Mary C Crane agt Josephine Watson et al; Chas J Hardy, atty; Louis B Hasbrouck, ref. (Amt due, \$3,407.91.)

90TH st, 102 W; Katie Hoehn agt Geo Schuck, F P Hummel, atty; Louis F Doyle, ref. (Amt due, \$5,657.)

Amsterdam av, es, 50 n 166th, 37.6x100; Jos B O'Neill agt Mutual Constn Co; Jos V Mitchell, ref. (Amt due, \$6,256.25.) By Roger A Pryor. 4,500

LIS PENDENS.

OCT. 7.

108TH st, ss, 195 e 1 av, 50x100.11; also 114TH ST, ns, 320 w 3 av, 18.9x100.11; Zachariah Hirsch agt Saml Hirsch et al; partition; A H Schwarz, atty.

Minford pl, 1446; Stephen G Still agt Victor Gerhards et al; action to determine interest, &c; F Thorn, atty.

OCT. 9.

54TH st, ss, 72 e 11 av, 28x100.6; Frank Genninger agt Philip Bachrach et al; action to foreclose mechanics lien; B J Kelly, atty.

31ST st, 209 E; Christina Sherman agt Fredk W Sherman; notice of levy; J O Ball, atty.

Grant av, 1064; Robt Kirkaldy et al agt Michael J McGuire et al; specific performance; J E Duross, atty.

Broadway, 2848 & 2850; Chas Richter agt American Purchasing Ass'n, Inc, et al; action to foreclose mechanics lien; H Kuntz, atty.

Houston st, 128; Domenico Castell agt Alexander S Burns et al; action to set aside conveyance; A C Astarita, atty.

OCT. 10.

61ST st, 206 W; Isaac N Elkin agt Alex R Elkin et al; partition; H J Sokolow, atty.

18TH st, nes, 349 nw 2 av, 23x92; Julius W Kruger agt Annie B Kruger; counterclaim; Neuman & Newgass, attys.

OCT. 11.

1ST av, 1438; Max Greenberg agt Esther B Littman et al; action to foreclose mechanics lien; C Recht, atty.

Pitt st, es, 150 s Stanton, 25x100; Anthony Englert et al agt Jos F Petit et al; action to foreclose mechanics lien; C J Earley, atty.

Orchard st, 136; People of the State of N Y agt Herman Grossman; notice of levy; C S Whitman, atty.

Hull av, nws, 150 e Mosholu Pkway, \$1.11x110.1; G B Raymond & Co agt D'Ambra Construction Co et al; action to foreclose two mechanics liens; De La Mare & Morrison, attys.

16TH st, 602-04 E; also 15TH ST, 612 & 614 E; Philip Callan agt Peter Callan et al; action to set aside deeds; C Huth, atty.

Rogers pl, ws, 133.10 n Westchester av, 50x74.11; People of the State of N Y agt Fee Simple Realty Co; notice of levy; atty not given.

Kingsbridge Road, ns, bet Kingsbridge Terrace & Sedgwick av; Elway Co agt Julius A Fabricius et al; foreclosure of transfer of tax lien; S L Josephthal, atty.

84TH st, 332-50 E; also ORCHARD ST, 192; also 8TH ST, 354-56 E; also WIL-LETT ST, 10-12; also 23D ST, 309 E; also 2D AV, 81; also 84TH ST, 351 E; Wm H W Youngs agt Clarissa Goodman et al; amended partition; Winthrop & Stimson, attys.

Hughes av, es, 100 s William, 50x65.2; Carmine Vatrano et al agt European Construction Co; action to foreclose mechanics lien; A J Romagna, atty.

Broadway, nec 95th, 125.10x127.7; Keystone Fireproofing Co agt Real Construction Co; action to foreclose mechanics lien; Parsons, Closson & McIlvaine, attys.

OCT. 13.

3D av, 4065-4071; David Rogove et al agt Leopold Guttig et al; action to foreclose mechanics lien; attys, Pantell & Glickstein.

Belmont av, 2461 & 2463; Brocaval Realty & Holding Co agt Chas C Manning; specific performance; attys, Locker & Locker.

184TH st, ns, 100 w Ams av, 100x99.11; Niagara Wood Working Co agt Van Orden Constn Co et al; amended action to foreclose mechanics lien; attys, W Anway.

Northern av, nwc 181st, 78x138.11; Louis Handlen, Inc, agt Trebla Realty Co et al; foreclose of mechanics lien; attys, Gettner, Simon & Asher.

63D st, 215 W; Abraham Silberberg agt Friedland Realty Co; notice of levy; atty, A A Silberberg.

112TH st, 306 & 308 W; Jno Burks agt Nathan Mayer et al; counterclaim; atty, J C Gulick.

FORECLOSURE SUITS.

OCT. 7.

5TH st, ss, 263.10 e Av B, 24.9x96; Peter Grein, trustee, agt Max Goldberg et al; L S Goebel, Jr, atty.

15TH st, 157 W; Catherine E Webb agt John B McGinley et al; C G Macey, atty.

165TH st, ss, 27.1 e College av, 19.5x 80.6; also 165TH ST, ss, 46.7 e College av, 20x81.10; also 165TH ST, ss, 66.6 e College av, 20x83.3; also 165TH ST, ss, 146.6 e College av, 19.6x88.9; four actions; Hannah W Cromwell, extrx, agt Mountain Construction Co et al; R K Brown, atty.

183D st, ns, 134.7 w Washington av, 35 x100; Farmers Loan & Trust Co et al agt John Rendall et al; C M Camp, atty.

116TH st, 424-6 E; Virginia Danziger agt John Focarilo et al; Gross & Sneudairs, attys.

OCT. 9.

Fulton av, ws, 170 ne 167th, 68x192; Flora Vinicky agt Frank Louda et al; H F Lip-pold, atty.

105TH st, 155 E; Union Trust Co of N Y agt Abram Bachrach et al; Miller, King, Lane & Trafford, attys.

Perry st, 14; Isabel D Curtis, extrx, agt Rebecca G Poole et al; T L Baile, atty.

97TH st, 36 W; Herman Rieb agt Eva J Marx et al; C Weishaupt, atty.

137TH st, 370 E; Henry Hall agt Kaufman Sasserath et al; H C Rickaby, atty.

Hall pl, es, 163.2 s 167th, 30x52.9irreg; Mary Leimbacher agt Otilie Zalkind et al; A M Simon, atty.

176TH st, ss, 62 w Marmion av, 50x100; Louise J Campbell agt James E Callan et al; Noble & Camp, attys.

Grand av, ws, 150 s 180th, 120x100; Chas M Rosenthal agt Modena Realty Co; E A Landauer, atty.

OCT. 10.

136TH st, ss, 493.6 e 7 av, 15.6x99.11; Carrie A Tinelli agt Jennie G Whitehead et al; J A Van Zelm, atty.

18TH st, 120-22 W; Fredk Lewisohn et al agt Chas Brendon et al; Hoadly, Lauterbach & Johnson, attys.

Topping st, or av, ws, 100 n 174th, 32.6x 95; Belle M Ryckman agt Annie G Dixon et al; Mitchel & Mullan, attys.

165TH st, ss, 86.5 e College av, 60x84.7; three actions; Ferdinand W Knolhoff et al agt Mountain Construction Co et al; R K Brown, atty.

2D av, ws, 50 n 127th, 25x100; J Blackburn Miller agt Saul Domroe et al; A Furber, atty.

Tower pl, ns, 185 e Webster av, 28.11x 100; Bernard J Rush et al agt Abraham L Frey et al; W E Sammis, atty.

OCT. 11.

172D st, ns, 99.5 e Inwood av, 25x87.2; Charlotte A O'Shea agt Victoria Lendt et al; W C Arnold, atty.

148TH st, ns, 375 w Morris av, 25x106.6; Isabella Hart agt Eric Borkstrom et al; amended; S Wechsler, atty.

119TH st, ss, 290 e 3 av, 40x100.10; Jef-ferson Bank agt Abraham Wechsler et al; Strasbourger, Eschwege & Schallek, attys.

Cauldwell av, 695; Philip Haslacher agt Heyman Roman et al; A H Schwarz, atty.

OCT. 13.

156TH st, sws, intersects ses Fox st, 85x 100; also 156TH ST, sws, intersect nws So Boulevard, 100x85; Max Hirsch agt Bronx Holding Co et al; atty, A Knox

Lewis st, 123; Rose Sobel et al agt Ig-natz Weissberger et al; attys, Keller & Klein.

Madison av, es, 25 s 132d st, 25x96; Jos Marrow agt Louis Goodman et al; attys, Sternberg, Jacobson & Pollock.

Brook av, ws, 150 n 170th st, 25x90; Ar-nold C Weil agt Peter Criscuolo et al; at-ty, W S Newhouse.

182D st, ss, 54.4 e Belmont av, 26.9x115.7 x25.6x100.9; Jennie E C Baker agt Jno P Duff et al; atty, G Squires.

95TH st, 337 E; Sarah Cohen agt Curtis P Byron et al; atty, C B Harris.

Sheriff st, 85; Gabriel Goldstein et al agt Roman B Zaliels et al; D Friedman, atty.

JUDGMENTS.

In these lists of Judgments the names alphabetically arranged and which are first on each line are those of the judgment debtor. The letter (D) means judgment for deficiency. (*) means not summoned. (†) Signi-fies that the first name is fictitious, real name being unknown. Judg-ments entered during the week and satisfied before day of publication do not appear in this column, but in list of Satisfied Judgments.

The Judgments filed against cor-porations, etc., will be found at the end of the list.

Oct.

- 7 Augenblick, Saml—L Bayles.... 876.21
7 Auerbach, Julia—A Bloch56.72
9 Adams, Frank J—A G Church et al32.47
9 Applebaum, Isaac et al—C T Fitzpat-rick137.55
9 Albrecht, Adam & John—Cleveland Varnish Co66.30
10 Abrahall, Frank A—Canavan Invest-ing Co.....164.61
10 Apelbaum, Jacob—A J Joline et alcosts, 116.38
10 Appelbaum, Jacob & Louis*—J Cohen648.54
10 Alther, Fannie A—Chas F Matilage & Sons345.65
10 Archer, Thos—J Brodie67.30
10*Alten, Wm et al—L L Andujar,1.303.15
10 Antwerp, Wm C et al—J Morrison8,957.39
11 Anthony, Alex W—Harper & Bros.26.46
11 Aisbach, Saml J—A L Washburne.317.25
11 Alshuth, Sabena—Curtis-Blaisdell Co33.41
11 Ackerson, Edna D—S Brody.....42.95
11 Albro, Stephen V—E Badt.....148.05
13 Abramowitz, Saml—N Y Edison Co.9.78
13 Arachtinge, August J—the same.14.86
7 Boyce, Edw et al—W F Hogan...337.65
7 Bergstrom, Alfred B—Beichmann & Co577.25
7 Bloomberg, Lily et al—M Brand et alcosts, 109.86
7 Brittain, Henry L et al—G R Suth-erland183.26
7 Bookbinder, Adolph & Jennie—S Ban-ner96.60
7 Brown, Harry—S Feraco38.47
7 Beck, Chas J & Michael—Barth & Son1,892.76
7 Bennett, John B—Mutual Auto Ac-cessories Co101.66
7 Benrino, J Harry—R C Hawkins.532.41
7 Brenner, Saml & Jos—P Brenner et al113.84
7 Bodine, Geo C—W E Finn.....costs, 23.88
7 Brennan, Edw C—Drake Business Schools60.56
9 Bolnick, Harry—John F Doyle Co.149.66
9 Brown, Geo—V Luongo300.00
9 Brown, Isaac—J A Lifschitz55.72
9 Bergman, Morris—N Y Telephone Co26.05
9 Bendit, Edw E—C G Furst.....164.40
9 Bennett, Max—Bigelow Varnish Co.68.01
9 Brill, Anna et al—S Sass.....163.58
9 Boehmer, Fredk G—Antillas Tobacco Co29.39
9 Bancadri, Serafino—Emil Calman & Co128.05
9 Barkdull, Mary or Mary D Hill—J J Talbot113.45
9 Baron, Louis—Hills & Hafely Co. 52.15
10 Browning, Walter—E F Robinson.41.82
10 Brooks, Henry W—H H Heywood.....86.91
10 Bye, Frank O—J Brodie67.27
10 Barry, Edw E—the same67.15
10 Beine, Lawrence J—the same.....48.40
10 Bain, Belle B—Gorham Co.....61.95
10 Besser, Herman—A Bookman.....356.91
10 Bonagur, Ernest et al—Delizia & Co.151.97
10 Bonat, Saml et al—H Pauli.....4,419.50
10 Boyd, Jno Jr et al—L L Andujar.....1,303.15
10 Bramley, Robt P et al—J Morrison.....8,957.39
10 Burgess, Jno J et al—Broadway & Forty-third Street Building Co.231.53
11 Brooks, Jno B—J L Allen.....280.50
11 Boyce, Edw C—N R Nostrand.....409.27
11 Bacon, Grenville Jr—C L Hastings.....802.86
11 Birnbaum, Saml et al—A Barile.3,910.09
11 Bass, Jno—J J Daly32.31
11 Borie, Wm C—Equitable Trust Co of N Y84.75
11 Berkelet, Lancelot—F M Dusenberry et alcosts, 178.70
11 Bienstock, Jos et al—J Pincovitz.139.65
11 Biro, Erno—F A Munsey.....costs, 116.98
11 Buckner, Arthur P—H R Law.....costs, 41.85
11 Buehler, Wm J et al—E Badt.....148.05
11 Barnes, Robt C et al—C W Momber-ger270.54
13 Burdaken, Walter E—E A Bertram.....137.32
13 Bandler, Max—N Y Edison Co.....30.77
13 Bronstein, Gabriel—the same.....93.61

- 13 Breen, Jeremiah—S Pearson & Son, Inccosts, 107.69
13 Berman, Louis et al—T H McCarthy et al83.29
13*Burlando, Emanuel, Mary C & Ade-laide—Hudson Wood Working Co.129.33
13 Bauer, Jos—C Schavrien60.01
13 Bushinkel, Nathan et al—C E Sco-field423.14
7 Cranse, Albt F—H Gropper et al. 94.15
7 Culver, Wm H—N C Teddy.....5,754.40
9 Calhoun, J Fredk—Record & Guide Co77.61
9 Clement, Henry S Jr et al—Adiron-dack Trust Co10,377.34
9 Cornell, Bertha—N Y Telephone Co.34.19
9 Cohen, Thos—J Gray et al.....258.98
9 Collia, Ramon—L Brown60.41
9 Clark, Francis A—H S Vance.....costs, 27.67
9 Conick, Chas E Jr—A Taylor.....59.71
9 Cross, Julius—Brooklyn, Queens Co & Suburban R R Co.....costs, 112.72
9 Curtis, G Lenox—Gorham Co.....83.96
10 Chane, Mabel—D Von Blerkorn.....19.21
10 Ciculla, Simone gdm—Interborough Rapid Transit Co.....costs, 67.78
10 Campbell, Jas J—J Brodie.....47.20
10 Casey, Edw J—the same.....67.20
10 Cooney, Jas—E J Wile & Co.....30.90
10 Champeau, Lawrence X—S D Davis Construction Co.....146.81
10 Cohen, Sadye—H Schloss & Sons.77.21
10 Curran, Wm J—D H McAlpin et alcosts, 107.70
10 Coburn, Susie J et al—I Jex.....2,428.51
10 the same—the same2,750.49
10 the same—the same2,600.00
10 Chapman, Elverton R et al—J Morris-son8,957.39
11 Coumeight, Jean—W B Adams.....133.56
11 Cassidy, Jos—Neostyle Co.....46.41
11 Cillotti, Stanislaus—V A Klebauer.....134.91
11 Croissant, Anna—E H Wolls et al29.13
11 Cohen, Geo E et al—W Buess.....2,202.98
11 Ciccone, Jno—Kirkman & Son.....103.96
11 Cooper, Michael—S Sprintz582.21
11 the same—the same551.65
13 Chapelle, Mary et al—People, &c.500.00
13 Catts, Robt M—N Y Edison Co.....50.79
13 Chamberlin, Willis H—E H Beach.....123.05
13 Colleary, Henry—H Dalaker43.77
13 Cioscia, Pasquale—L Guerrieri et al54.96
13 Constantine, Sam—M Helfstein.....197.22
13 Cohen, Louis & Israel—M Opolinsky et al141.78
13 Cohen, Barnet et al—National Tail-oring Co29.72
13 Coates, Wm—S H Kempner.....75.91
13 Carque, Antonio et al—W H Freed-man178.45
7 Doctor, Emanuel et al—Kenney Mfg Co205.56
7 Durbrow, Wm et al—G R Sutherland183.26
7 Dunwoody, Harry L—W S Wallace.....436.34
9 Dunigan, John W—S W Childs Co.166.19
9 Davidson, J Hull—Geo C Conley Co.105.28
9 the same—John W Walker Co.254.89
9 Dewane, Robt—Johnston & Collins Co26.41
9 Dornbush, Leon et al—H Rosenberg31.50
9 Day, Stephen D—G H Cobb.....306.30
9 Doyle, Wm et al—Michael Cohen & Co523.59
10 Diele, Philip—J Brodie.....67.20
10 Donnelly, Jno J—the same56.88
10 Dunn, Mary—the same.....66.82
10 Doctor, Emanuel et al—Kenny Mfg Co.....318.06
10 Dreyfus, Alphonse—J Pawel.....67.51
10 Dorsey, Emily—B D Allerton.....93.64
10*D'Angelo, Agostine et al—Delizia & Co151.97
10 Donohue, Patk—J C Watson.....89.06
10 David, Henri—Jump House Wrecking Co223.22
11 Danks, Don I—Smit Bros & Probstein121.16
11 De Angelis, Guiseppeina—Bank of Savingscosts, 58.02
11 Davis, Jno L & Ralph W et al—W Buess2,202.98
11 De Miceli, Alberto—C Vesper.....64.72
11 Durand, Walter J—J H Springer.....1,305.57
13 Dunne, Ellonora—A B Gardiner et al1,453.75
13 Dixon, Milton A—N Y Edison Co.....16.87
13 Dick, Saml et al—E Greenfield's Sons132.43
13 Dornheim, Fred C—Hannis Distilling Co1,472.45
13 Dreyfus, Jennie—J Kempner et al132.68
7 Engelhardt, Emma—H Reese et al112.91
7 Erde, Morris—H Erde & Son.....904.86
7 Engelhardt, Emma—J Schmitka.199.44
9 Epstein, Israel et al—Joe H Krenrich Commission Co137.80
9 Egan, Maurice M—Bernheimer & Schwartz Pilsner Brewing Co.....762.28
9 English, Harry A—W W Westall.119.67
10*Egan, Jas E et al—Broadway, Forty-third Street Building Co.....231.53
11 Egan, Wm F—Royal Co of N Y.....50.00
11 Elkan, Herman et al—A Barile.....3,910.09
11 Elkin, Jacob & Jos J—B Goodman.....283.16
11 Edwards, Jas et al—People, &c.500.00
13 Epstein, Jos et al—S Baum.....27.85
13 Eisenberg, Jos M et al—H Jacobsd'vars45.65
13 Ellis, Melville—T Kirkpatrick & Co312.91
13 Eldridge, Geo D—W F Martin.....2,220.00
7 Feinstein, Jos—S Weinerman.....84.91
7 Foote, Edw R & Geo A—W Lawson.....124.98

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7 Forbell, Chas—R Foster242.71	9 Henderson, Chas A—J J Kesselman.300.88	10 Lifschitz, Maurice E O—S Taneser.249.01
7 Feldman, Saml—J Gordon121.91	9 Halpern, Morris J et al—H Miller.655.04	10 Litzke, Gustav A—Mandell Wessel Knoerr Co.39.41
7 Frohling, Victor N—M Arnheim.77.57	9 Hardy, Ella J—Ritter Realty Co.78.23	10 Littman, Saml—Silberman Bros.144.39
7 Fuller, J Ensign et al—Maldonado & Co.1,121.08	10 Hollywood, Jno C—S & W Bauman.32.72	10 Lindsay, Richd et al—Jas Beggs & Co.78.92
9 Finkelstein, Rebecca—John S Sampson & Son33.22	10 Higgins, Elizabeth C—H R C Watson.134.12	10 Levey, Lillian—R R Velio.839.29
9 Fuller, J Ensign et al—Queens County Trust Co781.90	10 Herschel, Bernard B et al—Alper & Schultz49.16	10 Levy, Nathan et al—Western Film Co of N Y43.96
9 Flamynski, Zigmund—M Krupka.20.00	10 Hughes, Maurice—J Brodie68.13	10 Liebe, Alexander B—J Brodie42.83
9 Frank, Chas—M Lubarsky119.41	10 Himmelstein, Sam* et al—L Silberblatt.112.15	10 Larkin, Thos F—the same.48.30
9 Fox, Geo—E P Comerford.97.17	11 Hover, Edw P & Henry W—Independent Refiners Sales Co84.10	10 Lehman, Sigmund S—J Madden.131.91
9 Francini, Gaesser—Metropolitan Life Ins Co33.82	11 Harburger, Yeo et al—N P de Maurias108.90	10 Leibholz, Otto—Pabst Brewing Co.83.67
9 Finkelstein, Jacob et al—Stern & Fineman96.49	11 Hepner, Arnold et al—Cockburn Co.121.61	11 Lichtenstein, Otto—M Schnurmacher.161.91
10 Furlong, Richard—White Co.314.72	11 Hacker, Emanuel M—J Rheinfrank Co38.71	11 Law, Geo H—M Deane46.41
10 Field, Clinton M—Surplus Assets Co.10,947.94	11 Hatch, Edw W—Walkup, Baldwin & Co2,585.00	11 Leavy, Harry—Ducasse & Co.254.59
10 Fleischer, Jos et al—H Paul.4,419.30	13 Huntley, Lucias, admr—N Y Central & Hudson R R R Co.108.13	11 Lesley, Maud—B M Roder230.70
10 Foley, Geo A—J Brodie67.21	13 Hays, Moses A—Coon Bros.362.24	11 Landy, Geo I—M Davidson.72.31
10 Flynn, Jos H—the same.48.40	13 Hagan, Frank J—Wm H Henry & Co50.62	11 Lee, Wm J—Midland R R Terminal Co.535.10
10 Fynnegan, Edw J—L Planter.77.72	13 Hancock, Wm H—Monomy Co.492.91	11 Lange, Wm—E G Hebble.542.22
11 Freedman, Adolph—J F Degener et al340.53	13 Hanson, David S—Geo F Wiemann Co107.68	11 Lippmann, Julius—M N Salmore.231.33
11 Fink, August D—Geo F Wallin Co.104.66	13 the same—C E Diefenthaler et al53.00	11 Lefferts, Theodore C & Homer D—C E Diefenthaler et al.152.40
11 Faerber, Karl—F W Ehrsam.300.61	13 Heuer, Dietrich—N Y Edison Co.10.01	11 Lee, Wm J—Glen Island Estates.523.31
11 Farnsworth, Wilton C—M Kemp.44.31	13 Havnor, Henry J—N Y Telephone Co70.35	11 Lubinger, Morris—S Hollander.71.75
11 Freedman, Adolph—A Rusch et al.867.67	13 Havigan, Martin—J Margolies.39.65	13 Finkel, Jos B—B Nemets.119.65
11 Finkenseper, Adolph et al—Cockburn Co.121.61	13 Harris, Bernard—M B Hofman.367.70	13 Fennane, Peter—N Y Edison Co.12.25
13 Fumo, Madelina & Luigi—A Concoli33.01	13 Hart, Thos M et al—Half Tone Press95.81	13 Luxenberg, Harry—the same.41.23
13 the same—the same10.91	13 Hennig, Chas C—W F Headley.95.93	13 Lazarus, Henry—the same.148.67
13 Fieldman, Solomon or Sol—O A Wurm et al68.91	13 Hobbs, Ambrose D—Chas D Durkee & Co186.73	13 Lidawsky, Harry L—L Whitelaw et al72.21
13 Filip, Josef—A Lexa32.41	13 Hamilton, Wm H—G Gottschall.113.15	13 Law or Lawe, R Alexander—E M Gattle & Co251.13
13 Farrell, Wm F—N Y Central & Hudson River R R Co.costs, 38.18	10 Ingliss, Wm G—Equitable Trust Co of N Y93.48	13 Levine, Betsy et al—S Baum.26.85
13 Fitzgerald, Margaret—B Courtney.costs, 68.36	13 Israel, Alfred D—Richmond & Mott Inc378.09	13 Lowenhaupt, Walter J—Borough Bill Posting Co186.90
13 Favata, Louis—L P Bernstein.38.72	9 Jones, S Seaman—United States Radiator Corp177.34	13 Levy, Ike—Marine Ice Co.126.44
13 Fuchs, Sigmund—S Desowitz.140.31	9 Jones, Holmes—M Maginnis.227.86	13 Lewis, Lester H—Baker, Voorhis & Co167.91
13 Frinberg, Davis et al—Vacuum Oil Co208.20	10 Jonest, Victor—Broadway & Forty-third Street Building Co.118.21	13 Levy, Morris & Sarah—D Mapes Jr.393.07
13 Fruelsel, Emanuel et al—H Jacobs.459.65	11 Jannette, Pasquale—Church E Gates Co176.73	13 Lowe, R Lee—J J Maguire.66.30
13 Flax, Isidor—J Rowan.costs, 108.18	11 Jacobus, Moses J—S Stern265.74	13 Lewis, Morris et al—National Tailoring Co29.72
13 Elliott, Fredk—G L Hassell et al.35.50	11 Joseph, Morris et al—H Jacobs.459.65	13 Lokita, John et al—B Nemets.119.65
13 Fuller, I Ensign et al—Savoy Trust Co1,116.24	11 Jantzen, Jean—J W Sansone.40.48	7 Murray, Nelson—Auto & Aeronautic Supply Co180.91
13 Friedson, Sigmund—J H Semel & Co62.01	11 Joline, Adrian H et al, recrs—A Kolarsky534.40	7 Millstein, Jacob—H Britwar.389.15
13 Feitelson, Max—S Gutfreund.106.79	7 Koller, Sam—Maldonado & Co.1,052.73	7 Morra, Matteo—L Visconti958.23
13 Falbaum, Jacob—M Brachford.34.17	9 Katz, Louis—M Weinfeld137.71	7 McGovern, Michael & Jas—Gibson Distilling Co413.65
13 Fankelstein, Herman—A Siedman.638.06	9 Knepper, Herman—Manhattan Rolling Mill193.47	7 Martin, Chas H—A C Prentice.costs, 12.72
13 Frable, Nathan et al—Emil Fleischl & Son16.52	9 Klask, Annie O—H Heins.494.29	7 Martin, Truman J—Aetna Life Ins Co172.90
7 Goldberg, Edw—E Finkelstein.26.65	9 the same—the same152.16	9 Miller, Chas W—T A McIntyre & Co.821.90
7*Gurian, Henry et al—John F Pitz, Inc46.21	9 Kirschenbaum, Henry—Sheiman & Son77.81	9 Murphy, Saml J—Equitable Trust Co of N Y208.51
7 Goss, Sarah—R Allen80.06	9 Kallenberg, Saml—Toledo Computing Scale Co116.41	9 McNutt, Robt E—J A MacIsaac.194.01
9 Greinert, Chas—G Meiners et al.26.51	9 Kantrowitz, Sigmund et al—H Miller655.04	9 Mangell, Harry—H Gropper45.47
9 Grau, Rubin—S Zwerdling81.40	9 Kamp, Wm Jr—R P Stephenson.14,186.66	9 Maxwell, John R—Interstate Products Co43.75
9 Goldstone, Nathan or Nat et al—M Opolinsky et al50.45	9 Kisselburgh, Wm E Jr—R P Stephenson6,951.46	9 Madden, Fred C et al—Finkelstein & Co308.90
9 Ginsburg, Morris et al—the same.50.45	10 Kleinman, Jos et al—Wilgro Realty Co.64.41	10 Matthews, Chas H—C E Sheppard Co.24.02
9 Germain, Vincent—D M Minaldi.180.65	10 Kaashdan, Zanville et al—the same64.41	10 Meierowitz, Michael et al—Alper & Schultz49.16
9 Gompers, Henry et al—Michael Cohen & Co532.59	10 Kochman, Bernard—B Karpas.85.51	10 McKenney, Lottie E et al—I Jex.2,428.51
9 Goldin, Sam et al—A Chorost.49.79	10 Klein, Fannie—German Exchange Bank283.77	10 the same—the same2,600.00
9 Ganzfried, Louis—L Qualler22.72	10 Kahn, Edw U—Motor Finance Co.329.67	10 the same—the same2,750.49
9 Glass, John V—Austin, Nichols & Co.158.91	10 Kavanah, Christopher—N Y Central & Hudson River R R Co.costs, 31.18	10 Meehan, Robt—J Brodie.68.33
9 Greene Albt—P Gordon163.73	10 Kroemer, Ernest J—J H Knoepel et al46.70	10 McCormack, Peter F—the same.67.01
10 Greene, Geo—M Phillips463.50	10 Kyle, Geo W—Geo R Loeffler Land & Improvement Co.59.65	10 McMenantien, Edw G J—the same.53.63
10 Glicksman, Morris—J Fertig.11.91	11 Klug, Bernard—L Cohn162.15	10 Meara, Jno J—City of N Y.213.56
10 Gurian, Harris—I Perl89.41	11 Kempf, Catherine—J Deans234.29	10 Mentzel, Julius—the same35.30
10 Gardner, Mary E—Vogue Co.331.95	11 Koss, Louis—A H Joline68.00	10 Mulry, Lawrence—the same219.15
10 Goodman, Patrick—Y Shine.1,091.68	11 Kaplan, Louis—A Jacobson.911.43	10 Murtaugh, Jas B—the same.310.98
10 Goldfinger, Wm—M Stempel.27.82	11 Koster, Otto—Geo W Travers Co.176.73	10 Max, Saml L—the same.175.99
10 Griffith, Walter B—Colonial Works.11.11	11 Koehne, Richd—Borbin & Wiesner.214.91	10 McClory, Frank—M Carraher.30.47
10 Gallauner, Edmund—W E Thompson.205.11	13*Knopf, Geo—I J Smith Mfg Co.41.16	10 Mohlenhoff, Herman J—Union Battery Co48.78
10 Ginger, Jacob—E L Kieger.576.42	13*Klingener, Karl & Wm—K J Schmidt150.87	10 Matory, Peter—M Damsky et al.246.41
10 Geller, Mendel & Gussie—M Bleiweiss147.15	13 Koppie, Louis et al—Security Bank of N Y188.39	10 Morganweck, Jno et al—Pabst Brewing Co.82.67
10 Graboff, Saml et al—N M Shlakman.39.15	13 Kennedy, Rozella—Hall's Safe Co.53.91	10 Mirantz, Ralph S & Adelaide—Elk Realty Co.69.41
11 Grinberg, David et al—C A Shaler Co.35.52	13 Kilpatrick, Jas—N Y Edison Co.81.49	10 Masconi, Bernard—M Gelman.632.45
11 Gold, Louis—Lewis & Bashlow.59.85	13 Krudelbach, Martha—J Michael.68.72	11 Malone, Olivette B—S Wolfson.181.91
11 Giordano, Bartolomeo—B Taylor.286.61	13 Keller, Chas E & Emilie—M Kraus194.02	11 MacFarland, Jno J—G L McGill.221.48
13 Goldberg, Jos—Danzig & Eisenberg.86.66	13 Kaplan, Harris & Ely—S Hammer.420.96	11 Morris, Aaron—Metropolitan Tobacco Co.28.71
13 Glatzenberg, Ernst et al—M R Huber214.67	13 Kelly, Jas—Robt T Thomas & Son.70.00	11 McGovern, Michael & Jas*—J M McCunn et al111.91
13 the same—the same221.67	13 Kane, Edw—N Hodge21.00	11 Morton, Sheridan S—E F McLaughlin24.41
13 Galway, Thos F—N Y Edison Co.26.21	13 Kirkland, Edwin C—N M Burtis.75.35	11 Minzschimer, Gustave E et al—N P de Mauriascosts, 108.90
13 Graham, Catherine N—the same.20.27	13 Krug, Leo—G Smith & Son.45.83	11 Morris, Adolph et al—C A Shaler Co.35.53
13 Gurfien, Nathan—the same.10.01	7 Lapoint, Wm A—Hall's Safe Co.35.16	11 Macioea, Angelo—E V C Pesca.34.41
13 Gans, Geo—N Y Leather Belting Co.28.25	13 Lindenauer, Louis et al—Emil Fleischl & Son16.52	13 Miller, Fred A—N Y Edison Co.16.41
13 Glickman, Pincus et al—Security Bank of N Y.188.39	7 Lieberman, Solomon—M Salem.122.15	13 Movnam, Wm T—the same.15.21
13 Godward, Wm H—J Delahanty.203.59	7 Lilley, Louis—M Brand et al.costs, 109.86	13 Miller, Edw V—the same.49.63
13 Gatzick, Max by gdn—H Goldwater.costs, 118.18	9 Lente, Henry—People, & Co200.00	13 Munro, Henrietta E—Market & Fulton National Bank of N Y.2,643.25
13 Gold, Hyman et al—E Greenfield's Sons132.45	9 Leavitt, Abe—E Hayden354.22	13 Mermelstein, Louis—Hall's Safe Co.64.41
13 Grossman, Morris—S Cohn57.30	9 Larson, Fidele—J H Briggs.59.84	13 Moran, Patrick J—the same.69.41
13 Gottlieb, Saml—L Imersheim.45.65	9 Loewenthal, Jos—W W Constad.59.51	13 Masset, Anthony—American Press.158.40
13 Geer, Robt D—E Schmidt.13.41	9 Linden, Augustus—H H Fries.118.92	13 Moore, William—M Brennan.2,656.70
13 Gluckman, Louis et al—J L Gold.44.65	9 Lindenblatt, Hyman—Federal Sign System134.05	13 Murphy, Rebecca C—A W Rabe.67.72
13 Gillespie, Danl O'L—J H Donohue.120.00	9 Levine, Albt et al—Joe H Krenrich Commission Co137.80	13 McShane, Chas E—E J Evans.268.45
7 Heddendorf, Wm H—J F Pease.528.40	10 Lippmann, Israel—F Galotte.353.26	13 Martin, Ida—T G Sellow.44.70
7 Hanford, Geo B—J H Fogarty.751.62		13 McDonald, Lewis—V Barker186.15
9 Hirsch, Abraham—Columbia Hat Works83.68		13 Miles, Alexander S—E W Drucker.59.41
9 Hunt, John J—National Cash Register Co432.65		13 Michels, Robert—E M Hydeman et al81.27
9 the same—J Schreuer & Co.497.75		13 Maier, Anton—N Y Edison Co.62.51
9 Hoag, Lena K—C L Kingsley.292.97		7 Nobolly, Wm H—Gibson Distilling Co189.00
9 Hill, Mary B or Mary Barkdull—J J Talbot113.45		9 Nelson, Edna—C Fosner.costs, 109.38
9 Hess, Jos V—Elmore Motor Car Co.34.22		



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9 Neudecker, Leonard H—J Schecker. 314.74	10 Rainess, Chas & Bernard* et al—P Tuchnett 36.03	13 Springer, Max—R Mangel...costs, 67.88
9 Newman, Jos et al—C T Fitzpatrick 137.55	11 Roche, Wm A—Robt Griffin Co. 117.91	13 Sheer, Ike or Isaac—J Schneider et al 159.65
10 Nieberg, Benj et al—Curtis Blaisdell Co 334.50	11 Rivlin, Barnet—Standard Varnish Works 244.41	13 Seidman, Louis—S Wolfs Sons...128.46
10 Nellis, Edw C—City of N.Y. 603.21	11 Rosenblum, David—Ajax Iron & Wire Co. 40.56	13 Smith, Herman T—M Helfstein...408.49
10 Newman, Elias—the same 408.38	11 Robinowitz, Abraham—City of N Y 116.15	13 Simon, Moses—Battery Park National Bank of N Y...439.49
10 Nugent, Jas—the same 505.79	11 Rosen, Isidor—the same 213.56	13 Shannon, Patrick J—Hannis Distilling Co 1,090.95
10 Nolan, Jas J—the same 408.38	11 Ross, Jos—the same 32.58	13 Sidawsky, Harry L—A A Bernstein 113.45
10 Newmark, Maurice—the same 83.03	11 Ramos, Juan A—the same 220.56	13 Stamler, Maxwell—Frank Richards Laundry Supply Co 33.00
10 Nathan, Philip—the same 34.33	11 Rudolph, Jos—the same 43.58	13 Susskind, Max—J W Flynn...34.31
10 Nach, Ralph—the same 101.63	11 Rabinowitz Jacob—the same 310.98	14 Stimca, Amedeo et al—W H Freedman 178.45
13 Nobis, Jno C—D S Walton & Co. 23.52	11 Redigan, Jos H—the same 116.15	13 Sloan, Saml et al—C E Scofield. 423.14
13 Nickisch, Jno H et al—Security Bank of N Y 191.03	11 Riederer, Mary—the same 116.15	7 Turner, Wm P—M Schieffer...134.88
13 Nolte, Henrietta W—Material Mens Mercantile Assn, Ltd. 175.28	11 Pike, Mandel—City of N Y 116.15	7 Todd, Wm J—P Aummueller...1,217.77
13 Nieberg, Benj et al—A Pardi Tile Co. 399.12	11 Ross, Margaret—the same 505.79	9 Testa, Aureliano—M A Testa...138.00
9 Oakes, Fred—Chas M Decker & Bros 112.89	11 Rosenbaum, Oscar—the same 213.56	10 Thornton, Thos H—Chas H Brown Paint Co 150.75
9 Oppenheim, Jacob et al—H Miller 655.04	11 Rodgers, Robt—the same 310.98	10 Tinkham, Herbt R—P Braus...564.91
10 Oliver, Albt—City of N Y 79.22	11 Robinson, Saml—the same 220.36	10 Ten Eyck, Wm G—J Brodie...67.22
10 O'Grady, Davis—the same 505.79	11 Rosenthal, Saml—the same 31.85	11 Thompson, Chas W—J J Daly et al 43.31
10 Oldfield, Patk J—the same 408.38	11 Ream Eleanor P—Debenhams, Ltd. 582.58	11 Taylor, Leroy M—Eronel Realty Co. 232.76
10 O'Neil, Robt—W L May 325.24	11 Rodman, Theodore et al—C W Womberger 270.54	11 Teal, Margaret—Auto Supply Co 134.79
10 Oneto, Achille—Fred Bischoff Co. 98.65	11 Rutte, Walter C et al—the same 270.54	11 Theiss, Henry et al—Obermayer & Liebman 1,855.47
11 Ofrias, Anthony—Lax Mfg Co. 29.91	11 Reiman, Wm—J L Martin...350.00	13 Tealis, Vincenzo et al—People, &c...2,000.00
11 O'Malley, Anna J et al trustees &c —J O'Malley et al...costs, 105.62	11 Richter, Fredk T—A H Jackson. 45.47	13 the same—the same...2,000.00
11 the same—the same...costs, 116.81	13 Reiner, Jno M—Frida—E C Evans. 689.69	13 Tealis, Peo et al—the same...2,000.00
13 Osmer, Herman—A M Krumm...272.74	13 Roberts, Andrew—Hannis Distilling Co 516.65	13 Thulman, John—F A Ringler Co. 72.12
13 Osmer, Herman et al—the same 242.15	13 Razzio, Guisepe et al—N Y Edison Co 182.81	13 Taylor, Roy E—N Morris et al...422.27
7 Patrick, Andrew McC et al—N Y Steam Co...costs, 152.05	13 Rogozzino, Gennaro et al—the same 182.81	7*Vanderveer, Wm et al—G R Sutherland 183.26
7 Peterson, Jacob—Cluster Gas Light Co...costs, 77.72	13 Romito, Harry & Fiorenteno et al—W H Freedman 178.45	9 Van Alstyne, Geo M, exr, &c—R P Stephenson 14,186.66
7 Potter, Ernest—Woodmere Market, Inc 219.05	7 Schoenberger, Wm & Annie—S Oliner et al 114.25	10 Van Antwerp, Wm C et al—J Morrison 8,957.39
9 Plitt, Morris—J Sheinman 100.13	7 Schoenberger, Wm—Oliner Bros. 112.15	10 Viggiano, Pasquale—J Lampiase. 649.81
9 Promo, John—J Scheuer & Co. 497.75	7 Schoenberger, Wm et al—the same 178.48	10 Von Schoen, Otto—J Trainer...173.22
9 Portnoff, Hyman et al—H Rosenberg 31.50	7 Simonelli, Jas—W H Meserole...327.07	11 Vogel, Henry & John—Lewis Thompson & Co, Inc 1,982.17
9 Peggs, H MacDonald—R M Hull. 15.95	7 Squire, Chas B et al—G R Sutherland 183.26	11 Valk, Francis M—M Hoos 37.22
9 Prior, Lawrence R—Jas McCreery & Co 95.82	7 Smith, Herman et al—John F Pitz, Inc 46.21	11 Van Dyck, Cora—163 West 95th Street Co...112.79
10 Potter, Frank B—J Brodie...47.20	7 Sacks, Jas et al—Schwarzwaelder Co 187.98	13 Vanaux, Leo et al—People, &c...500.00
10 Pullen, Clifford H—H Cohen...232.91	9 Sullivan, Wm—Ricca & Son...85.79	7 Wehrman, Louis—Kerin & Dunn. 102.13
10 Pottle, Harry H—Rapid Card System Co. 139.13	9 Smith, Albt E C & Elizabeth K—Ricca & Son, Inc. 65.53	7 Wagner, Louis—E V Baillard Co. 142.59
10 Phillips, Abraham A Jr—City of N Y 38.91	9 Schmidt, Chas—N Schweitzer...44.92	7 Wilson, Chas Y—Roberts & Co. 1,558.41
10 Passarge, Arved H—the same 220.36	9 Serrello, Peitro & Alestro—G Cammarino 332.21	7 Wolf, Morris—Schwarzwaelder Co. 114.40
10 Price, Jesse—the same 38.91	9 Sussman, Louis et al—Finkelstein & Co 308.90	7 Wolf, Morris et al—Schwarzwaelder 187.89
10 Parker, Howard S—the same 220.36	9 Sidoti, Antonio—G Famaino et al. 500.66	9 Wolff, Jules & Edmund—Woodward & Tierman Printing Co...135.10
10 Palmer, Robt C—the same 408.38	9 Stahl, Clarence—A Brown Co...430.78	9 Wehn, Carl—Johnston & Collins Co. 36.57
10 Pasternak, Geo—City of N Y...costs, 34.40	9 Smethurst, Harold T—Mindlin & Rosennan 461.36	9 Waldo, Gertrude R—County Holding Co 6,908.03
10 Pearsall, Wm et al—Jas Beggs & Co. 78.92	9 Seavey, Jas A et al—Adirondack Trust Co 10,377.34	9 Wilson, Arthur E—R P Stephenson 15,727.08
10 Pressman, Sarah—Raeser Murtaugh Co. 114.02	9 Spiro, David—N Y Telephone Co. 25.45	10 Wallace, Edw—Equitable Trust Co of NY 272.47
10 Pirozzi, Jos or Joe et al—L Silberblatt 112.15	9 Silkworth, Chas E—Vennette F Pelletreau & Co 197.30	10 Wauckel, Manfred—the same 699.41
11 Paldow, Jos—H G Steat...207.12	9 Samuels, Morris C—State Bank. 537.47	10 Walsh, Jas H—J Trainor...106.22
11 Pratt, Willis C—City of N Y 505.19	9 Safford, Louis L—J Allen et al...75.93	10 Whitney, Chas A—Hawthorne Apartment Assn 1,910.66
11 Petsch, Fredk—the same 38.20	9 Sonnenschein, Ignatz—W R H Martin et al 30.17	10 Ward, Clarence—J Brodie...66.41
11 Prentiss, Geo L—the same 213.56	9 Spencer, Muriel et al—C E Turlock 1,112.40	10 White, Arthur & Jennie E—First National Bank of Amityville. 863.06
11 Pinkney, H Irvington—City of N Y 116.15	10 Shulman, Chas et al—Western Film Co of N Y 43.96	10 Wiener, Barnett & Abraham—J M Kahn et al 33.81
11 Pettingill, Henry B—the same 310.98	10 Schaaff, Max H—Burnham & Phillips 221.91	10 Winterhalter, Louis—Beech Nut Packing Co...24.86
11 Pike, Mandel—the same 116.15	10 Sherwood, Robt E—Lawson Consolidated Store Service Co...203.76	10 Witte, Abram R—L L Fulkerson. 74.31
11 Pomares, Marine—the same 408.39	10 Schaff, Wm—B Rotskowsky...28.31	10* Wolstein, L M et al—P Tuchnett. 36.03
11 Pellegrino, Max—the same 116.15	10 Scherman, Geo A & May—David Shannon Co 154.29	11 Walsh, Jos A—B Beekman...206.92
11 Payton, Philip A Jr—the same 505.79	10 Swenson, Harry J—J Brodie...67.32	11 Wallace, Thos—E Riekmann...53.90
11 Prager, Sigmund—the same 310.98	10 Stringer, G Franklin—City of N Y 421.94	11 Webb, Walter—J Silverstone...434.31
11 Porter, Alex—Equitable Trust Co of N Y 31.61	10 Stoddart, Jas—the same 421.94	11 Wilkes, Paul T—E Bruce...470.27
11 Paoliochi, Tarquato—R Paoliochi...costs, 840.00	10 Saril, Isidor—C Bryce 44.65	11 Warren, Abraham et al—A Tozzini et al 231.56
13 Pool, J Clyde—Commercial Newspaper Co 72.57	10 Schwartz, Adolph et al—Aetna Life Ins Co 42.87	11 Wahn, Chas— et al—Obermayer & Liebman 1,374.47
13 Piazzo, Guise et al—N Y Edison Co. 182.81	10* Steiner, Simon et al—the same 42.87	11 Wisch, Jas M—E J Gillies et al. 189.77
13 Patrono, Pasquale—S Tobuass 128.35	10 Schwartz, Alfred—V Redfield...78.00	11 Wahn, Chas et al—Obermayer & Liebman 1,855.47
10 Quimby, Fredk J—Jackson Motor Car Co. 168.78	10 Swiderski, Jno—B K Bloch 176.22	13 William, Saml J—J W Crawford. 278.82
7 Reeves, A Alling—J M Furman. 2,960.44	11 Sanders, Saml—G W Warren...40.05	13 Williamson, John N—Vacuum Oil Co 41.42
7 Reitmeier, Frank—E A Whitehouse et al 457.11	11 Schlesinger, Abraham—I Mendelson et al...costs, 65.67	13 Whittally, John A—A Barth...91.08
7 Ryan, Patrick et al—N Y Steam Co...costs, 152.05	11 Smith, Wm B—E Low 220.03	13 Williams, Geo W—Wm Haaker Co. 94.98
7 Rosner, Louis—W J Blumberg...47.66	11 Stirrup, Frank A & Chas H—R E Wolfarth 1,085.27	13 Wuchner, Otto—Hall's Safe Co...94.41
9*Rotter, Louis & Meyer—John F Boyle Co 590.89	11 Stratton, Harry P—A Raymond & Co. 38.82	13 Weissberger, Herman—K Goldfisher 631.78
9 Ryan, Edw H—F R Wanzel...1,210.12	11 Siegel, Mark—Crane & Clark...156.70	13 Wolf, Samuel D, admr—A Silverstein 578.08
9 Rubin, Max et al—Stern & Fineman 96.49	11 Schoenberger, Wm—Wheeling Corrugating Co...72.69	13 Weissberger, Herman—N Goldfisher 150.00
9 Rankin, McKee—L S White...88.67	11 Scanlan, Thos et al—J O'Malley...costs, 105.62	13 Weinstein, David & Jos—L Fishman 320.10
9 Rolf, Christian—H Budelman...118.90	11 the same—the same...costs, 116.81	13 Wendelken, Diederich—A M Krumm 148.62
9 Reister, Nathan, rec'r—J M Kandel 174.87	11 Schaefer, Julius—E H Sayre et al 322.29	13 Weaver, C Raymond & Susan Q—Myron C Clark Pub Co...236.71
9 Rinaldi, Dominico—A Hupfels Sons, Inc 25.10	11 Spayd, Clarence E—G Ristino. 2,984.85	13 Wagener, George et al—A M Krumm 242.15
9 Rhoads, Theodore—John Dais Co. 204.65	11 Scura, Frank—G Scurla...costs, 30.11	13 Warshawsky, Harris—L Eisenberg 346.91
9 Rork, Saml E—Metropolitan Printing Co. 574.18	11 Schulz, Wm P—J Martin...34.71	11 Yandoli, Raffaele—V Barbera...costs, 26.50
9 Rabinowitz, Jacob & Frank—N Levin & Co 61.79	11 Simon, Morris—Union Stove Works. 348.51	13 Vest, Henry & Annie—K Class...30.28
9 Rafferty, Timothy J—J P Hanson...1,451.95	11 Sincere, Frank E—J A Weekes...857.19	9 Zibelli, Guisepe—F Jordan 29.65
10* Rosenberger, Jos et al—Western Film Co of N Y 43.96	11 Spiegel, Henry—H Cohn...118.58	11 Zeichner, Nathan—Crescent Mfg Co. 27.16
10 Reilly, Jas M—J Brodie...41.85	11 Slutske, Jos—E J Gillies et al. 153.30	
10 Reinisch, Chas H—J Brodie...67.55	11 Sayer, Geo O—Plaza Bank...2,631.26	
10 Reilly, Jos—J Brodie...43.01	11 Stewart, Mary I—M Lane et al...101.50	
10 Ruppert, Anna—L M Libbey...68.73	13 Schwilk, Emma G—M Gummerman et al 80.98	
10 Resnik, Morris—Raeser Furniture Co...35.01	11 Sigel, Jos et al—J Kaplan...97.99	
10 Robinson, Fred—Jas Murtaugh Co. 114.20	13 Simonoff, Kalman et al—the same 97.99	
10 Rosenblum, Saml—Jos Stern & Sons, Inc 104.02	13 Silverstein, Isidore—R W Pittman...142.31	
10 Rescigne, Gennaro & Teresi—M Tritto 335.91	13 Schwartz, Arthur—N Y Edison Co. 15.03	
10 Rogow, Milton* & John* et al—M Shlakman 39.15	13 Semon, Meya—the same 10.01	
	13 Sommer, Fredk—the same 12.33	
	13 Sadan, Franz—B Crystal & Son...costs, 115.98	

CORPORATIONS.

7 Rogers Building Co—Lockwood Co. 175.32
7 Gescheidt Land & Improvement Co—Title Ins Co of N Y 242.22
7 Saunderson Co—Amsterdam Broom Co 127.15
7 Fluri Construction Co et al—Oliner Bros 178.48

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Table listing various companies and their addresses, including Codae Realty Co, Lock Plumbing & Construction Co, Marine Metal & Supply Co, etc.

Table listing various companies and their addresses, including Le Compte Mfg Co, Elevator Supply & Repair Co, Stevenson Constn Co, etc.

Table listing various companies and their addresses, including Peattie, Geo & Jas, Punde, Carl & Wilhelm Buesing, Reilly, John J, etc.

CORPORATIONS.

Table listing corporations such as Central Vaudeville Promotion Co, Sauermaun, H J Koehler Sporting Goods Co, etc.

SATISFIED JUDGMENTS.

Table listing satisfied judgments, including Alces, Oscar F, Alden, Percy S, Alheimer, Martha, etc.

MECHANICS' LIENS.

Table listing mechanics' liens with details like 11TH st, 322-4 W; Findlay av, es, whole front between 165th & 166th, 400x-; etc.

120TH st. 30S E; Angelo Bottiglieri agt Robt I Brown, Levin & Levin Contracting Co & Luigi de Rosa. (70) 604.50

Northern av, nwc 181st, 78x138.11; Louis Handelson, Inc, agt Trebia Realty Co & Codae Realty Co. (71) 250.00

Riverside Drive, nec 99th, 112.1x140; Jarcho Bros, Inc, agt Highwood Realty & Constrn Co, A L Mordecai & Son Inc, Emanuel Heilman & Moses J Wolf. (72). 2,500.00

Riverside Drive, same prop; Grassi Bros agt Highwood Realty & Constn Co. (73) 6,341.70

Riverside Drive, same prop; Jas McBride Co agt same. (74) 3,389.12

224TH st. 64S E; I A Mark agt John & Mary Ould. (75) 100.00

55TH st. 63 W; Modern Fireproofing & Reconstruction Co agt Morgan T James. (76). 150.00

Tremont av, ns, 100 e Jerome av, 50x 100; Morris Atotschik agt Han Constn Co. (77) 70.00

Av B, 93; Benny Stucatur agt Hugo Realty Co & Julius M Schwartz. (78) 84.00

134TH st. 539 E; Nathan Paris agt One Hundred & Thirty-fourth St Co. (79) 546.16

Av B, nec 26th, 20.2x93; Rubin Jacobs agt Leopold Spachner & Julian M Schwartz. (80) 124.01

Courtlandt av, 630; Wm Lass et al agt Chas Zink & John Stolz. (81) 130.00

7TH av, 2064-66; H Kanne & Bro agt John H Springer. (82) 588.00

Riverside Drive, nec 99th, 100.11x112.1x irreg; Anton Larsen & Son agt Highwood Realty & Constn Co. (83) 739.00

OCT. 11.

Gun Hill rd, intersection of right of way of N Y, Westchester & Boston Railroad; Hudson Structural Steel Co agt New York Westcheste & Boston R R & City & County Contract Co & Murray Bros Co. (84). 827.10

Villa av, 3132; Pasquale Giscobee agt Geo Brown. (85) 155.00

Riverside Drive, 334; Edw J Durtnall agt Joan Takamino, J. Harry Nicholson & Co. (86) 190.75

45TH st, 459 W; Marion J Ross et al agt Wessel, Nickel & Gross & Werner & Windolph. (87) 360.00

122D st. 52 E; Benj Kramer agt M Cunnaham. (88) 25.00

157TH st, 534-44 W; I A Adler Co, Inc, agt Highwood Realty & Constn Co. (89) 414.00

Riverside Drive, 270-74; same agt same. (90) 654.80

Cortlandt st, swc Washington st, —x—; Bittan Lichtenstein agt Havemeyer Estate, Bernard Apelstorf. (91) 195.00

Riverside Drive, nec 99th st, 106x112.1; John W Rail Co agt Highwood Realty & Constn Co. (93) 3,192.00

Pearl st, No 434; Louis F Martinez agt Augusta Schieck, Elizabeth & August Dansing, Daniel F Anglin & Daniel Leary. (94). 496.67

West End av, 600; Leopold Kantor agt West End Constn Co. (95) 145.50

OCT. 13.

Broadway, 1700; Kirk & Bimpson agt Mary M, Jno J & Thos J Emery & Gerard Trust Co & Mercantile Constn Co. (96.) 73.32

14TH av, 154 S; Michl P Klunder agt Donato Grippo & Albert Sorachetti & Michl Fracassa. (97.) 33.50

5TH av, 725; Morris L Weiss agt Jessie Farquharson & Margt Wheelock & Mercantile Constn Co. (98.) 110.00

Broadway, 1560; Abr Miller agt Edw de P & Goodhue Livingston, La Duval & Co, lessees, & Levi & Co. (99.) 1,050.00

Broadway, 2532; Alber G Richter agt Henry J Lange & Stevens Constructing Co. (100.) 825.00

Av B, nec 6th, 93x20.2; Robin Jacobs agt Leopold Spachner, lessee, & Hugo Realty Co & Julius M Schwartz. (101.) 124.01

Riverside Drive, nec 99th, 106x112.1; Saml Solomon agt Highwood Realty & Constn Co. (102.) 2,345.00

222D st, 52S to 536 E; Jos Israel agt Brill Contracting Co. (103.) 100.69

48TH st. 337 E; Mark Harris agt Aug H Drucker & Bertha Drucker. (104.) 145.00

60TH st. 223 W; Jno Gastrenner agt Michl Maier & Julius Maier. (105.) 937.78

5TH av, 630; Rahtz & Schnitzer agt Henry Clews & Wm Fitzpatrick. (106.) 30.00

Riverside Drive, 270 to 274; Rouse & Goldstone agt Highwood Realty & Constn Co. (107.) 1,068.85

Broadway, 1213, & 29TH st, 35 W; Chas Stark agt Jos J White & Jos M Weber, Fillmore Constn Co & Jacob S Glaser. (108.) 102.50

Av B, nec 6th, 20x93; Bernard Rosenfeld agt Jno Spachner & Jno Berger. (109.) 14.06

Av B, nec 6th, 20x93; Isaack Scheinert agt Jno Spachner & Jno Berger & Julius M Schwartz. (110.) 26.91

5TH av, 331; Ellison Constn Co agt Harrison G Dyer & Perle N Knopf & Jno M & Geo Martin. (111.) 6,980.75

179TH st, ns, whole front bet Hughes av & Belmont av, 96.1x66.5x95x80.9; H Rokofsky agt Salvatore Varisco. (112.) 1,200.00

BUILDING LOAN CONTRACTS.

OCT. 7.

Bathgate av, sec 178th, 60.6x91.3; City Mortgage Co loans Reliable Construction Co, Inc, to erect a —sty bldg; — payments. 45,000

Audubon av, swc 174th, 100x55; Same loans Starford Building Improvement Co to erect a —sty bldg; 8 payments. 61,000

174TH st, ss, 55 w Audubon av, 45x 100; Same loans same to erect a —sty bldg; — payments. 39,000

Seton av, es, 350 s Randall av, 25x100; Rudolph Swenson loans David Ramazzotti to erect a 2-story dwg; 3 payments. \$3,000

13TH st, ns, 280 e Av E, 35x108; also 13TH ST, ns, 330 e Av E, 25x100. Bronx; Marie Kolbe loans Elizabeth C Fonda to erect a —sty building; — payments, \$10,000.

OCT. 10.

No Building Loan contracts filed this day.

OCT. 11.

3D av, es, 175 s 171st, 50x100; Henry Korn loans Wendover Bronx Co; to erect a —sty bldg; — payments. 22,000

OCT. 13.

115TH st, ns, 500 w Lenox av, 40x100.11; David Shapiro & Mayr Aronson loan Lenox Baths to erect a — sty bldg; — payments. 50,000

Haven av, sec 180th, 100x147; Bendheim Constn Co loans Munden Constn Co to erect three 5-sty apartments; 12 payments. 90,000

Bleecker st, 132; Hugo E Distelhurst loans Nathan Harris Realities to erect a 5-sty loft; 8 payments. 10,450

Hoffman st, ws, 104.7 s 188th, 50x96.11; Manhattan Mtg Co loans Auletta & Co to erect a 5-sty apartment; 12 payments. 31,000

SATISFIED MECHANICS LIENS.

OCT. 7.

Madison av, 193; Jerome Hirshfeld agt Sarah A Goodhue et al; Aug11'11. 50.00

Amsterdam av, ws, whole front between 176th & 177th sts; Parshelky Bros, Inc, agt Gingold Realty Co et al; Aug. 26, 1911. 1,025.00

OCT. 9.

4TH av, nec 17th; Jos J Fitzhenry agt Germania Life Ins Co et al; Sept21'11. 218.80

199TH st, sec Decatur av; Jacob White agt Pirk Realty Co et al; Sept13'11. 1,220.00

Watson av, ss, 105 w Olmstead av, Unionport Lumber & Mfg Co agt Cecilbert Realty Co et al; Sept29'11. 1,404.00

OCT. 10.

155TH st, 380-82 E; Morris Gable agt Edw Muller et al; Jan12'11. 33.70

Webster av, es, 158.6 n 169th; Noonan & Price Co agt Bernard Constn Co et al; Oct3'11 1,084.35

43D st, 144-46 W; A Schwoerer & Sons agt Mary A Fitzgerald et al; Mar10'11. 1,179.15

OCT. 11.

Kingsbridge rd, ss, bet Aqueduct av & Tee Taw avs, 287x irreg; Robt A Keascey Co agt Hebrew Infant Asylum et al; May 20'11. 510.80

OCT. 13.

Broadway, nec 98th; Geo A M Amos agt T J McLaughlins Sons, Inc, et al. (Sept 29'11. 4,028.41

Riverside Drive, sec 114th; Geo E Gibson Co, Inc, agt Jno J Hearn et al; Feb 25'11. 3,503.93

23D st, 135 & 137 E; Eller Mfg Co agt Catherine C Johnston et al; Sept23'11. 770.53

Broadway, nec 96th; Federal Terra Cotta Co agt Chas F Hoffman et al; Oct11'11. 840.00

¹Discharged by deposit.

²Discharged by bond.

³Discharged by order of Court.

ATTACHMENTS.

OCT. 5, 6, 7, 9, & 10.

No attachments filed these days.

CHATEL MORTGAGES.

AFFECTING REAL ESTATE.

OCT. 5, 6, 7, 9, 10, 11.

Highwood Realty & Constn Co. Riverside Drive, nec 99th st..Otis Elevator Co. Elevator. 10,000

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