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OUR EPIGRAMMATIC REFORM PROGRAM

Does the Budget Carry Out the Promise Implied in "Administrative Control Through Functional Accounting" and "Participation of the Public in Budget Making"?

RADICAL changes in public sentiment are usually brought about by ideas capable of epigrammatic expression. From such ideas the current administrative reform movement in this town has derived its impetus. The purposes of the movement are summed up in the expressions "administrative control through functional accounting" and "participation of the public in budget making." These epigrammatic declarations of purpose virtually explain themselves and, once understood, require no argument to insure conviction.

The idea that the traditional misgovernment of American cities can be corrected through the introduction of proper systems of municipal accounting has obtained a remarkably wide currency in a very few years. It was promulgated by the National Municipal League in its "Municipal Program," adopted in 1899. As there expressed, however, it made no vivid popular impression. The title under which it was set forth, Uniform Methods of City Accounting, was not sufficiently descriptive of its main purpose. Besides, the program merely laid down a principle, without attempting to work out a method.

To apply the principle demanded an unusual combination of theoretical knowledge and practical experience. One of the few men in the United States who possessed the necessary qualifications was Dr. Frederick A. Cleveland, at once a university professor versed in the science of city government and a member of perhaps the leading firm of expert accountants in the country. Dr. Cleveland, associated with the founders of the Bureau of Municipal Research, undertook to develop in rough outline a modern system of accounting for New York. His work in this direction gave a definite and practical turn to the idea advanced by the National Municipal League. That idea, expressed in terms borrowed by Dr. Cleveland from the bookkeeping vocabulary in use in private corporations, has become a notable factor in the municipal reform movement throughout the United States.

A Notable Propaganda.

More than one hundred cities have remodeled their accounting systems in the last dozen, and especially in the last half-dozen, years. The improved municipal bookkeeping propaganda has been greatly furthered by the Bureau of the Census, which in its desire to induce cities to adopt uniform accounts in the interest of comparative statistics has given its attention to devising scientific municipal bookkeeping methods. The thoroughness with which the bureau has gone about this work is illustrated in a scheme for uniform accounts for water supply systems just published. The scheme is the result of five years of study by experts of the bureau in conjunction with representatives of the American Waterworks Association, the New England Waterworks Association, the American Association of Public Accountants and the Ohio Bureau of Uniform Accounting.

Meanwhile, to return to New York, the Bureau of Municipal Research obtained a ready hearing with Mayor McClellan for its views on accounting. Mayor McClellan in 1905 appointed an Advisory Commission on Taxation and Finance. The commission was divided into three sub-committees, of which one, on accounting and statistics, was headed by Dr. Cleveland. The first report submitted by the commission related to uncollectible arrears of taxes. It showed that some \$33,000,000 of uncollectible taxes were being carried on the city's books, a fact which under the method of accounting in use was ascertained only by a laborious investigation.

This report is mentioned here in order to reinforce the characterization of the city's bookkeeping methods contained in the report of the committee on accounts and statistics, submitted in 1907: "The Mayor and other administrative officers, when desiring information with respect to

the cost of any particular branch of municipal activity, are able to obtain this information only after a special examination has been made, the accuracy of the results of which may not be readily proved. . . . The lack of controlling accounts has caused the city to operate on a false basis. . . . There being no method of controlled cost keeping, independent of appropriation accounts (certain large items of departmental expenses not being charged against department appropriations), the city may not even closely approximate the cost of operating its several branches or divisions of service.

"The accounting requirements of a municipality," continued the report, "differ from those of an ordinary business corporation principally in this—that in addition to the information concerning income and expenses and assets and liabilities required for intelligent management, the city obtains control over its finances through a budget. Appropriation accounts are therefore necessary as a means of knowing the amount of funds available for the various purposes or for the various offices and departments to which authority has been given to spend. In the past, it has been for this purpose only that the general controlling accounts of the city have been kept by the Department of Finance—income and expense, current asset and liability and property accounts having been deemed unessential or only an incident or as memoranda to the appropriation and fund accounts.

"As a means of meeting the demands of the executive and of the people for accurate information and as a means of enabling department heads to obtain the data necessary for economic and efficient administration . . . direct accounting control over the affairs of the city should be extended in such manner as to include departmental records. This may be done by installing a uniform system of departmental accounting and by installing in the office of Comptroller a system of controlling accounts over departmental income and expenses and over current as well as capital assets and liabilities of the city."

The recommendations of the Advisory Commission, of which Comptroller Metz was a member, included a "segregated budget"; that is, a budget in which separate appropriations were to be made for each class of service recognized in the functional classification that was to be worked out for the proposed system of accounting. By the time the McClellan administration went out of office Comptroller Metz had made a beginning towards remodeling the city's bookkeeping methods and the Board of Estimate had adopted a preliminary or makeshift form of segregated budget. The segregation of budget appropriations was an indispensable feature of the plan to secure administrative control through accounting. It was equally indispensable for securing the co-operation of the public in budget making. The city stood committed by the McClellan administration to the two reform ideas of "administrative control through functional accounting" and "participation of the public in budget making."

Control Through Accounting.

An illustration of the sort of control that may be achieved through functional accounting was given on this page last week in describing the borough administration of Manhattan. A sample sheet, taken from the weekly reports of the Division of Stone Block Repairs in the Bureau of Highways, showed among other things that 5,580.7 square yards of stone block repairs were done on concrete foundations during the week ended October 7, and that the average labor cost was 60 cents a square yard. The labor was superintended by twenty-eight foremen. The cost per square yard of the work superintended by foreman Troy was \$1.10. The inference was that fore-

man Troy had either permitted his men to loaf or that his men had worked under unusual conditions. If the head of the bureau knew of no valid reason for the high cost, he would naturally call for an explanation. By the system of functional accounting which has been introduced in the borough administration of Manhattan, control is exercised over all responsible employees of the various departments under Borough President McAneny. If the system were in use in all the city departments, the Board of Estimate would be in a position to exercise the same control in a large way that the Borough President of Manhattan now exercises in matters pertaining to his office, and if the budget were made up in conformity with the classification of services contained in the system of functional accounting, not only the Board of Estimate but the public as well would be able to appraise intelligently the demands for appropriations made by department heads.

When the present members of the Board of Estimate took office they were pledged to administer the affairs of the city with the utmost economy. The pledge seemed to assure a reduction in the cost of government. They were committed to the reform ideas previously accepted by the McClellan administration, namely, "administrative control through functional accounting" and "participation of the public in budget making." In carrying out the latter idea the Board of Estimate acted upon a suggestion put into practice during the last year of the McClellan administration by the Bureau of Municipal Research. The private Budget Exhibit given under the auspices of the bureau was superseded by an official exhibit. The attendance at the first Municipal Budget Exhibit was about 800,000. The attendance this year rose to nearly 1,000,000. There is no doubt, consequently, that the Budget Exhibit has been a popular success.

Results Achieved.

How has the epigrammatic reform program worked in practice? The members of the present Board of Estimate have been in office nearly two years. At least a majority of them, presumably all, have been friendly to the program. What notable achievement can be traced to the leading ideas contained in it?

There seems to be little reason to doubt that numbers of the men of substance in this town have been disappointed in their expectations. Two years ago it was generally believed that the proposed new system of accounting, coupled with agencies advocated in connection with it, as, for example, a central purchasing department, would speedily bring about important economies. According to estimates given out by spokesmen for the reform movement, a saving of \$30,000,000 would be possible in the budget. As a matter of fact, each of the two budgets made up by the present Board of Estimate has imposed augmented demands upon taxable property.

Of course, explanations are not wanting. Indeed, a large part of the budget increase for which the present Board of Estimate is responsible has been due to the inclusion in the budget of appropriations which were formerly added to the public debt. Another important part of the increase has been occasioned by the falling due of obligations incurred, many of them for services which should have been paid for out of current tax levies, by past administrations. However, the only explanation which can be given in extenuation of the failure of the present Board of Estimate to realize the expectations entertained in connection with the new system of functional accounting is that that system has not been fully introduced. It is in operation in perhaps three or four departments. At the rate at which it has so far been introduced, a

generation will have passed before the promises made on behalf of functional accounting can be tested.

In default of the proposed accounting reform, the value of the idea of inviting the co-operation of the public in budget making has also not been tried out. The budget has been remodeled with a view to showing the per capita cost of the total appropriations for each of sixteen groups of services, but a comparison of such costs is not particularly instructive. The figures relate to appropriations only, not to services. No one can tell from the per capita cost of past years whether, say, a proposed appropriation for the care and maintenance of streets is expedient.

One might infer from the attendance at the Budget Exhibits that the public has been induced to take an active interest in the work of the Budget Committee of the Board of Estimate. However, there is plenty of evidence to the contrary. A large part of the attendance appears to have been made up of school children, who have been urged to visit the exhibit for the same reason as that which applies when they are urged to visit, for example, the Museum of Natural History. The true test of how far the public has cooperated with the Budget Committee is found in the number of responses received by the committee to the bulletins it has sent out. The bulletins are mailed to anyone who asks for them. During the current week the Record and Guide has interviewed about thirty prominent brokers and property owners, partly with a view to learning whether they had studied the

bulletins pertaining to the budget for 1912. The majority had not seen the bulletins and, of the rest, some declared that they had not gotten enough out of the bulletins to express an intelligent opinion.

Any sort of educational campaign is, of course, preferable to the virtual secrecy which at one time attended the process of budget making. However, nothing could be more amateurish than the publicity work exhibited so far both in the budget bulletins and in the bulletins of the Budget Exhibit. The administrative efficiency which it is the main object of budget reform to achieve has not been apparent in the management of the reform movement itself.

The budget is, and probably always will be, too complicated for the average layman to understand. This, however, is not saying that the idea of securing the co-operation of the public in budget making is altogether impractical. The co-operation must come from organized bodies rather than individuals. There are plenty of taxpayers associations in existence, but they are not organized in such a way as to enable them to study the budget effectively. Some of them, too, are suspected of political motives and their studies would carry no weight with disinterested persons. None of them has recognized the necessity of engaging competent students of municipal government as permanent secretaries. In this respect they are far behind the philanthropic associations, which as a rule employ thoroughly trained professional secretaries to keep their members informed on municipal ac-

tivities. Because of their competent representatives, philanthropic associations have always been accorded a respectful hearing on the budget by the Board of Estimate, with the result that appropriations for social activities have been very liberally increased.

If the budget is confusing to the average layman, it is not many degrees clearer to the members of the Board of Estimate. The fact is that the members of the board have neither the time nor the expert knowledge to enable them to make up a budget containing so large a number and so large a diversity of appropriations as that of New York. The Board of Estimate should exercise legislative rather than administrative functions with regard to the budget. It is encouraging, therefore, to note the resolution introduced by President Mitchel of the Board of Aldermen at the last meeting of the Board of Estimate, asking for the appointment of a permanent commission of experts to take charge of the administrative side of the work of budget making.

The disappointment felt in many quarters over the failure of the two leading reform ideas expressed in the epigrams "administrative control through functional accounting" and "participation of the public in budget making" to bring about quick and notable results does not prove that these ideas are impractical. The experience of the last few years has, perhaps, modified some expectations, but it has also left undisturbed the conviction that good ideas, no matter how promising, must be carried out efficiently to accomplish important results.

CONDITIONS UNDER WHICH THE BUDGET WAS MADE UP

Intelligent Pruning of Departmental Demands for Appropriation Was Impossible in the Absence of a Functional Accounting System.

THE most important function exercised by the Board of Estimate is that relating to the budget. The budget is the final test of both the administrative efficiency and the general policy of the board. Public opinion, or rather perhaps the opinion of the substantial and better informed section of the public, must be the final judge of how the board has met this test in the budget just finished for next year. With a view to throwing some light on what that judgment is a number of interviews with representative and admittedly well informed taxpayers are printed on another page. On this page are printed statements by several members of the Board of Estimate. They were requested for the purpose of enabling the city officials who are responsible for the budget to explain the conditions under which their work was done.

Increase Not Abnormal, Says the Mayor.

Editor of the Record and Guide:

Your letter of October 30 asking for my opinion "concerning the heavy" increase in the budget," the reason why taxes have advanced since the consolidation, and so on, is at hand. I fear you have been misinformed or misled by the attempt of some, and I regret to say of some public officials, to make the public believe that there is to be an abnormal increase of the budget this year. The budget is not yet made up, but I think you will find no unusual increase. In fact, I already know that the increase in all of the departments whose heads are appointed by the Mayor will be less than \$3,000,000. The statements given out that such increase would be \$15,000,000 or \$20,000,000, were out of partisan politics and may even have been malicious.

As to the increase of taxes since the consolidation, as you say, may I also suggest that that expression may be very misleading. Consolidation brought about a great decrease in the taxes of all five boroughs except Manhattan. For instance, in Brooklyn we were paying a rate of \$2.86 before consolidation on a valuation quite as high, relatively, as the present valuation. Since consolidation the highest rate which has been paid was, I think, only \$1.73. If I remember correctly the rate in Manhattan before consolidation was about \$1.50. That rate immediately went up, and has reached \$1.73, which is the rate for the whole city. May I add that the lowest taxes of any city in this state, and of any large city in the United States, I think, are those of this city. The cities of this state outside of New York have two taxes, namely, a city tax and a county tax. The city rate alone is usually about \$2.50, on a valuation quite up to ours. After the budget is made up I may categorically answer the questions which you ask, if

it be found necessary. Meanwhile, your fair and useful journal may dispel false statements which have been put out of late in regard to taxation in this city.

W. J. GAYNOR.

Oct. 31.

Pres. Mitchel Urges Accounting Reform.

Members of the Budget Committee are grateful for the interest of citizens in the making of this year's budget. Citizens now realize, I am sure, what a task it is to make a budget when the Board of Estimate and Apportionment has such imperfect data at its disposal. Those citizens who have followed this year's budget carefully, realize that the Budget Committee has struggled night and day during the whole month of October to bring some order out of the chaos of departmental estimates, and to reduce the inordinately large demands made upon the board by the Mayor's departmental heads.

The committee on budgetary publicity mailed to the various taxpayers' associations, to civic and to social organizations, copies of departmental estimates as fast as they could be made up from the originals filed with the Budget Committee. No Board of Estimate has ever done this before. I think any citizen who tried to use these data found it extremely difficult to get behind the estimates in order to ascertain the underlying facts, and he will, I am sure, agree with me that the most necessary thing for New York City is the introduction in the various departments of a functional accounting system which will make possible cost comparisons and which will reduce budget-making from chaos to a science.

The people of the city now realize how the Board of Estimate has been crippled this year because in November, 1910, the Board of Aldermen deprived the Board of Estimate of the funds which it had appropriated to pay the expenses of constructive inquiries, the results of which would have placed in the hands of the Board of Estimate proper data upon which to base budgetary allowances for 1912. The board was further hampered this year by the failure of the Mayor to respond to the Budget Committee's request for a statement of his policy and views regarding the enormous increase demanded by his various departments. The committee was obliged to reduce these requests without the Mayor's aid or co-operation.

The Board of Estimate has included in the budget for this year an appropriation to carry on these inquiries. The Board of Estimate has also adopted a resolution declaring it to be the sense of the board (1) that a staff of experts should be put to work getting information and introducing system and order which will furnish a basis for budgetary allowances for 1913, (2) requesting the Comptroller

to report back to the board what funds may be used for the initiation of such work at once, and (3) suggesting that the members of the Board of Estimate appear by committee before the Board of Aldermen to urge the retention in the budget of the appropriations for inquiries which will give the Board of Estimate, the responsible body under the charter for appropriations, proper information upon which to base its action.

We cannot understand why the city of New York should not have as good a system of control as the United States Steel Corporation or the Atchison, Topeka & Santa Fe Railroad, and we are going to ask the people of New York to sustain us in seeing that New York gets as good a system, and that at once.

In order to introduce such a system it will be necessary for the city of New York to employ experts of the same caliber as those employed by these corporations. If the Mayor requires his heads of departments to co-operate, the work will be greatly simplified. We must face the issue. Unless we get such a system budget making will remain guesswork and any appreciable reduction of the tax rate will be impossible.

JOHN PURROY MITCHEL.

Large Waste But Little Graft, Says President Miller.

"Before talking economy for city government, it is necessary to determine whether the city is to be run on a semi-charitable basis or as a business concern," said Borough President Cyrus C. Miller, of the Bronx. "Nine men out of ten will answer at once that they favor running it as a business concern—until the salary or position of some friend of theirs is threatened.

"The expenses of the City of New York are over \$1,000,000 a day. The people of every town or city eventually receive the kind of government they want—and deserve.

"About three times a year property owners protest against high taxes: when the Budget is announced, when the assessed valuations are issued and when they pay the taxes. During the rest of the year they are busy with their own affairs and leave officials, good and bad, to their own devices. When election time comes, when they have a chance to reward good service or punish bad service, they are swayed by all sorts of considerations other than business ones. Who ever heard of a municipal election being decided solely on economic questions? The average owner may growl during the year at his expenses, but when election comes and it is proposed to turn out of office the party responsible, that party never fails to make successful appeals to its voters by urging that a state or national election will come along some time and

loyalty to the party requires the voter to forget its iniquities and condone the waste of public moneys.

"Contrary to popular belief it is my experience that there is comparatively little of what is known as graft among the city departments, but the waste is enormous. This comes from a variety of sources; mostly because our system is too complicated, having too many bureaus or departments and too many men duplicating one another's work. The usual political plan, when any new work is to be done, is to create a separate bureau or department for it, thereby giving out many good jobs, instead of giving the departments already in existence additional powers to do the work at little or no additional expense. For example, through the hysteria caused by a recent unfortunate fire, an opportunity was seen to create a Bureau of Fire Prevention, whose work could be done just as well by the present Building Department, Fire Department, Police Department and State Factory Inspection Department. The first call from this new bureau, before any plan for its work was evolved, was for an appropriation of \$700,000. The creation of various departments means duplication of work and clashing of authority, all of which means expense. Each department must have a Commissioner and full clerical force and records. I believe the work of the City could be done better if one-third of the bureaus now in existence were abolished.

Short Hours and High Wages.

"Many of the departments work only from 9.00 a. m. to 4.00 p. m., with an hour for luncheon. On Saturdays they work until noon, and in summer they work only until two o'clock. Any private business house works from eight o'clock until six.

"The question of what private concerns pay for similar labor seems to have been forgotten in city departments. Many men, receiving from \$2,000 to \$3,000 a year, would be paid well in a private concern at \$25 per week. Others, on the other hand, who do the real work of a department, are not paid enough.

"The deadly work of the mushy headed philanthropist (with other people's money) is seen on every hand. For instance a private contractor hires as good laborers as can be had in the market for \$1.75 or \$2.00 per day, yet the city is urged constantly to pay an inferior laborer a minimum wage of \$3.00 per day, on the ground that he cannot support his family on less. The laboring force is weighted down with aged and decrepit men, and this is excused on the theory that it is better for the City to take care of them in this way than to have them objects of charity. Giving many of the laborers in the City departments \$3.00 per day for the work they perform is equivalent to giving \$6.00 per day to private laborers. On every hand we see salaries higher than in private concerns.

Laws.

"Civil Service and other legislation for special classes result in filling the departments with inefficient labor. I say this, although on the whole I approve the Civil Service Law, as no better substitute has been suggested. In the main it is good, but it results in loading much undesirable material on the departments. If a head of department wishes to reduce his force to an economical basis, he selects the poorest material to be laid off. They go on what is known as the Preferred list. When another department needs the same sort of men, it must take them from the Preferred List. Of course, the head of department should bring the inefficient men up on charges and dismiss them, but this he usually will not do, preferring to let them go to the Preferred List rather than incur the displeasure of the men and their friends.

Mandatory Laws.

"City employes go to the Legislature and have bills passed, giving them more pay, often against the will of the city authorities. The women teachers' Equal-Pay Bill added in this way nearly \$4,000,000 to the Budget.

"It must not be supposed that these strictures are directed against any political party. They are not. A political party only represents the people of a city. If one party goes out and another comes in, does the incoming party retrench on expenses? It does not. Why? Because the people do not desire it. They demand all sorts of improvements which cost money, and if an administration does not meet the demand, popular condemnation is its portion. Sometimes also the new administration inherits the wasteful conditions of its predecessor, which it cannot remedy without enormous expense.

Remedy.

"The Board of Estimate proposes to institute inquiries into the workings of the different departments to ascertain what labor is efficient, with a view to rid

the departments of unnecessary employes and to adjust salaries on a basis of efficiency. If this is carried out scientifically it will be the best investment of moneys made by the City in a long while. I believe a large sum could be saved in this way, while it would be possible to raise the salaries of many men who now are underpaid. It is needless to say that such a work will be unpopular. The percentage of property owners in the City out of the total population is growing less every year. Formerly, when the laws were made by property owners, they felt the burdens of government directly and resented extravagance. But now, when population is congested and a large percentage of voters live in hired quarters, they are apt to be careless of governmental expense, because they do not realize that eventually they help pay the bills.

"Another remedy would be to amend the charter by cutting out many bureaus and adding their work to the other departments. This would mean a reduction of force and an avoidance of duplication of work."

Cromwell Calls It a Fusion Victory.

"I believe the budget of 1912 proves that Fusion is feasible. We have slashed and cut, then amended and revised the whole budget until I do not see how any one can make another serious cut in it. I can say that there is not a single item in that whole document that can be called liberal. In every instance you will find we have cut to the core, and the fact that the budget amounts to \$189,210,950, or only \$15,243,115.17 more than last year, should be a source of gratification instead of a subject of public criticism."

That was the way George Cromwell, President of the Borough of Richmond, spoke of the budget shortly after it had been closed by the Board of Estimate.

"No, it does not necessarily follow that the budget must, of necessity, grow faster than the city's population does. In fact, I think, under normal circumstances, it would run along at about the same or a slightly lower rate, but conditions are acute now. We have to face reconstructive expenses. Richmond and Queens are in a formative stage. They are being transformed from suburban territories into an integral part of the greatest city in the country. Manhattan needs new streets, Bronx and Richmond need new transportation facilities, our whole school system must expand with the growth of population, and the same is true of our police and fire services. In other words, the whole city has to match the standards set by Manhattan in the matter of public improvements, and these all cost money. But the time will come when these requirements will be figured on a scientific basis."

"Such as functional accounting?"

"Yes, in part. Right here let me say that the borough systems of administration installed in the Bronx and Manhattan were copied largely from one we have employed here in our borough with great success, and that is one of many reasons why I believe that the Fusion idea is entirely practical and has acquitted itself well in the two years we have tried it out.

"Now let us take some of these items, just a few of them, and we will see what has been done. Nearly \$4,000,000 of the increase is due to the act of the Legislature in giving equal pay to men and women teachers. In that your Board of Estimate had absolutely no control.

"About \$6,000,000 more, to speak in round numbers, was mandatory in one way or another. There is an allowance of \$8,000,000 for deficiencies in the collection of taxes in the past. That is only one item. We considered the matter of distributing that sum over several years, but we found that that was not practicable, in fact, that was one reason why we let that amount stand, because it is absolutely necessary for the city to pay as it goes, as far as it can.

"Here is another instance where actual cutting of some consequence was done. There was a request for \$14,872,344.89 from one department, and that was cut down to \$2,533,401.42. So the cutting continued all along the line.

"What this city needs and needs very badly is a budgetary program that will put the business of ascertaining the proper appropriations for the different city departments upon a scientific basis just as the tariff commission will work. This should be done at once. If this should come to pass there will be no more need of a budget being excessive in its various items. That is what Fusion is aiming at, and it has already shown what it can do.

"I do not look for any further cutting because I do not see where the appropriations as made can be further reduced and permit the various departments to do justice to the duties imposed upon

them. We have sat up until midnight many times, in our efforts to shrink that budget to a point within the range of expectations held by the taxpayers, and I am firmly of the opinion that in shaving off more than \$50,000,000 from the totals of departmental estimates we have proved to the taxpayers that we were sincere in keeping the tax rate this year at as low a level as would be expected in a city that is growing so rapidly and has so many problems involving large expenditures of money for the public good, as New York has."

A BUDGET DEPARTURE.

The Board of Estimate Votes for a Permanent Commission of Experts.

The total increase in the budget amounts to \$15,243,115.15. The mandatory items, including such items as the debt service, the State tax, the teachers and county departments, amount to \$10,403,000. The remainder that was discretionary with the board amounted to only \$4,839,429.40. "Out of that total had to come the increase for the five boroughs," said President Mitchel at this week's Board of Estimate meeting.

Here Borough President McAneny interrupted to say that this increase went largely to Manhattan and Queens for street work.

"The total increases amounted to \$2,533,407 for these boroughs. The departments under the Mayor's control requested a total of \$14,872,344.89, which was cut to \$2,533,401.42. When the commission came to the Park Department it cut off \$25,000, but the Mayor wanted it re-included.

"In what respect can any one further reduce the budget?"

The Mayor did not consider a reply necessary to Mr. Mitchel's question, but Comptroller Prendergast said that it was evident every one wanted to be perfectly fair in the matter, and added by way of further explanation:

"We ought to say, so there can be no misunderstanding regarding our attitude on the subject, that no one of us deserves any special credit for cutting down the budget estimates. In the matter of the Bureau of Fire Prevention and the Police, I am sure no one would want to usurp any of the credit that the Mayor is entitled to. We all worked on that together, and as our responsibilities were equal, whatever credit we are entitled to must be equal."

To this, the Mayor said that he did not want any credit; that he would prefer to have his colleagues have all of it.

Before the adjournment of the meeting, which was a regular session of the Board of Estimate, President Mitchel of the Board of Aldermen offered this resolution:

"Resolved, That this board adopt a definite budget program with a view to the preparation of the budget of 1913, to include:

"1. The immediate commencement of the work of standardizing salaries and grades to which it is unequivocally pledged to numerous classes of employes.

"2. The prosecution of the school inquiry already begun and now promising important constructive results.

"3. The organization of a staff of experts scientifically to study and ascertain, so far as possible, the methods employed in and the cost of performing the several branches of activities of the departments, in order that the allowance for 1913 may, so far as possible, be based on exact information, intelligent independent judgment, and permit this board to take advantage of every possible economy, and be it further

"Resolved, That this board address a special memorandum to the Board of Aldermen, explaining the purpose of its request for funds for budgetary preparation, and that its members individually or by committee appear publicly in support of this request before the Board of Aldermen, and be it further

"Resolved, That the prosecution of a systematic plan of budgetary inquiry and preparation throughout the year is indispensable to intelligent and sound budget making, and be it further

"Resolved, That the Comptroller be requested to ascertain and to report to this board at its next meeting whether and where sums are available for transfer to the contingency fund of this board in order that the preliminary work of budgetary preparation for the year 1913 may be begun immediately."

"I believe that this will greatly facilitate future budget making," said President Mitchel. "It will give us something definite to work upon, and it will put budget making upon a scientific basis."

BUDGET CRITICISMS BY PROPERTY OWNERS

Expressions of Opinion on City Expenditures by Prominent
Real Estate Men—Suggestions Offered for Budget Reform.

THE RECORD AND GUIDE has received of late many unsolicited protests from property owners and others against the heavy increases in the city budget that have taken place in the last few years, and particularly against the expected increase for next year. In order to discover what the feeling is among representative real estate owners concerning the budget, the Record and Guide has this week interviewed some of the leading owners or managers of property. The prevailing opinion brought out in these interviews may be summarized as follows: The city expenditures are unnecessarily large and the present system of taxation is inadequate to meet the constantly increasing budget. Taxation of real estate seems to have reached a limit beyond which it cannot be carried without causing a considerable drop in property values throughout the city. The city is facing the alternative of two propositions; either the expenditures for government must be curtailed or other forms of income must be evolved. The city government is a business institution and should be conducted along the same lines as any private enterprise, and when money is expended care should be taken to see that full value is obtained for the expenditure. Salaries for city employees are larger than those paid for similar work in business houses, and the city is carrying a great many more people on its payrolls than would be necessary to accomplish the same result if the same work was being done by a private corporation. Many of the large appropriations have been for services of doubtful necessity, and sentiment rather than sound business judgment has been the determining factor in the granting of many appropriations. In certain departments the paternalistic work done is not justified in the present condition of the city's exchequer.

To offset the normal increase in municipal expenditures and to prevent further increases in real estate taxation, a number of suggestions are made. Among these are plans for raising money by a general tax on all business enterprises, larger taxes on corporations enjoying profitable franchises, and the taxing of certain enterprises which make use of public improvements to an unusual extent. It is suggested also that real estate taxes be measured by the income-producing power of property. A change in the composition of the Board of Estimate is advocated on the ground that the heads of the departments which spend money should not have a voice in determining the amount to be expended. Above all, it is urged that the number of city employees be kept within reasonable limits and that the number of working hours and the amount of work accomplished should be up to the same standard as is required in private business, and that large appropriations for luxurious public improvements, such as seaside parks, be laid over until such time as they can conveniently be afforded.

Equal Pay Bill an Extravagance.

JOHN D. CRIMMINS objects not to equal but to unduly large salaries: "At last we read that the Budget Committee of the Board of Estimate have decided on a budget for the year 1912, calling for \$189,210,950.33, an increase over the current year of \$15,243,115.17, and that the estimated tax rate will be from \$1.85 to \$1.88 against \$1.73 for this year. Were the building and land values, as established by the Tax Department for the collection of taxes, correct, we might rest with this tax rate, but we have creditable information to the contrary. This information comes to us through the frequent sales of property at auction in the various boroughs of the Greater City and through the offerings made at private sales at considerably less than the tax value. Taking the entire city as a whole, to be conservative, I may say that the tax valuations are 15 per cent. above actual values. Instead of paying a tax rate of \$1.85, for instance, on property actually worth \$10,000, we shall pay that rate on \$11,500. I am making the estimate lower than the majority of people would make who are acquainted with our real estate situations. There can be no question that there is extravagance in our administration. There are too many sentimental appro-

priations made in sums of \$50,000, \$100,000, \$500,000, etc., making a total aggregate of large sums.

"The Mayor explains that many of the increases made are mandatory. Real estate for the past four years has been depressed and rents have declined. There have been other costs to landlords besides taxes, for complying with the rules of the Tenement House Department, the Building Department, etc. The decline in the income from property has been a large item. These conditions should have been known to the Budget Committee and wherever the cost of administration could have been lessened or expenditures postponed, it should have been done until the city is in better financial condition. Many of the expenditures might have been postponed for a few years.

"Mention is made in the Mayor's letter of the \$3,800,000 required for equal pay for teachers. This whole legislation might have been postponed for a few years. The teachers are not suffering; they receive abundant salaries for their services. One of the arguments made to me in favor of equal pay by a teacher was that it would enable her to spend her vacations abroad. Those who visit Europe must have been impressed by the large number of teachers one meets there in the vacation season. It is not so much the equal pay I object to as to the excessive salaries the teachers are receiving. The appropriation for education is one of the most excessive burdens the taxpayer has to bear. We should not have less schools, nor a less number of teachers if the salaries paid our teachers corresponded to the salaries paid for the same services in other parts of the State."

Business Men Should Run the City.

ALFRED R. CONKLING, of the Realty League, believes that the city government needs business men to guide its affairs:

"After thirty years in the United States Senate, Mr. Aldrich, of Rhode Island, is reported to have said that the government could save three hundred million dollars a year. The World's Work of May and April, last, has an article entitled 'How a Business Man Would Run the Government.'

"The President appointed a commission on economy and efficiency that are about to make their final report. I suggest an article on 'How a Business Man Would Run New York City.' During the last year an effort has been made to establish a sort of bureau of efficiency under the direction of the Board of Estimate, but the ignorant, incompetent and partisan Board of Aldermen refuse to make the necessary appropriation. The Comptroller now announces that if he is unable to get this appropriation, he will ask for a subscription from individuals, and I shall be glad to send my own check for my share.

"The question is frequently asked, 'How can a Board of Estimate save money?' About two years ago the answer of the Greater New York Taxpayers' Conference was: Extend the office hours of the city and county from 4 P. M. to 5 P. M., but I am not aware that any county office in Greater New York has extended its office hours, but fortunately some of the city departments, especially the Finance Department, keep open until 5 o'clock. It was admitted that a very large sum of money could be saved by adding the extra hour in all of the departments.

"I was a witness before the Joint Legislative Finance Committee about three years ago, when I testified that the motto of the average Legislature and Board of Aldermen of the Middle and Eastern States is 'Waste, waste, waste.' I challenged contradiction thereto. The salaries as paid in the City of New York range from 20 to 100 per cent. higher than for similar work in private life! Of course, you have no space to copy the payrolls of our departments, so I shall just take one item, that of stenographers. Many stenographers in this city receive salaries of \$1,800 and \$2,000 a year, and a few of them get \$2,500, in most cases for simple routine work; and it is most unusual for any city employee in any department to work overtime. In fact, if a citizen enters any city or county office at about half past 11, or perhaps a quarter of 12 on Saturday, the average clerk is very impatient to dispose of him, and in some cases is almost

insulting. There are, in round numbers, \$5,000 officeholders, and the cohesive power of public plunder is so great and strong that they feel as if they are a mighty and victorious army. If the large estates and the taxpayers' organizations would but work together, they could bring these officials to terms and put the departments upon a sound business basis. The Bureau of Municipal Research, which is supported by some of the leading business men in the city, has done excellent work and the drones and money wasters on the city's payrolls never tire of attacking it. Speaking of salaries, the most interesting phase of this waste of the public money is the 'combine' of many, if not all, of the heads of the departments to double their salaries for 1912.

"I am told that in the recent departmental estimates, all of the departments' heads got 'cold feet' except the youthful Fire Commissioner, who had the effrontery to ask that his salary of \$7,500 be doubled. He wrote a long article to one of the newspapers wherein he said: 'The head naggers of the Bureau of Municipal Research, I am informed, get \$10,000 a year.' It amuses direct taxpayers to hear this young man denounce the Bureau of Municipal Research that has already saved millions of dollars of the taxpayers' money. Many of the city employees are young men who use their official positions as a stepping stone to partnerships or better positions in private life.

"It is a well known principle of good government that, excepting the officials with long terms of office, like the justices of the Supreme Court, who serve fourteen years, or those who are appointed for life like the Federal justices, government officials should never receive an increase of salary during their term of office. If salaries must be increased, they should take effect with the term of the next incumbent. At every session of the Legislature two or three dozen bills are introduced to raise salaries in Greater New York and the several counties thereof. If a member refuses to introduce such a bill he is usually defeated because the larger estates, like the Astors, Rhineclanders, Goellets, A. C. Clarkes, etc., are afraid to take any part in public affairs and nearly all the taxpayers' organizations are unwilling to stand by a member of the Legislature who defeats such strikes as bills to increase salaries."

"I shall cite just one case of salary increase: For many years the clerk of the Surrogate's Court in Kings County performed his duties very well at a salary of \$7,000. Several months ago he died and his successor, who knew as much about Surrogate's work as he does about the Niger River, had his salary increased to \$9,000 a year!

"The last three budget exhibits have opened the eyes of many taxpayers. They should be the foundation of standardizing work and salaries in our city.

"As I write, I see by the newspapers that the Board of Estimate has just been obliged to increase salaries by about \$10,000,000, nearly all of which is on account of mandatory acts of our Legislature.

"During the session of 1912, let us have more home rule."

Useless Expenditures Make Big Budget.

EDWARD B. BOYNTON, president of the American Real Estate Company, finds that the impression received from an inspection of the Budget Exhibit this year is not calculated to reassure the taxpayer in New York City:

"With every department of the city demanding larger appropriations and emphasizing the need of more money with which to meet the constantly increasing needs of the city, there looms the vision of a higher tax rate, which, in view of the arbitrary increase of over \$800,000,000 in the assessed valuation of real estate last year, threatens to impose a burden on the real property of the city which is not pleasant for its owners to consider.

"Of course the obvious truth concerning the whole situation is not that many of the improvements for which these appropriations are asked are not desirable and should be possible out of the annual tax levy of the city, but that the excessive cost of municipal work of all sorts prevents the city from getting anything like value received out of its expenditures in annual appropriations. So many other considerations than those of mere business efficiency enter into the expendi-

ture of city money that it seems impossible to secure for it anything like the results attained by private capital.

"Commissioner Fosdick has convincingly pointed out how money might be saved from various appropriations by the development of the most ordinary sort of industrial efficiency in the various city departments, but that such efficiency can or will be attained in any large degree in any near future, seems hardly possible.

"The problem for the city to consider is how much further it can carry this levying of taxes upon real estate in extension of city luxuries, extravagances or even necessities. There is certainly a definite limit to which real estate can be taxed and retain any value to its owner. There is manifestly a definite limit beyond which the owner cannot go in spreading this tax burden in the form of rentals or increased valuations. A number of recent sales have shown that there are many instances in the city where this limit has been reached and passed and where properties could not earn enough to pay fixed charges and large shrinkages in value have been proven by their sales.

"Still another factor must be considered in this connection, and that is the agreement by the Board of Estimate to a Subway construction plan involving the expenditure of \$250,000,000, which seems to be bad judgment in view of the expressed willingness of private capital to help bear this burden upon reasonable terms, and in face of this fact it would seem most unwise for the city to proceed with expenditures for anything but the actual necessities of municipal government, at least until a more adequate solution of the transit problem has been reached.

"There is certainly in this situation food for thought on the part of the city officials, and this constantly increasing tax burden which is being placed upon real estate should command the thoughtful consideration of every resident of New York City, because in some manner every resident must help to bear the burden. No one must suppose that the real estate owner can or will bear this burden alone. We must distribute it in the form of rentals and values and a higher cost of living generally, and there it ultimately rests upon the consumer and rent-payer.

"Now that the teachers' equal pay bill has become a law, having been approved by Mayor Gaynor and signed by Governor Dix, it will, of course, be necessary to provide the \$3,850,000 additional for the Board of Education for salaries. While this was mandatory, it certainly is unfortunate. No business enterprise would, for a moment, consider the raising of salaries if it faced the financial situation New York now faces. Instead of increasing salaries it would be much better for the city to provide accommodations for the 70,000 children now on part time, and furthermore, it does not seem wise that the city should employ skilled oculists and physicians for the treatment of public school children when it is still unable to provide a sufficient number of school buildings. Another item of extravagance is the trained nurses for the Board of Health, and why buy more seaside parks when people are unable to use the present park system of New York owing to lack of transit facilities with which to reach them. If we are to have a business administration why not have one. What is the use of providing luxuries when we are in sad need of the necessities of life.

"The facing of a tax rate of \$1.85 to \$1.88, an increase of from 12 to 15 points over the rate of the present year, is alarming, and the city officials ought to use every effort to keep the rate at or below \$1.75. This can be done if there is a further elimination of waste, in the city departments, the cutting out of extravagances and the use of private capital in the building of the subway system."

Would Change the Board of Estimate.

IRA J. ETTINGER, of the United Real Estate Owners' Association, thinks a change in the composition of the Board of Estimate would help matters:

"It seems to me that a most radical change must be made in the composition of the Board of Estimate and Apportionment, if the much-needed relief is to be afforded to the property interests of our city. As now constituted, the officials who spend a great deal of the city's money themselves determine upon the amount of the appropriations—and it seems to me that this principle is unscientific and does not work for economy. I have not given sufficient thought to the subject to state definitely how the Board

of Estimate and Apportionment should really be constituted—but it seems to me that if the board was to consist of the Mayor of our city and officials representing the different boroughs and elected on a general ticket—these members to have no duties to perform except to investigate the various municipal departments and determine upon the appropriations—that then much good could be accomplished. Commissioner of Accounts Fosdick has just stated, according to the newspapers, that the sum of fifteen million dollars annually could at least be saved in the salary expenditures of the city—and there is hardly a doubt in the minds of any intelligent observer of municipal affairs, that much could be accomplished in this direction.

"President Mitchel of the Board of Aldermen at the public hearing on the budget, stated that the Budget Committee considered that the estimates of many of the city departments were too high, but that the committee did not have sufficient facts before them to warrant a reduction in the appropriations requested. If the City of New York, with its budget approaching the sum of two hundred millions of dollars, cannot get at the facts—and this confession is publicly made by one of its most important administrative officers—it is time that the city did have a Board of Estimate and Apportionment so constituted that it could employ the necessary experts to make a thorough examination of the administration of all municipal departments with a view of conducting our government upon a more economic basis.

"I trust this suggestion will be taken up by your newspaper, and perhaps this much-needed amendment to the Greater New York Charter can be prepared for the next session of the Legislature and receive the undivided support of all the taxpayers' organizations and other persons who are interested in improving municipal government in our city."

Tax Should be Scaled to Meet Income.

REGINALD P. BOLTON says that as the value of land is dependent on income, taxes should be also judged from this standard:

"There have been quite a number of sporadic attempts at combinations of taxpayers' associations in the past, and a present movement is in progress for a convention of all such organizations, basing its purpose upon the growing burden of taxation and the grievance of over valuation for the purpose of assessment. "Such movements have failed in the past and are likely to follow the same course in the future, unless their efforts be directed towards some defined method of relief, rather than to criticism of existing expenditures.

"The taxpayers of all ages have grumbled at their burdens, but only those that took lively steps towards shifting their load on to other shoulders produced any effect.

"If our progenitors had merely growled at Stamp and Tea taxes, we would still be contributing to Britain's treasury.

"What the New York taxpayer of today needs is an object, not a grievance. Real estate is staggering under a load which has grown up under a system that needs enlargement.

"The principle of taxation is all right, that all shall bear a due share of the support of public institutions, but the present method is one-sided and partial, and therefore unfair and burdensome. Real estate has always been the easy mark of the taxgatherer, because it had no legs or wheels. Any other form of property has a certain degree of elusiveness and presents possibilities of labor in collecting its share of public duty, so one by one such subjects have been dropped until even personal property is sliding out, leaving the entire job of maintenance of the city fabric to the unfortunate owners of land and buildings. At present, this well meaning class have found that the limit has been reached in securing from their tenants a share of their contribution to taxation, and most of the actual amount, therefore, comes directly out of the pockets of the owners of property. If your building is half empty, the tenants' rentals are used up in its support and maintenance, and leave nothing for the city support, let alone the owner's.

"The first principle, therefore, for the taxpaying owner of property to establish and fight for, seems to be that, as the value of all property is fixed by net returns, taxes should follow the same law, and be proportioned at least to occupancy if not to income. The city is by its present crude methods robbing itself by taxing unprofitable property, the depreciation of which is accelerated by the process.

"Of course, along come our single tax friends, Sullivans and Shorts and others with schemes for shifting the tax from one pocket to the other, by placing it all on the land and ignoring the building. Mr. Levey denounced these well meaning people in a recent address at a taxpayers' convention as 'robber socialists,' which was hard on the rest of us, since we are all Socialists to-day. The trouble with those theories is that they forget that city land has no value, unless for raising goats, except that which is offers for improvement, and if the improvement is made and does not rent or pay, what is the use of the land? And how can you get at its value or its unearned or rather unearning increment if it is blocked by a white elephant of a building on it? The more the subject is beaten and thrashed around, the nearer you get to the essential element previously stated. Of course, the scaling of taxation to meet depreciation, desertion or desuetude of buildings would scale down the city's returns, so the settlement of this undoubtedly just method really resolves itself into the question of where more taxes are to come from.

"It does very little good to denounce expenditures. New York City took a jump in a single day from childhood into middle age when the Greater City was established, and has been trying to catch up with her exterior necessities ever since. She outgrew her youthful skirts and has had to find means somehow to extend them in order to present at least a decent appearance. And her appetite, of course, grew at the same time.

"Manufacturing world metropolises at short notice comes high for the time being, and we are in that time.

"But certainly every one sharing the benefits, and there are benefits, of the Greatest City in the World, should come in and do something towards housekeeping costs; and not leave the whole burden to the poor house owner.

"What about the people who make money in every kind of business and in a legion of manufactures within the city, and yet contribute nothing to taxes except some indirect and often inconsiderable percentage of their rental, which is but a small element in their business after all. A land owner is lucky if he sees 6 per cent. upon his investment, while a storekeeper would move to Alaska or the poorhouse if he got no more out of his customers. Why should not all business contribute to the support of the city? Who would be hurt by such an extension of the burden?"

"At present, we land some contributions from corporations, which are merely groups of people in business, as compared with an individual or two. From excise and bank taxes, a small contribution is taken, and the criminal classes, married couples and litigants provide a quota in the form of fees and fines which does not bear hardly upon them and might be increased.

"A convention of taxpayers that would discuss and establish some defined policy of spreading our present burdens over a wider area of contributors would give us some object to fight for, and some definite purpose to be attained."

A Business Tax to Check Extravagance.

L. NAPOLEON LEVY is of the opinion that a general tax on all business would accomplish much good:

"To intelligently criticize the almost innumerable items of the city budget and suggest reductions is a hopeless and unfruitful task. No material reduction has ever been made at the request of the taxpayer, and his advice is almost always ignored.

"The great increase in the budget and consequently in the tax rate, is largely due to interest on debt inconsiderately created by the Board of Estimate for unnecessary improvements. Among those authorized in recent years and for which the increased tax rate is partly due (and will increase as the money is expended) are the unused Centre Street Subway, costing some fourteen millions of dollars; the purchase of unnecessary land under water in South Brooklyn at fourteen million dollars; the Fourth Avenue Subway in Brooklyn (unnecessary and inexcusable), forty-six million dollars; the recent attempt to acquire parks at Rockaway and Coney Island that are wholly unnecessary and inadvisable, and will cost four to five million dollars, and the Jamaica Bay project, of doubtful value, which will ultimately cost scores of millions.

"Many other unnecessary projects have been entered into by the city involving a vast outlay of money that might have been avoided, the interest on these in many cases useless or unnecessary so-

called improvements, runs up into millions of money annually, and who can stop the orgy of extravagance. Taxpayers, civic organizations, and real estate people of all classes have pleaded for economy but in vain.

"A few items of small amounts have been pruned down as a sop to the dissatisfied. We may well ask why the taxpayer has no appreciable influence with the city magnates. I am of the opinion that the answer lies in the fact that he has but a small vote in our great community. The ownership of realty is vested in non-residents, women, children, executors, trustees and corporations, none of whom vote; the remaining class of land owners is small in number and to a large extent inactive. The remedy for this peculiar condition is in forcibly creating another but greater mass of voters to influence by their votes the election of capable, honest officials, men possessed of civic pride in the welfare and good name of the metropolis. Such a class can be found in the business community and by taxing every business of whatever nature the same rate as real estate is taxed, to be levied on the gross annual output of every individual business, the business man will be compelled in his own defense to interest himself in the tax creating power of the city, and will be forced to concern himself with electing competent officials, who will hearken to his voice. Then, and not until then, will the budget be placed on a business-like basis.

"At the recent public hearing of the budget I suggested to the board to reduce the amount set aside to pay the arrears of uncollectable taxes. This will work no hardship in any direction, and

can be provided for in future budgets at decreasing amounts until fully paid. There is no justice in compelling taxpayers to settle them to the extent of eleven or twelve million this year; three or four million this year and each succeeding year will wipe out the debt and materially lighten tax burdens this year, but my proposition did not meet with favor by the board."

Prominent Taxpayers Should Organize.

CHARLES BUEK thinks that a strong and representative taxpayers' association, on the lines of the Chamber of Commerce, would accomplish good results.

"We have seen the budget rise steadily from \$77,000,000 at the time of consolidation to the present \$190,000,000, through reform and anti-reform administrations alike, and can any single resident of New York City, not an office holder, say that life is any safer, business any easier, or the way of the law-abiding citizen any smoother than it was before? No! We all know the reverse to be the case. Together with the increase in taxes, the indirect burdens, the petty obstructions, the unnecessary exactions, the restrictive regulations that affect real estate have increased in proportion, and the end is not yet in sight. The story is an old one and the remedy as clear as ever. Instead of extravagance and corruption substitute honesty and economy. Instead of multiplying offices and bureaus, do away with those not needed, like the Borough Presidents, consolidate others that overlap, such as the Building, Tenement and Health Departments, and simplify the administration generally from the ground up.

"There is probably no one who understands the situation but will admit that if this could be done, \$50,000,000 might be saved in the government of New York City per year, and a better, cleaner and more efficient administration obtained.

"What are we going to do about it? Nothing! So long as the men who pay the taxes sit idly by, and dare not even complain; refuse to join any movement of their associates for the betterment of conditions, the evil is bound to grow. Property owners must expect to see taxes, both direct and indirect, increase, burdens grow heavier while values and rents fall off, unless some radical change can be accomplished that will give the taxpayer and property owners a voice in the disposition of the money raised by taxation. When we shall have, if we ever do, a body really representative of the real estate interests, such as the Chamber of Commerce has for many years been for the mercantile interests, and when property owners big and little will hold and vote together, irrespective of party, under the guidance of such central body, there may be a prospect of improvement, not before. Such a movement for a taxpayers' or peoples' party would, if properly led, have the support of the great body of intelligent rent payers also, whose interests, as the Mayor has so well said, are identical with those of the taxpayers, and we might even see such a combination represented on the Board of Estimate and Apportionment. It is in radical reforms like these, rather than in criticism of some single items of the budget, that I believe our salvation lies."

RECENT DEVELOPMENT OF THE MELROSE SECTION.

Present Improvements Indicate an Important Commercial Center at the Mott Haven Station—A New Transverse Road Under the Grand Boulevard.

THE old village of Melrose did not extend east of what is now Third avenue. That part of the Bronx which lies south and west of the Bronx river contained within its limits, previous to annexation, several small settlements including Mott Haven, Melrose, Morrisania, West Morrisania, Elton, Tremont, Fordham, Highbridge, West Farms, Fairmont, Belmont, East Morrisania, Wilton, Port Morris and others. Nearly all these sections have experienced in a measure the march of improvements except Mott Haven and Melrose, which apparently have been overlooked by investors, builders and even speculators.

The only things that have materially aided Melrose are the improvements of its streets by the authorities, such as installing sewers, paving and leveling Frog Hollow and filling up the old loathsome Mill Brook, and the parties who have been most active in increasing apparent values are the tax appraisers.

Owners of property in the past have not aided much in improving that section and all the important improvements from 149th street north to 161st street, from Third avenue to the Harlem river, can nearly be counted on one's finger ends. Stores even on Third avenue are mostly small and the buildings very old. That great thoroughfare, Melrose avenue, which is only the beginning of Webster avenue, is very poorly improved. Courtlandt avenue, some years ago the most busy and prosperous little lane on the North Side, has gone backward instead of forward, and so it is throughout, the cross streets west of Courtlandt avenue having in a measure the appearance of the east side downtown, but on a smaller scale.

Progress Assured.

If present indications can be taken as a guide, prosperity should come to this part of Melrose. When we consider that the population of the Bronx has increased twofold in the past ten years and is increasing more rapidly at the present time, we cannot fail to realize that the section, bounded by 149th street north to 161st street from Third avenue to the Harlem River, will be one of the busiest places in the Bronx.

Charles H. Baxter, who is a pioneer of this section, tells us that Phillip Freudenmaker was one of the first enterprising owners to erect a modern apartment house on Courtlandt avenue, and he followed it up with another on Elton avenue. The greater part of Melrose will not be used for apartment houses, but in the near future will be one of the most important railroad centers in the city for freight and next to the Grand Central and Pennsylvania stations for passengers. A

great freight depot will be established on Park avenue from 156th to 161st streets, which will connect through the old and mysterious Pocahontas railroad with the great freight station at 149th street and German place, east of Third avenue or the East Morrisania section and then with the extensive freight system at Port Morris.

Big Passenger Station Planned.

The New York Central is soon to construct one of the largest passenger stations in the city outside the Grand Central, to be called "Mott Haven," at 149th street, Spencer place and Park avenue. At this point the four-track railroad going north from Grand Central Station is divided into two branches, each four-track roads, and all the tracks intersect on the level. One object of the proposed improvements is to make it possible for a train on any of the branch tracks to run onto the common track, without crossing any other track. To effect this it will be necessary to elevate one branch and to depress the other.

Speaking of this improvement, A. T. Hardin, construction engineer of the road, said recently: "At present it is necessary for all trains to slow down and for some to stop before making the crossing. With the separation of the tracks all that will be avoided. It is one of those refinements of operation which are being made all the time."

Before this work can be undertaken there is much to be done in the streets, and it is not expected that this will begin until next spring. The work of erecting the station will come later. Mr. Hardin said that all the real estate necessary has been acquired, though the exact location of the station has not been determined.

All through trains, both on the Hudson river and Harlem lines, will discharge the mails and all passengers at this point, and they will be transported by local trains and shuttles to 42nd street or by the subway to other parts of the city. One of the features of the station will be the easy access to the subway system by the existing station at Mott avenue.

The United States Government will construct a Federal building and exchange post office on a site, 100x200 feet, on the north side of 149th street, at Spencer place, where all incoming mails on all trunk lines will be transferred and sent downtown through pneumatic tubes. All passengers and mail trains will be sent from that point up to the immense clearing yard, beginning at Park avenue and 154th street, which will also be enlarged.

At 161st street and Third avenue the Bronx Municipal Court House has been under construction since 1905, but owing

to the lack of necessary appropriations it has not as yet been completed.

The Union Branch of the Y. M. C. A., now located at 149th street and St. Ann's avenue, will erect a new building in the near future on the south side of 161st street, between Washington and Elton avenues. This will be a modern building containing dormitories, gymnasium, swimming pool and bowling alleys.

At the meeting of the Board of Estimate on July 17, last, the Comptroller was authorized to issue corporate stocks of the City of New York to an amount not exceeding \$230,000, to meet the cost of the construction of a underground transverse road. This road will start at Sheridan avenue and 161st street and tunnel under the Grand Boulevard and Concourse.

Mott avenue, south of 161st street, has been used chiefly by automobilists going to the Concourse and all improvements have been at a standstill. On the south side of Mott avenue, between 151st and 158th street, a piece of land has been taken by the city and is known as "Franz Sigel Park." Building on this avenue has been very slow, due probably to lack of transportation facilities. In spite of this fact lots for sale are held at a high figure. The extreme western part of this section is occupied by coal and lumber yards which do a large amount of business on account of the excellent docking facilities.

The opening of the 149th street crosstown trolley line added another large improvement to Melrose. This line runs from Lenox avenue subway to 145th street east on 149th street to Hunt's Point.

Growing Land Values.

The value of land along 149th street and in the neighborhood of Third avenue has increased very rapidly in the past decade. Ten years ago land could be bought for a little over \$4,000 a lot, but to-day this same land brings \$30,000 a lot. The land now occupied by the New York Edison Company, a plot 50x100, was sold about nine years ago for \$8,300. A few years ago this same land was reported sold for \$40,000, but the deal was never consummated. It was sold a few days later to a builder for \$50,000 and he resold it to a corporation for a much higher figure. The above instance gives some insight into the increase of real estate values in the Third avenue and 149th street locality.

The transportation at 149th street and Third Avenue has been so heavy that the Interborough has increased the number of entrances and exits of elevated and subway lines from two to four each. At

this point the subway transfers to the elevated road and it too has enlarged its accommodations for handling the great number of people.

The section near this transfer point is the most prominent shopping district in the Bronx. Some idea of the increase of business may be shown by the firm of Fellows & Smith who originally occupied a two-story dry goods establishment at 150th street and Westchester avenue near Third avenue. This store is now replaced by a three-story building covering the block front of Westchester avenue from Third to Bergen avenue and extending about 200 feet on Bergen avenue, and now occupied by the Adams, Flanigan Company.

Again, the premises at Third avenue and 150th street, which were occupied for many years as a department store by Lyons-Chabot have been recently sold to Blumstein of West 125th street. A five-story addition is being built which, with the present building, will occupy the block front of 150th street from Third avenue to Melrose avenue. There seems to be a general desire on part of downtown clothiers and shoe companies to locate here.

Thus Melrose, from 149th street to 161st street, Mott to Third avenue, is and will continue to grow as an important center for retail business, warehouses, factories and railroads. Large business buildings will be required more than apartment houses and tenements. The result will be that values will increase on a sound and honest basis and there would seem to be a small risk in investing in Melrose property at present prices.

LANDS FOR PUBLIC USE.

Tax Commissioner Purdy Commends a Constitutional Amendment.

UNDER the State Constitution as it now stands a municipality cannot take more land by condemnation than is actually needed for public use. When, therefore, the city of New York undertakes to lay out a bridge approach, or a new avenue for any purpose, its acquisition of land is limited strictly to what is required for the purpose intended.

When a new street is laid out, and sometimes when a public building is erected, the adjoining plots are cut up in such a manner as to leave very often unusable remainders. The city hopes through the amendments now proposed to be made to the Constitution of the State to obtain authority to take the whole of any piece of property of which it needs a part for a public use.

The language of the amendment is as follows:

"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 by general law. Property thus taken shall be deemed to be taken for public use."

The Department of Taxes and Assessments, as well as the members of the Board of Estimate and many unofficial civic bodies, is in favor of the change. The president of the Board of Tax Commissioners, Lawson Purdy, when asked by a representative of this paper for his opinion, said that no amendment to the Constitution of the State has ever in his experience received more careful consideration by the members of the Judiciary committees of the Senate and Assembly of this State than has this amendment. In both years when it was before the Legislature the Judiciary committee had several hearings, and the language and purpose of the amendment were discussed from every point of view.

"The main purpose of the amendment," continued Mr. Purdy, "is to meet the conditions frequently arising from the widening or the opening of a street in a congested section of the city. Anyone who will walk to-day through West Broadway, Lafayette street or Delancey street will see vacant lots so small and irregular that they cannot be used abutting on the street. The existence of these irregular, ill-shaped parcels has prevented the appropriate development of the land on those streets. The assessments for these street openings and widenings fell with crushing weight on the property of persons who were unable adequately to improve it and often were unable to sell it.

"For five years I have sat on the Board of Revision of Assessments, and have listened to the complaints of persons who have suffered great hardship from assessments on property they could not use. On Delancey street a majority of the lots lay parallel with the street. When the street was widened narrow strips of land were left, which effectually shut off adjacent parcels from access to Delancey street. The assessment of these parcels,

separated from the street, imposed a heavy burden without any immediate compensating benefit. The land was potentially increased in value; that increase was not reflected in any increase in rentals, and cannot be enjoyed by anyone until the intervening strip of land shall be acquired and a frontage secured on the widened street.

"The words employed in the amendment were adopted after very careful thought and were discussed with the members of the Judiciary committee at great length. The strip of land adjoining, adjacent and contiguous to the street should be taken by the city, but that strip would be useless and the taking of that alone would be of no service to the owner of the lot next to it. This second lot was not regarded by the Judiciary committee as touching the land taken for the street, and, therefore, not adjoining, adjacent or contiguous to it; hence the use of the word "neighboring," so that the second lot can be taken, thus forming a parcel of land capable of appropriate improvement.

"No one who has had any experience with the hardships imposed by the present crude and harsh law could hesitate a moment to vote for this amendment, because of any theory that the powers conferred upon the Legislature might be abused.

"Under existing law consequential damages are given when the value of a plot is spoiled, and the city often pays for a part of a lot more than the whole lot is worth. Even with existing methods of making awards for damages, great hardships would be done away with, and the city would benefit through the appropriate improvement of new or widened streets. When this amendment is considered in connection with Amendment No. 7, any fear in regard to its use should be eliminated.

"Amendment No. 7 confers upon a justice of the Supreme Court power to make awards for land taken for public use. This amendment meets with universal favor, as well it may. A judge sitting continuously on a condemnation case can do in a few days what the best commissioners would take months to perform. The judge will become experienced in the conduct of such cases; he will shorten the testimony; he will learn to separate, skilfully, the wheat of evidence from the chaff, and will decide the questions with all the evidence fresh in his mind. The rights of both the city and the property owner will be safeguarded."

CITY BUDGET TOTAL.

An Increase of \$15,243,115, and the Causes of It—Estimates of Tax Rate.

Late on Tuesday night the Board of Estimate met in the old Council chamber of the City Hall and announced that the total of the City Budget decided upon for next year was \$189,210,950.33. This is an increase of \$15,243,115.16 over this year's total.

While no announcement can be made as to the tax rate for next year, it is estimated that, from the amount of the budget, as compared with the assessed valuation of real and personal property, the average rate for all boroughs during 1912 will be from \$1.85 to \$1.88, against \$1.73 for 1911.

The board had been in session all day pruning down the departmental estimates so as to get in the nearly \$4,000,000 needed to provide for the equalization of teachers' salaries. To do this many of the tentative appropriations were cut down. Small items to the amount of \$1,700,000 were taken out of the tentative budget; \$2,700,000 was deducted from the \$10,000,000 which it was intended to put aside for the tax deficiency fund; about a hundred items were cut out of the Board of Education's first appropriation, which reduced the budget \$230,000, and \$194,000 was pared off the amount which had been tentatively given to the Board of Health.

Included in the budget increase are mandatory items footing up to \$9,244,051.83. The largest of these is to cover the new direct tax of the State, for \$4,301,345.65, while the total included for debt service (interest and redemption funds) is \$1,092,706.18.

A Guarantee Not Sustained.

A jury in Justice Goff's part of the Supreme Court this week gave a verdict in favor of Frederick J. Lancaster in a suit against him in which the Gilsey estate sought to recover \$37,500. The Gilsey estate sued Mr. Lancaster on the ground that he had guaranteed part of the year's rent of the Gilsey House, which had been leased to Albert R. Keen. Mr. Lancaster, in contesting the suit, declared that the guarantee was obtained from him by fraudulent representations.

MORTGAGE MONEY.

Country Funds Being Diverted From Wall Street Into City Real Estate.

Mortgage money is coming to New York City from every State in the Union and the flow is steadily increasing. The most from any single State comes from the other cities and towns in New York State. Undoubtedly it is true that real estate mortgages are again being preferred by the great majority of people to any other form of investment. For a period of years following the panic of 1893 this was not so. The renewed preference is of course due to the cloud which has been overhanging railroad and industrial securities for the past four years.

For the preceding generation the real estate mortgage was by far the most popular form of investment. It was the only way the average thrifty American living in the smaller cities and towns would think of putting out his money. If he possessed all the title deeds he cared for, then a good mortgage on a piece of real estate in his own town or on a farm near by was the only form of investment for surplus funds that he would give a moment's consideration to.

But there came a time thirty years ago when farm mortgages in New York State and elsewhere in the East were not considered as desirable as formerly. Foreclosures became numerous and investors who did not fancy that way of acquiring a farm were induced to buy Western mortgages instead. Then for awhile in every Eastern town were agents who dealt in mortgages on Western farmlands, and thousands of Western mortgages were held in the towns up the Hudson, along the Erie Canal and in the Jerseys.

Real estate speculation up the State ceased with the panic of 1893 and the opportunities for picking up mortgages on city property became comparatively few. Interest rates declined as mortgage money became more abundant—in the West as well as in the East—and then it was that with the beginning of the fever for organizing trusts and combinations in every conceivable line of industry that money from the interior towns began to find its way to Wall Street in large quantities. Stock brokers replaced the Western mortgage agents and national building and loan solicitors in the smaller cities, and for the first time in the history of the country the average up-State business man began to talk about railroad and industrial stocks and bonds.

For twenty years there was little interest in real estate outside of the metropolitan district, and very little doing in the building line. Young men seemed to have no desire to build a home, or to own real estate of any kind. One after another real estate offices were closed and the master builders retired, and in some of the towns which formerly built hundreds of houses yearly construction work declined until a dozen houses annually was the average. In the meantime the country was being canvassed by an army of solicitors selling national building and loan stock, Texas oil shares, and gold-mine securities, and it is no exaggeration to say that a great amount of money was lost in ventures of that kind in the case of every town of importance up the State.

The title guarantee companies in reporting the steady increase in the amount of money now coming to them for investment in New York City mortgages from other outside state that there is every reason to believe that this source of supply of investment funds will soon be a very considerable factor in the New York City real estate market.

The Old Spuyten Duyvil Road.

Property owners objected, at a hearing held by the Public Service Commission, to plans for closing the old Spuyten Duyvil road from the New York Central Railroad to the Hudson River. The company intends to have a new freight yard at 230th street. Commissioner Cram reported that the road was not a public highway, but Clarence E. Ferris, representing property owners, asserted that the thoroughfare had been public since Revolutionary days and that the Public Service Commission had no authority to change it. A. N. Gitterman urged that the old railroad tracks be abandoned at once.

Cheapening of Carbon Lamps.

The prices of standard sixteen-candle-power carbon-filament lamps is now only one-sixth of the price in 1882. By 1893 it had dropped one-half and by 1895 to one-fifth.

PRIVATE REALTY SALES.

South of 59th Street.

SUFFOLK ST.—Pierre M. Clear sold for the Fifth Avenue Baptist Church the Emanuel Baptist Church property on the west side of Suffolk st, 82 ft. north of Grand st. The buyer is Samuel Agid, and the property will be rebuilt for use as a Hebrew theatre. The present edifice was built in 1873.

2D ST.—David Chenkin sold for a client 240 East 2d st, a 6-sty tenement, on lot 21.9x105.11.

22D ST.—The Flemish Realty Co., Goldberg & Kramer, sold to the Mayer estate 13 to 19 East 22d st, a 12-sty loft building, on plot 145.8x98.9, erected last year. The structure is so arranged that it can be divided into two buildings and operated separately. The property was held at \$1,200,000. In part payment, the estate gave the two vacant block fronts on the east side of Broadway, from 133d to 135th st, which figured in the exchange at \$400,000.

28TH ST.—Arnold, Byrne & Baumann sold for the Rexton Realty Co. 114 and 116 East 28th st, a 7-sty store and office building, on plot 40x98.9, between 4th and Lexington avs.

40TH ST.—William P. Jones and Joseph F. Feist sold for Rebecca S. Mills, 408 West 40th st, a dwelling, on lot 18.4x45x98.9; also for John William Jones a similar structure at No. 410, adjoining, to the Roman Catholic Church of St. Clement. The church recently acquired No. 406 from Felix Figalio and No. 412 from Morris Weinstein. On the combined plot, which measures 73.4x98.9, a new church edifice will be erected. The Rev. Joseph Letanche is the rector of the present church, which is located at 552 West 50th st.

48TH ST.—S. D. Cooper bought for L. & A. Pineus 162 West 48th st from W. J. Underwood, and No. 164, adjoining, from the U. S. Trust Co., as trustee for the Horace Galpen estate. The site has a frontage of 34 ft., and will be improved with an apartment hotel. The plot at 138 to 146 West 48th st was sold recently to a Western concern, and the Friars have acquired 106 to 110 West 48th st, where a new 10-sty monastery will be erected.

LEXINGTON AV.—The J. P. Whiton-Stuart Co. sold for T. H. Cross 326 Lexington av, a 4-sty dwelling, on lot 19.7x75.

3D AV.—S. S. Childs and J. McCole sold 482 and 484 3d av, two old 4-sty buildings, on a plot 49.3x100, at the southwest corner of 33d st. According to the report, the buyer is a builder. The property has not changed hands in more than fifty years.

9TH AV.—Wilber C. Goodale sold for the Madison Square Mortgage Co. 809 9th av, near 53d st, a 2-sty business building, on lot 53x100.

North of 59th Street.

ST. NICHOLAS PL.—William R. Mason sold for P. Baiter his 5-sty residence and stable, on plot 75x100, at 6 St. Nicholas pl. The property has been held at \$75,000.

63D ST.—Samuel J. Bloomingdale, of Bloomingdale Brothers, sold his residence at 21 East 63d st, a 4-sty building, on lot 25x100. The property adjoins the northwest corner of Madison av and 63d st. It is understood that the asking price was \$100,000. Post & Reese were the brokers.

88TH ST.—Slawson & Hobbs sold for William Taylor the 3-sty dwelling at 124 West 88th st, on lot 15.6x56x100.8.

80TH ST.—The F. R. Wood, W. H. Dolson Co. and Electus I. Backus sold for Dr. H. A. Parr 126 West 80th st, a 4-sty dwelling, on lot 19.6x100.

108TH ST.—Betty M. Hilborn sold to a client of Milton S. Hoffman 212 and 214 West 108th st, two 5-sty flats, on plot 50x100.11, between Broadway and Amsterdam av. The property has been held at \$80,000.

121ST ST.—Leon S. Altmayer sold for Emily L. Landon the 6-sty apartment house known as the "Emily," at 421 West 121st st, between Morningside Drive and Amsterdam av. The buyer, Gerrit J. W. Van Slingerlandt, gave in part payment his residence at the corner of Chapel av and Sweezy st, Brookhaven, L. I. This property has a large water frontage on Swan River, and has been used as the residence of Mr. Van Slingerlandt for the last twelve years.

149TH ST.—D. H. Renton & Co. sold for Christian Roeser, 527 West 149th st, a 3-sty dwelling, on lot 16.6x99.11, to a client for occupancy.

LEXINGTON AV.—William M. Knoepke sold his residence at 801 Lexington av, a 4-sty dwelling, on lot 20.5x80, at the southeast corner of 62d st, to Edward Hirsch for \$40,500.

ST. NICHOLAS AV.—Slawson & Hobbs sold for the 182d Street Co. the 5-sty apartment house, with stores, on plot 40x100, at the northwest corner of St. Nicholas av and 182d st. The brokers have been appointed agents of the property.

WEST END AV.—Earle & Calhoun sold for Victor M. Earle 864 West End av, a 4-sty dwelling, on lot 20x88x92.

WEST END AV.—Leroy Coventry has resold for Franklin Pettit the Carlisle dwellings, at the southeast corner of West End av and 82d st, to Emanuel Van Raalte. The property is 102x100, and has been held at about \$400,000. The seller acquired the property in the spring of this year from the estate of Morris K. Jessup. Leroy Coventry will manage the property.

5TH AV.—Isidore Lewkowitz, the owner of the southeast corner of 5th av and 125th st, bought from Robert Gregg, Alfred Cohn and the Crittenden estate, respectively, 2015, 2017 and 2019 5th av. Mr. Lewkowitz now owns a plot with a frontage of 73.11 ft. on the avenue and 80 ft. in the street. At the expiration of the present leases, the entire parcel probably will be improved with a modern building. The Marcella apartment house forms an L around the corner property.

7TH AV.—The Wood estate sold to Oscar H. Sugarman the northwest corner of 7th av and

114th st, a vacant plot, 100x100. The buyer immediately resold his contract to Max Weinstein. The estate is also the owner of the adjoining property, at the northwest corner of 7th av and 115th st, a similar plot. The Wedleigh High School adjoins on the west. George W. Brettell was the broker.

Bronx.

FOX ST.—Samuel B. Pollak reports that the Sagamore Holding Co. bought from the B. V. Construction Co. the northwest corner of Fox and 163d sts, a plot 125x76. The buyers will immediately improve the plot with apartments.

FOX ST.—The Maze Realty Co. sold 639 Fox st, a 5-sty flat, on lot 40.7x125. The house is one of a row of eight which the company is erecting.

LORILLARD PL.—D. A. Trotta sold for Susan Mang to A. Buonodonna the northeast corner of Lorillard pl and 188th st, a plot about 30x97.

SIMPSON ST.—N. Wilson and P. Polak sold for the Pogdur Realty Co. to an investor 965 Simpson st, a 5-sty apartment house, on plot 42x110, near 163d st. It is one of two houses recently completed by the company at that point.

148TH ST.—D. A. Trotta sold for Minnie Heck to Michael Landa, 251 East 148th st, a 4-sty flat, on lot 25x106.5.

160TH ST.—Lauter & Blackner sold for Michael Donnelly, of Norwalk, Conn., the dwelling, on a plot 65x100, in the north side of 160th st, 100 ft. east of Morris av, to a builder of flats.

230TH ST.—Kurz & Uren, Inc., sold for a client a plot, 50x114, in the north side of 230th st, 105 ft. east of Carpenter av.

235TH ST.—P. J. Drotlef sold for William Krass to Theodore Schoenburg 66 East 235th st, a dwelling, on lot 25x150.

242D ST.—F. William Eggert sold for A. C. Beckstein the two-family house at 654 East 242d st.

BAILEY AV.—Max N. Nathanson sold for the Realty Holding Co., N. J. Hess, president, 3448 to 3496 Bailey av, five 3-sty houses, each on a lot 20x100, to the Benoit Holding Co. The same broker sold the houses to the selling company last June.

GRAND AV.—E. Loewenthal & Son sold to a builder for Martin Sullivan the lot, 25x100, on the west side of Grand av, 150 ft. south of Jennings st.

ST. LAWRENCE AV.—Lauter & Blackner sold for the Benenson Realty Co., 1226 and 1228 St. Lawrence av, two 2-family houses, each on lot 25x100.

UNDERCLIFF AV.—The Brown Realty Co. bought from F. Clinton the plot, 150x160, on the east side of Undercliff av, 150 ft. south of 177th st.

Recent Buyers.

MAX MARX is the buyer of the two 5-sty flats at 348 and 350 Lenox av.

Leases.

COHEN & SPRINGER leased the top loft in 43 West 17th st.

VASA K. BRACHER leased office space in 2010 Broadway to the Gilbert Manufacturing Co.

A. E. LEVY & CO., dealers in boys' clothing, leased a loft in 712 Broadway, to occupy about Nov. 15.

THE FRANK L. FISHER CO. leased 129 West 51st st, a 3-sty dwelling, for Dr. Alfred K. Hills.

H. B. SAMUELS & CO., clothing, leased the fourth loft in 7 and 9 Waverly pl, and will occupy it about Dec. 15.

THE TWENTY-FIFTH CONSTRUCTION CO. leased the sixth loft in 143 and 145 West 29th st to Meyer Reinherz.

THE FINKELSTEIN CLOAK AND SUIT CO. leased a loft in 132 and 134 West 21st st, and will occupy it about Nov. 15.

WORTHINGTON WHITEHOUSE leased for Mrs. Harry S. Lehr the 4-sty dwelling, furnished, at 20 West 56th st, to Mrs. C. H. Mellon.

THE NASSAU REALTY CO. leased the sixth loft in 11 West 20th st to M. L. & C. Ernst to the Dorfman Manufacturing Co. for a term of years.

ALBERT B. ASHFORTH leased for a term of years the store and basement in the Connick Building, at 244 5th av, to the Decorative Plans Co.

PIERRE M. CLEAR & CO. leased to Andrew Olejer, from the plans, the storage garage to be erected by Peter A. Broe at 416 and 418 East 59th st.

DANIEL BIRDSALL & CO. leased space in the Croisic Building, at 5th av and 26th st, to the K. & E. Co.; also space on the fourteenth floor to Frank R. Northrup.

LEON S. ALTMAYER leased for Mrs. Hattie A. Erdman the 4-sty residence at 14 East 92d st to Robert Guggenheim. The dwelling abuts the Burden and Hammond residences.

WILLIAM H. WHITING & CO. leased for Daniel E. Seybel to the United States Glass Co. two entire floors in the new 12-sty building at 71 and 73 Murray st, for a term of years.

J. IRVING WALSH leased for a term of years the building at 69 West 9th st to M. Lubarsky, who, after making extensive alterations, will occupy the same for his business.

H. C. SENIOR & CO. leased for the Libman Contracting Co. the entire 3-sty building at 227 West 64th st for a term of years to James C. Stoops, to be used for the automobile business.

CHARLES G. GATES leased a suite of rooms in the Van Nordan Trust Co. Building, at the southeast corner of 5th av and 60th st, a 10-sty banking and apartment building, for a term of years, at an annual rental of about \$15,000.

OGDEN MILLS REID, son of Whitelaw Reid, Ambassador to England, leased, through Her-

bert A. Sherman, for a term of years, the furnished residence of Robert Graves, a 5-sty American basement dwelling, at 7 West 51st st.

THE DUROSS CO. leased the store at the southeast corner of 17th st and 11th av to Israel Klodner and "Abe" Greenberg; also the store in 119 West 15th st to Gustave Bendix, and the fourth loft in 28 Elm st to Nelson Brothers.

THE RULAND & WHITING CO. leased a store in Temple Court to the Chief Publishing Co.; also, the store in 62 Fulton st to the Midwood Chemical Co.; and lofts in 79 Beekman st, 94 Beekman st, 51 Cliff st, and 143 Bleecker st.

FREDERICK FOX & CO. leased for the Twenty-fifth Street Realty Co. the first, second and seventh lofts in 138 to 144 West 25th st, to Mann & Lovejoy, Bronfman & Scheinberg, and Goldstein & Ludwig, Inc., for a term of years.

ROYAL SCOTT GULDEN leased the parlor floor in 47 West 45th st for Dr. A. B. Jamison to Simpson & Ludwick; also space in 402 5th av, for Frank Widner, agent, and the store in 19 West 46th st for M. J. Piper to A. Haviland.

CORN & CO. leased for the estate of John H. Pierce the store and basement in 15 and 17 West 18th st to Groetzinger Bros. & Sugenheimer, importers of laces and embroideries, for a number of years located at Broadway and Spring st.

THE TWENTY-FIFTH CONSTRUCTION CO. and the East Thirtieth Street Construction Co. leased the eight loft in their new buildings, adjoining each other, at 129 to 135 and 137 to 141 West 29th st, 134x90, for five years to the United Garment Co.

FREDERICK FOX & CO. leased for the Empire Holding Co., George Backer, president, the fourth and fifth lofts in the new building now in course of construction at the northeast corner of Madison av and 32d st, to George H. Montrose & Co.

SHAW & CO. leased the following houses: 136 West 129th st to Louis Wolf, 63 West 124th st to Francis Sherman, 359 West 122d st to W. J. Kenney, 144 West 132d st to John Jones, 57 East 126th st to A. M. Stein, 19 West 127th st to Minnie Vlag, and the store in 2200 7th av to Pupa Goldenberg.

THE M. MORGENTHAU, JR., CO. leased the remainder of the store in 141 to 143 West 24th st, through Frederick Fox & Co., to M. S. Clark. This completes the leasing of these premises, and all leases will expire on February 1, 1913, when the property probably will be improved with a 12-sty loft building.

DENZER BROTHERS leased to the Daisy Costume Co. the tenth loft in 15 and 17 East 32d st; also to Cherkos & Krouskopf space in 153 and 155 West 23d st; also for Ewald Mommer space in 13 and 15 West 24th st; also for the Twenty-Fifth Construction Co. the second loft in 24 and 26 West 25th st; also the first loft in 43 East 21st st to I. Dauer and B. Katz, and the third loft to E. H. & D. B. Janover.

S. OSGOOD PELL & CO. leased for Frederick Fox & Co., agents for Edward W. Browning, the seventeenth floor in the Herald Square Building, at 141 to 145 West 36th st, to the World's Home Supply Co., for exhibition purposes. The lease is for a term of years; also for Albert B. Ashforth, as agent, space in the Tilden bldg., to the Eastern Fibre Decorating Co.

THE JOHN JACOB ASTOR ESTATE has about concluded negotiations for a lease of the property at 3 to 7 West 35th st for a term of 21 years, with renewals. The plot measures 75 x98.9, and is covered with old dwellings. It adjoins the building of Best & Co. The leases have not yet been signed, but the Astor estate stated that they probably would be in a few days.

M. & L. HESS leased the top loft in 149 to 155 West 24th st to Lamport Bros. & Mayerson; the fourth loft in 716 Broadway to Louis W. Cohen; the fourth loft in 26 and 28 Washington pl to Charles P. Thill; the sixth loft in 15 and 17 West 21st st, running through to 16 and 18 West 22d st, to Louis Barnett & Son; and the fifth loft in 124 West 16th st to Dubin & Ginsburg.

LEONARD J. MUELFELDER leased for the East Thirtieth Street Construction Co. the store and basement in 129 to 133 West 29th st to Becker Bros. & Co. for a long term of years, at an aggregate rental of \$40,000; for Eliza Guggenheimer 10,000 ft. in 40 to 46 West 20th st to a cloak and suit concern; and for Moritz Safran 5,000 ft. in 64 Grand st to Klein & Schlecker.

SPEAR & CO. rented for the Phoenix Holding Co. the easterly half of the store and basement in 133 to 141 West 21st st, for a long term to Jos. Hirsch & Sons, who for 25 years have been at 203 and 205 Greene st; also the first loft in 136 to 140 West 21st st, to the firm of L. Goldstein & Son, manufacturers of ladies' undergarments. This completes the renting of the building.

M. & L. HESS leased for the Hasco Building Co. from the plans, the eleventh loft in 43 to 47 West 16th st, for ten years at a rental of \$35,000; also the first loft in 147 and 149 West 25th st to the J. D. Posner Manufacturing Co.; also the seventh loft in 12 West 17th st to McClain, Carl & Levy Co.; also the fourth loft in 1716 Broadway to Louis W. Cohn, and for the Regent Construction Co., a loft in 44 to 50 West 28th st.

THE CROSS & BROWN CO. leased for Chas. Brogan, Inc., four entire floors in the new building recently completed at the northeast corner of 4th av and 20th st. The lessee is the McClure Publications, Inc., a new company recently formed to take over the business of the McClure Magazine, Ladies' World and several other publications. The building will in the future be known as the McClure Publications Building.

P. J. HEALY, the restaurateur, and a brother of Thomas Healy, with whom he was associated for a number of years, has leased the 2-sty building now in course of construction at the northwest corner of Broadway and 91st st, owned by Samuel McMillan. The building will

be altered and equipped at an expense of about \$30,000, for use as a high-class restaurant and chop house. The new resort will be opened about Christmas time.

KLEIN & JACKSON leased to Edmund H. Chatillon, proprietor of Le Marquis Hotel, the new apartment hotel now in course of construction at the southeast corner of 5th av and 56th st. The lease is for a term of fifty years, at an aggregate rental of more than \$1,250,000. The structure, which will cover a plot 55x100, will contain 120 rooms and 80 baths, and will be known as the Langdon. The lease does not include the stores. The site was secured last April under a long-term lease from Woodbury C. Langdon.

NORMAN DENZER leased the following stores: 3810 Broadway, to the Novelty Jewelry Shop; 3812 Broadway, to R. Fischel; 3814 Broadway, to the Mark's Boot Shop; 3818 Broadway, to Maurice W. Ashman; 2001 Amsterdam av, to L. Slatkin, 2841 Broadway, to William Lippe; the corner of 163d st and Broadway, to the Lane Bryant Co.; 3889 Broadway, to the Balmoral Hand Laundry; 3887 Broadway, to I. Cohn; 1609 St. Nicholas av, to I. Dolins; 1611 St. Nicholas av, to A. Becker; 1617 St. Nicholas av, to D. David, and 1615 St. Nicholas av, to A. Hildebrandt.

Suburban.

ALFRED E. SCHERMERHORN sold for Mrs. John R. Brady one and a half acres of land on the south side of Great Plains rd, Southampton, L. I., to Miss May Jenkins, who will improve the property with a residence for her own occupancy.

A NEW YORK SYNDICATE, of which H. P. Rose is said to be the president, bought the Runyon estate, comprising fifty-five acres, located between Sawmill rd and the Tuckahoe rd, Yonkers. The Naperhan station of the Putnam Railway is on the property.

A NUMBER OF PROPERTY OWNERS of Rye, Westchester County, bought from the Cornell estate 65 acres on Manusing Island, comprising the best part of the island. The purchase is made to prevent intrusion by amusement promoters and the establishing of a trolley service. The Manusing Island property is to be used for an exclusive club house. Part of the property will be filled in. Some of the house owners on the mainland will build on the island, and acreage plots will be sold to approved buyers.

THE CROSS & BROWN CO. reopert having closed a series of interesting transactions involving the erection of several buildings for the suburban automobile delivery service of Gimbel Brothers department store. The agents leased at Flushing, L. I., for Hans Truelson, a garage to be built in the east side of 22d st, near Franconia av, on a plot 60x100, and at White Plains, N. Y., in conjunction with the Westchester Land Exchange, for Young Brothers, a garage to be built in Bank st, on a plot, 50x100. The leases are for a long term of years and work on the various buildings is to be commenced at once.

Richmond.

CORNELIUS G. KOLFF sold for the Cheeves estate nine acres in Beach av, Richmond Valley, Tottenville, to Gustav Tappert.

CORNELIUS G. KOLFF sold for J. Anderson, of Los Angeles, six lots on Castleton av, Brighton Heights, Tompkinsville, to August Licht, of Weehawken, N. J.

J. STERLING DRAKE sold for Dr. George A. Harris, of Ripley, N. Y., to Malcolm J. Cameron, manager of the Title Guarantee & Trust Co. for Richmond Borough, a plot of 40x90 on College av, Westerleigh.

CORNELIUS G. KOLFF leased the historic old Latourette homestead, with 88 acres, on Richmond Hill, overlooking the village of Richmond, for a term of years to T. H. Glaze, of McLeod, Alberta, Canada, who intends to use it as a stock farm for raising horses and polo ponies.

Real Estate Notes.

FORECLOSURE PROCEEDINGS have been begun involving the Hotel Endicott, on the west side of Columbus av, from 81st to 82d sts. Susan L. Vivian is the plaintiff in the suit, and Charles A. Fuller and other defendants. The Endicott is a 7-story structure, covering the entire block front and extending 134 ft. in depth on both streets. A lis pendens was filed against the property yesterday.

THE YONKERS REALTY EXCHANGE will in the future be known as the McLaughlin-Seidle Co. A temporary New York office has been opened at 543 West 162d st. The sales department of the Yonkers office remains, as heretofore, under the management of Thomas S. Burke.

FREDERICK FOX & CO. will occupy, some time between December 1 and 15th, the first loft in their new building at 14 West 40th st as their main office. They will close their office at 1313 Broadway, but there will be no change in the downtown office.

ERNEST TRIBELHORN, the U. S. Leasing & Holding Co., the Apartment Leasing Co., the Manhattan Realty Appraisers, and the Troy Realty Co., of 137 5th av, will move their offices to 417 to 423 5th av in about a month.

THE EXPERT MORTGAGE CO. reports that it has recently placed a number of first and second mortgage loans on New York City property, aggregating about \$500,000.

HARRY H. UHLFELDER, who has conducted a general real estate business at 132 Nassau st, has moved his offices to 5 Beekman st.

THE METROPOLITAN LIFE INSURANCE CO. has loaned \$475,000 on the plot at the southeast corner of West End av and 86th st to the Eighty-sixth Street and West End Avenue Co. for five years, at six per cent., for the erection of an apartment house.

THE PARTNERSHIP heretofore existing between Walter R. Senior and Albert H. Stout,

under the firm name of Senior & Stout, has been dissolved, and the business will be continued by Senior & Stout, Inc., which has assumed the indebtedness of said firm.

DANIEL BIRDSALL & CO. have been appointed agents for the building at 96 and 98 Liberty st, southeast corner of Trinity pl.

HAROLD SWAIN filed papers with the Clerk of Nassau County for the foreclosure of a \$700,000 mortgage made by the Nassau Hotel Co. covering the property occupied by the hotel at Long Beach, L. I., to the Title Guarantee and Trust Co., which is acting as trustee for the holders of the first mortgage bonds.

FREDERICK VAN BUREN has moved from 21 West 14th st to 65 5th av.

H. L. HOLLISTER & CO., a newly formed real estate firm, have taken store No. 5 on the 42d st side of the building at 501 5th av.

TOEL, MORRIS & CO., a newly organized brokerage firm, have taken offices in 5 East 42d st. The firm of Toel, Brett & Co. has been dissolved.

MUNICIPAL FORECAST.

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

MONDAY, NOV. 6.

TUNNEL ST.—Opening, from Broadway north of Fairview av to the subway station at West 191st st and St. Nicholas av; 10 a. m.

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

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

METCALF AV.—Opening, from Bronx River av, near Bronx River, to East 177th st; and Bronx River av, from Lacombe to Metcalf avs; 2 p. m.

MAIN ST, CITY ISLAND.—Opening, from the lands to be acquired for the East approach of City Island bridge to Long Island Sound; 3 p. m.

HOUGHTON AV.—Opening, from Bolton av to the bulkhead line of Westchester Creek; QUIMBY AV; STORY AV; HERMANY AV, and TURNBULL AV, from White Plains rd to the bulkhead line of Westchester Creek; 3.30 p. m.

THERIOT AV.—Opening, from Gleason av to West Farms rd, and of LELAND AV, from Westchester av to West Farms rd; 11.45 a. m.

LUDLOW AV.—Assessments, from Tremont av, near Av A to Whitlock av; WHITLOCK AV, as widened, from Ludlow av to Hunt's Point rd, and the PUBLIC PLACE, at the intersection of Whitlock av, Hunt's Point rd and the Southern blvd, opposite Dongan st; 11 a. 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; 11 a. m.

EAST 236TH ST.—Opening, from 1st st to Barnes av, and of EAST 237TH ST, from Bullard to Barnes avs; 11 a. m.

PUGSLEY AV.—Opening, from McGraw av to Clason's Point rd; CORNELL AV, from Clason's Point rd to Pugsley av; ELLIS AV; NEWBOLD AV, from Tremont to Pugsley avs; 2.30 p. m.

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

WEDNESDAY, NOV. 8.

WHITE PLAINS ROAD.—Opening, from West Farms rd to the bulkhead line of the East River; 9.30 a. m.

GUN HILL ROAD.—Widening and extending, from Webster to Elliott avs; 11 a. m.

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

UNNAMED ST.—Extension, from Fort George av to Dyckman st; 3 p. m.

WADSWORTH TERRACE.—Assessments, 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.

THURSDAY, NOV. 9.

HAVILAND AV.—Opening, from Virginia to Zerega avs; BLACKROCK AV; CHATTERTON AV, from Virginia av to the bulkhead line of Westchester Creek; and of Watson AV, from Clason's Point rd to Havemeyer av; and from the Unnamed st, west of Zerega av to the bulkhead line of Westchester Creek; 3 p. 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; 3.15 p. m.

SEAMAN AV.—Opening, from Academy to Dyckman sts; and of an UNNAMED ST, from Dyckman st, from Seaman av to Broadway; 10.30 a. m.

FRIDAY, NOV. 10.

WEST 184TH ST.—Opening, from Broadway to an Unnamed st (Overlook Terrace), and

opening and extending said Unnamed st (Overlook Terrace), from West 184th st to Fort Washington av; 1 p. m.

LAFAYETTE AV.—Opening, from a line distant 150 ft. northeasterly from and parallel with the northeasterly line of Edgewater rd to Clason's Point rd; 11 a. m.

MATHEWS AV.—Opening, from Burke av to Boston rd; 3 p. m.

Local Board Resolutions.

LOCAL BOARD OF YORKVILLE.

Action was taken at the meeting held Oct. 31 on the following petitions:

1. Paving Exterior st, from 64th to 79th sts. Laid over for two weeks.

2. Receiving basins at 77th st and new street, between Exterior st and Av A. Laid over for two weeks.

LOCAL BOARD OF HARLEM.

Action was taken at the meeting held Oct. 31 on the following petitions:

1. Alteration and improvement to sewer in 112th st, between 1st and 3d avs. Laid over for two weeks.

2. Alteration and improvement to sewer in 1st av, between 119th st and 120th sts, and in 119th st, between 1st and 2d avs. Laid over for two weeks.

Local Board Calendars.

LOCAL BOARD OF CHESTER.—BOROUGH HALL, BRONX, NOV. 8, AT 8 P. M.

459. Regulating, grading, curbing, flagging and laying crosswalks in OLMSTEAD AV, from Protective av to the bulkhead line of Pugsley's Creek.

460. Petition requesting that a date be fixed for the vesting of title to OLMSTEAD AV, between Protective av and the bulkhead line of Pugsley's Creek.

462. Acquiring title to BURKE AV, from Boston rd to Eastchester rd.

463. Acquiring title to THROOP AV, from Bronx and Pelham Parkway to Mace av, and from Allerton av to Gun Hill rd.

464. Acquiring title to ADE AV, from Boston rd to unnamed street east of Young av, and from Gun Hill rd to Hutchinson River.

465. Acquiring title to SEYMOUR AV, from Eastchester rd to unnamed street, between Morgan av and Arnov av, and from Gun Hill rd to Hicks st.

466. Acquiring title to SACKET AV, from Bear Swamp rd to Eastchester rd.

471. Acquiring title to WATERBURY AV, from Zerega av to Eastern Boulevard.

472. Acquiring title to WILSON AV, from Bronx and Pelham Parkway to the intersection of Needham av and East 216th st.

473. Constructing a temporary sewer and appurtenances on the west side of WHITE PLAINS AV, between East 242d st and the city line; and in EAST 243D ST, between White Plains av and Barnes av, together with all work incidental thereto.

476. Regulating, grading, setting curbstones, flagging the sidewalks a space of four feet wide, laying crosswalks, building approaches and erecting fences where necessary in Fort Schuyler rd, from the easterly terminus of the land acquired for West Farms rd at Westchester Creek to Shore Drive.

478. Filling in sunken lots on the east side of HUNT AV, beginning 145 feet south of Bronxdale av and extending 75 feet south, in accordance with Section 435 of the Charter, and in accordance with Board of Health order issued June 13, 1911.

470. Laying out on city map LIGHT ST, between Dyre av and Provost av, Section 43.

LAI-D-OVER MATTERS.

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

361. PAULDING AV, acquiring title, from Pierce av to the N. Y., N. H. & H. R. R. depot, known as Morris Park Station.

381. Acquiring title to WILSON AV, from Allerton av to Gun Hill rd.

382. Acquiring title to SEYMOUR AV, from Gun Hill rd to north line of Bronx and Pelham Parkway, and from south line of Bronx and Pelham Parkway to Eastchester rd.

383. Acquiring title to SACKET AV, from Eastchester rd to Williamsbridge rd.

385. Acquiring title to THROOP AV, from Ade av to Gun Hill rd.

386. Acquiring title to BURKE AV, from Boston rd to Gun Hill rd.

394. Acquiring title to MACE AV, from Bronx Park East to White Plains rd.

121-06. Acquiring title to MACE AV, from Bronx Park East to Eastchester rd.

405. Constructing a sewer and appurtenances in LURTING AV, between Walker av and the property of the New York, New Haven & Hartford Railroad Co., together with all work incidental thereto. Total estimated cost, \$2,650.

86. Acquiring title to LURTING AV, from West Farms rd (Walker av) to line of New York, New Haven & Hartford Railroad.

387. Acquiring title to ADEE AV, from Boston rd to Gun Hill rd.

316. (Joint Session—Chester and Crotona Districts.) Regulating, grading, etc., East 174th st, from West Farms rd to Bronx River av. This petition may be filed, as a new petition has been presented (482) for regulating, reregulating, grading and regrading, setting and re-setting curbstones, flagging and reflagging sidewalks a space four feet wide, laying and re-laying crosswalks, building approaches and erecting fences where necessary in East 174th st, between Southern Boulevard and Bronx River av, and has been advertised for meeting on 13th inst., at 10 a. m.

LOCAL BOARD OF VAN CORTLANDT.—NOV. AT 8.30 P. M.

467. Regulating, grading, setting curbstones, flagging sidewalks a space of four feet wide, laying crosswalks, building approaches and erecting fences where necessary in WEST 235TH ST, from Spuyten Duyvil Parkway to Riverdale av.

(Continued on page 674.)



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Uncle Sam's budget exhibit in the North River this week was more extensive but less varied than Father Knickerbocker's on lower Broadway.

Orders from the Building Department to provide safe exits are no longer to be disregarded. The authorities seem to have found laws enough on the statute books to suit the emergency.

Fourth avenue has within as short a space as four or five years quite lost its character as a hotel thoroughfare. The New Amsterdam, the last of the old hotels to go, has just been through the ordeal of a clearing-out auction, preliminary to its demolition. The site at the southeast corner of 21st street is required for a building that will return a revenue more in accordance with the value of the land.

Business in construction lines steadily improves. With but a few exceptions the trades are better employed than in several years. The present year is proving to be a big one in structural steel. The contract for erecting the Hell Gate Bridge, which will require fifty thousand tons of steel, and employ hundreds of men in its erection, was awarded this week. The hard times are nearly over.

One reason why public affairs in Manhattan receive less attention from property owners than they ought is because a larger proportion of owners are women than is the case in the other boroughs. A second reason is that a surprising number of Manhattan taxpayers live out of town—up the Hudson and the Sound, or in more distant places. Nearly every old town in the surrounding counties contains New York City taxpayers. A third reason is because much of the property in New York is owned by corporations, which may be said to have no individuality as a force in public affairs.

New York City derives less than \$3,000,000 annually from franchises, bridge tolls, privileges, licenses and permits, out of total revenue receipts of \$191,000,000, of which the large proportion of \$163,000,000 comes from taxes, assessments and water rates. The public docks bring in \$4,000,000 and the ferries \$900,000; the banks give up \$3,000,000 and the rapid transit companies a little over \$2,000,000. Excise taxes produce \$6,000,000 and the educational moneys from the State amount to \$1,900,000. To the property owner the revenue from bridge tolls, franchises and so on looks extremely small when compared with the enormous burden on real estate.

The lower East Side is getting an exceptional building in the new one at the southwest corner of Canal and Orchard streets, to be occupied as a banking-house and for offices. It is a 12-story steel frame structure of a 65-foot frontage. The need for office buildings thereabouts has been fully assured for a long period, but this is the first building of so large a size intended for offices exclusively. While there may not be much hope of a very general rebuilding of the better neighborhoods of the lower East Side, it is yet to be said that as the years pass there are more and more signs of the possession of the means to do so when the inclination is present.

The Madison Square Garden Project.

If the rumors that the project for building a huge loft building on the site of the Madison Square Garden has been postponed or abandoned prove to be true, many people in Manhattan will draw a long breath of relief. Those who take pride in the appearance of New York will rejoice in the thought that one of the most beautiful buildings in the city will be spared at least for a time. The city can and will obtain other exhibition and amusement halls, but it is not likely to get any substitute for the Madison Square Garden which will be as architecturally meritorious. But the New Yorkers who will draw the deepest breath of relief in case the Garden is spared are those who are interested either as owners, builders or agents in mercantile property. The proposal to erect a twenty-four story building covering a whole block has been hanging over the mercantile district for months, and has been a very disturbing factor in calculations for the future.

This one building would contain almost as much rentable space as would a whole year's new building operations not long ago. It would accommodate almost as many tenants as sixteen ordinary buildings, measuring 100x100 and twelve stories high. Its erection at the present time would mean an unsettlement of rents in the new mercantile district for at least several years to come. The buildings now erected in the Fourth and Madison avenue district are being rented only with difficulty. A considerable amount of new construction is already definitely under way; many of these buildings will not be rented except at concessions, in case they are obliged to meet the competition of the new Madison Square Garden.

On the other hand, the abandonment or even the postponement of this enterprise would go far to strengthen the renting situation in the mercantile district. The several large firms which have been considering the occupation of space in the new building would look elsewhere, and their demand for other accommodations would go far to prevent any demoralization of rents and to fill a number of buildings which otherwise would remain more or less empty for a long time. Confidence in the future would be restored, and a slower rate of construction for a year or two would restore more normal conditions in the mercantile district. It is very much to be hoped, consequently, that the construction of a loft building on the site of the Madison Square Garden will at any rate be postponed.

The New Manufacturing District.

Among the several subdivisions of the new mercantile district, the locality, which seems to be best situated at the present time is that west of Broadway and north of Twenty-third street. The new buildings erected thereabouts have been renting rapidly, and have on the whole a smaller percentage of vacancies than have the corresponding buildings on the East Side and those south of Twenty-third street. Moreover, the amount of new construction recently projected for this particular district has been relatively small. Streets like Twenty-fourth, Twenty-fifth, Twenty-sixth and Twenty-seventh streets are already occupied almost to the limit, and a fair amount of construction is under way upon the streets a little farther north. Within the next year the building movement is bound to spread to an increasing extent west of Seventh avenue, and indications are not wanting that during the coming winter and spring increased activity may develop on both Sixth and Seventh avenues.

It is an interesting fact that on the east side of the new mercantile district, it is the avenues which developed first, whereas on the west side the side streets have been the first choice of builders. The reasons for the comparative neglect of Sixth and Seventh avenues, between Twenty-third and Thirty-second streets, are obvious. Property values on Sixth avenue have ranged high, in the expectation that the retail trade which flour-

ishes south of Twenty-third street and from Thirty-second to Thirty-fifth streets, would spread along the intervening streets. Such, however, has not been the case, and apparently it is not likely to be the case. Whenever any more department stores are built in Manhattan, it is a good deal of a guess where they will go, but they are not likely to go on Sixth avenue. They would never have been built on lower Sixth avenue had it not been for the elevated road, but the Sixth avenue L has ceased to be an important line of transit, and it will become relatively still less important hereafter. The department stores will seek locations on some less obstructed thoroughfare, and Sixth avenue will be improved with mercantile buildings. Prices on Seventh avenue have remained much lower than those on Sixth avenue, and would not constitute any obstacle to immediate improvement, but the future of the avenue remains unsettled and little building has taken place. It cannot, however, be much longer postponed. In almost every way Seventh avenue has certain unusual advantages for the transaction either of retail or wholesale business. Even without the Seventh Avenue Subway its transit connections with the West Side by means of the elevated road, with New Jersey, with Long Island, and with Brooklyn by means of the new Broadway Subway, are unexceptionable. It is destined to become a thoroughfare constituting the quickest route from Long Acre and Greeley squares to the financial district. The carrying out of the plans of the New York Central for a West Side freight line and warehouse system will give the district tributary to Seventh avenue much improved methods of collecting, storing and handling freight. The only drawback is that several years must elapse before certain of these advantages will accrue; but the building up of the avenue will anticipate the actual completion of these various street transportation and transit improvements. Its general strategic situation is so strong that it is bound to be devoted to important and remunerative business purposes.

The Tax Rate.

The increase in the tax rate in the budget proves to be just about as much as was foreshadowed a week ago, and it will mean an actual augmentation of tax-bills amounting for the majority of property owners to between five and six per cent. The objection which the ordinary property owner will entertain towards the increase will be directed not so much toward the amount as toward the objects for which the increase in taxation will be spent. About \$4,500,000 will go to the State, and will benefit the local property owner very remotely. New York is paying an enormous proportion of the State direct tax, because the level of assessment is much higher in this city than it is elsewhere in the State.

The State Board of Equalization made a feeble attempt to adjust the difficulty, but the fact remains that the city is obliged to pay a wholly disproportionate amount of the State tax. The other most important source of increase was the result of the "equal pay bill" for women teachers which imposes an additional burden of almost \$4,000,000. The increase of \$8,000,000 or \$9,000,000 on these two accounts has hampered the Board of Estimate in providing for the legitimate needs of the city. It has been obliged to refuse a needed increase in the police force, and it has toned down in many directions expenditures which might have contributed to the moral and material betterment of New York. Moreover, these expenditures have only been postponed.

Some future budget will necessarily be charged with them. In view of the many increased burdens which will of necessity be imposed upon the taxpayers during the next few years, and in view of the probably slight future increase in the assessed valuation of real estate until after the new subways are completed, the prospect of further increase in the tax bills is discouraging. Some savings can be

made, but they will hardly be sufficient to meet the increased expenditures. The Board of Estimate should, consequently, consider seriously the possibility of radical economies; and it has adopted the one possibly efficient means to that end by its investigation of the whole question of the city's pay roll. This investigation promises well, and should be pushed to its completion. The tentative budget contains an appropriation of \$200,000 to be devoted to this purpose, which will probably be cut out by the Board of Aldermen; and if it is cut out the duty of Mayor Gaynor to veto their action is plain.

The Constitutional Amendments.

The two constitutional amendments to be voted on next Tuesday affecting the condemnation of real estate should both receive the approval of everybody interested either specifically in real estate or in the general welfare of the city. The proposal affecting the machinery of condemnation has been generally approved, and probably will be accepted with little or no opposition. But the principle of excess condemnation involved by the other amendment will not be accepted, unless some very vigorous work is accomplished on its behalf. The majority of voters will not understand its purpose and will either ignore it or will vote in the negative. It is unfortunately being opposed by one influential newspaper—although the press is on the whole favorable to it. But the proposal has aroused no public discussion commensurate with the importance of the amendment. It is not too much to say that unless the city obtains the power of condemning more property than it actually needs for a street improvement, the work of making such improvements must for the most part be abandoned.

The city cannot afford to open up the new street so much needed by the increase of traffic and business in Manhattan, unless it can find some means of partly reimbursing itself for the expense, and the best way in which it can get back the expense is to reap the benefit from the increased value of abutting property. The only other possible method is that of special assessments upon a local area which all property owners righteously detest; and anyone who wishes partially to remove the threat of special assessments had better vote for excess condemnation. The only argument used against that endowment of the city authorities with this power is that it means the embarkation by the city in real estate speculation, and this argument is merely a matter of words. The city will not be indulging in real estate speculation any more than it is when it buys property for any other public use.

Real estate immediately adjoining a proposed street improvement is necessary to the city for the most economical financing of the improvement itself. The city is involved in no risk, and assumes no general responsibilities. Properly regulated, the increased authority cannot very well be abused, and the amendment leaves the matter of its regulation with the Legislature. The city should have the power of initiating the brilliant success of certain German cities of reaping some of the advantages of its own improvements.

The Week in Real Estate.

The general tone of the real estate market in Manhattan was slightly better this week. There was no apparent increase in the volume of sales but the general character of the transactions was somewhat improved and several parcels of well located properties changed ownership. Several of the sales involved investment properties of a good grade and the other important transactions were concerned with properties which are ready for improvement.

In spite of the poor condition of the market there appears to be but little disposition on the part of sellers to make any considerable concessions in their asking prices. Many owners have apparently made up their minds that this is not a propitious time for selling and have decided to await future developments, rather than shade their prices at

present. Mortgage money is fairly plentiful and there are a number of buyers in the market, but the latter are hunting for bargains and marked-down properties are not greatly in evidence. The announcement of the tentative Budget figures this week, with the assurance of a considerable increase in the tax rate, was not calculated to increase the prospects for active trading, but on the other hand will probably make the prospective buyer even more wary than before.

But few sales were reported below 59th street and only two of these were of any size. The largest was in the nature of a trade and involved a big loft building in 22d street, while the other was concerned with a plot in 48th street, near Broadway, which will probably be improved with an apartment hotel.

The West Side produced several sales, the most important of which was the purchase of the Carlyle Dwellings at West End avenue and 82d street. This property was formerly owned by Morris K. Jesup and was disposed of to the present seller in the spring of this year. The building has been built for some years but has always been considered a very desirable house. The price was reported as being close to \$400,000.

East 125th street, which has figured several times of late in transactions of fair size, furnished another sale this week which will probably result in an improvement for the near future. The owner of the southeast corner of Fifth avenue and 125th street added the three adjoining houses on the avenue to his holdings and it is said that a new building will be erected before long.

The middle and upper East Side produced very little in the way of important trading, and Fifth avenue was represented mainly by the lease of the new hotel at the southeast corner of 56th street.

The auction market continues to be unsatisfactory, but the Thorn estate sale attracted some attention this week and the results obtained were about as good as could be expected under the circumstances. The most important piece offered was the plot in 35th street, adjoining the Herald Square Theatre, and the price obtained for this was very fair.

No important transactions were reported from the Bronx, but the volume of trading was about the same as last week and made a creditable showing as compared with the number of Manhattan sales.

The building department was somewhat more active this week and plans for several large buildings were filed with the department. Among the more important were those for a twenty-story office building at the southwest corner of Broadway and 21st street; a twelve-story apartment house at Broadway and 116th street and the remodeling of the old Gilsey House for use as a loft and office structure. Plans have also been prepared for a twenty-story loft building at the southwest corner of Fourth avenue and 26th street and another loft building has been planned for 25th street, between Broadway and Sixth avenue. The latter project also involves a sale, but the details of the transaction have not as yet been made public.

Hudson River common brick is now at its highest winter level, \$7 a thousand, wholesale, dock, New York. Portland cement has no general price, owing to competition and inter-company warfare. Building grades of lumber are in better call in Queens Borough and the larger East Jersey cities, while steel is showing strength as far as beams and channels are concerned. The fabricators are not inclined to take long term business in view of the large amount of structural work that is scheduled to come out this winter, and building stone is without feature. Front brick can be bought at a shade below lists, and roofing material is in an easy market.

The outlook for winter construction is exceedingly bright, here in New York. In the New Jersey suburbs a slight falling away in the demand for cement and a larger movement in common brick may or may not indicate a heavier winter construction than usual, but the fact is proved as far as New York is concerned by the statement that 75 per cent. of the bricklayers are now employed, whereas 60 per cent. has been considered a good proportion of the total registration ever since the panic of 1907. The fact that the bricklayers have come to an understanding with the employers marks the end of a three years' war, and architects, now able to estimate on brick four or five months ahead, will be able to so arrange their early 1912 operations as to release them even before the next building season gets under way.

The moral effect of the Government's suit against the Steel Trust was not serious as far as the general building situ-

ation in the district was concerned. Architects were inclined to take advantage of present prices to close large contracts for the middle of next year, expecting the mills might advance prices "in view of their heavy litigation expenses," as one architect put it, but the fabricators were firm in their attitude toward business of this kind and are preferring deliveries up to and including January fifteenth to second quarter business. The steel men, on the other hand, were firm in the belief that the suit will have no immediate effect upon prices, as the mills were desirous of maintaining their schedules and were really not in a position to advance prices until their capacities were more nearly engaged.

Fair Play.

Editor of the RECORD AND GUIDE:

I read with a great deal of interest the attacks made on President Purdy of the Tax Department in the matter of over-assessments on New York real estate; especially was I interested in the article by William D. Kilpatrick appearing in your issue of October 28.

When you stop to think that there are over one-half a million parcels to be assessed by the Tax Department, would it not be a sign of infallibility if the department did not go wrong on some of the assessments, and have you ever known any man or any number of men to be infallible? I have in recent years been an active operator in real estate. I have in the last year purchased over a dozen parcels in the Exchange Sales Rooms. In all cases have I paid less than the assessed valuation.

I hold no brief for Mr. Purdy, but as fair play is the first of American characteristics, I do not believe it right to condemn a public official or a body unless there be just cause.

It is easy to enumerate the number of over-assessed parcels in New York. Have you, Mr. Editor, or your readers ever attempted to get up a list of under-valued parcels? I am sure it would be interesting.

WM. LUSTGARTEN.

New York, Oct. 28.

Conditions in the West Are Good.

Editor of the RECORD AND GUIDE:

Sir,—I have just returned from a trip throughout the West, taking in the principal cities on the Pacific Coast, stopping at Yellowstone Park, Grand Canyon of the Colorado, Colorado Springs and Denver.

I took some pains to study the real estate situation, particularly on the Pacific Coast, and found it in a very prosperous condition. In the cities of Seattle, Portland, San Francisco, Los Angeles and San Diego, there was quite a building activity as well as a substantial movement both in business and residence properties. This movement seems to be so general that I can only account for it by the expected rush of new people at and after the opening of the Panama Canal.

The coast cities are all growing very rapidly. They expect to double in population at least within the next five years. I sometimes think we are not optimistic enough in New York, considering that the census shows that we are adding to our population annually a number nearly equal to any one of the cities on the Pacific Coast.

My attention was called to the resources of California by the wonderful shipments of oranges, lemons, grapes and olives which I saw at every point visited. It had long been my impression that California was more of a sanitarium than a place for business, but as I saw the wonderful orchards of all kinds of fruits, as well as the vast lumber interests of the northern coast, I could readily see that there is more income to be derived from the same amount of land than in any other part of the United States.

One gentleman showed me receipts for shipments of \$10,000 in oranges from a grove of twenty acres. I was also shown a strawberry farm producing ripe fruit for shipment every day in the year.

ROBERT M. FULTON.

Constitutional Amendment No. 4.

Editor of the Record and Guide:

How many men interested in real estate realize the value of Constitutional Amendment No. 4, which is to be voted upon next Tuesday? The principle of excess condemnation of land has been given considerable attention by political economists for years and approved by them after evidence of its practicability. This system has been in successful operation in many European cities. Its introduction into New York is of paramount importance to all interested in real estate.

A cursory examination of the files at the Bureau of Street Openings shows the extravagance and futility of the present method of land condemnation. The prices the city has paid for even small areas in widening the streets has often been very costly. This would have been materially different had the proposed method been in vogue. Former Public Service Commissioner Bassett is quoted as having said "Our Commission saved the City at least 35 per cent. in the cost of real estate by condemning entire plots and after the subway was built selling the remaining portion of plots at public auction." The new method should appeal to all who are interested in keeping down our tax rate. The city's improvements would be largely paid for by the adjoining property advancing in value. The sales resulting redounding to the city's benefit.

This is a time when we can do constructive work in passing a good law that will be of permanent benefit to the city instead of complaining about the present methods of taxation and condemning the high assessment of real estate. A liberal expenditure for civic improvements redounding to the permanent benefit of all.

A. N. GITTERMAN.

New York, Oct. 26.

State of Employment.

The state of employment in the building trades steadily improves. The bricklayers are about seventy-five per cent. employed and the steel and cement workers are busy. The carpenters are only fairly well employed. Sheet metal workers are on strike against the employment of carpenters by firms which manufacture hollow metal and kalemein trim. The carpenters are doing the work of setting this kind of trim, in accordance with the Gaynor decision of three years ago but against the order of the American Federation of Labor. The employers in this trade have so far taken no action. Employers in the marble industry reported yesterday that a number of strikers returned to work as individuals on various buildings this week.

The Mason Builders and the Bricklaying Unions have signed an agreement to go into effect on the first of January and continue for four years. It provides for the present schedule of wages during the next two years and then for an increase of five cents an hour for the next two years. It is yet to be ratified by the Board of Governors of the Building Trades Association. The rate is now 70 cents an hour. In other essential particulars the new agreement is the same as the existing one.

A Big Taxpayer.

What is said to be the largest single check ever received by the City of New York for land taxes was delivered yesterday afternoon to Frederick Ebstein, Receiver of Taxes, by a representative of the United States Realty & Improvement Company. The check, amounting to \$662,732.68, represents the taxes for this year on the properties owned by this company in the Borough of Manhattan. These properties include the Trinity Building, United States Realty Building, Whitehall Building, Flatiron Building, Mercantile Building, Everett Building and several others, as well as the Plaza Hotel.

The Washington Irving House.

The quaint dwelling at 49 Irving place where Washington Irving once lived is now a tearoom and studio shop. The sign of to-let or for-sale which it bore all last summer has therefore come down. For twenty years Miss Elisabeth Marbury lived here and latterly Miss Elsie De Wolfe shared the abode. The dwelling, which is directly opposite the Washington Irving High School, is practically as it was when the renowned author lived within its walls, but it is now overshadowed by tall commercial buildings and soon a subway will be under construction through the street.

When the Railroads Begin to Buy.

No doubt when the financial situation improves and investment conditions become more favorable for the issue of securities—a time probably not very far distant—the railroads will enter the market as purchasers of materials; and the result will very likely be as on previous occasions, a rush of accumulated orders. Our copper producers would do well to profit by the experience of the Steel Corporation and assist business recovery by lowering prices to a point that would stimulate consumption.—Henry Clews.

REAL ESTATE STATISTICS

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

MANHATTAN CONVEYANCES

| 1911 | | 1910 | |
|------------------------|-------------------|-------------------|-------------------|
| Oct. 27 to Nov. 2 | Oct. 28 to Nov. 3 | Oct. 27 to Nov. 2 | Oct. 28 to Nov. 3 |
| Total No. | 138 | 191 | |
| Assessed value | \$6,602,000 | \$8,234,500 | |
| No. with consideration | 12 | 17 | |
| Consideration | \$1,118,300 | \$1,184,371 | |
| Assessed value | \$1,391,500 | \$1,049,000 | |

| 1911 | | 1910 | |
|------------------------|------------------|------------------|------------------|
| Jan. 1 to Nov. 2 | Jan. 1 to Nov. 3 | Jan. 1 to Nov. 2 | Jan. 1 to Nov. 3 |
| Total No. | 7,750 | 8,644 | |
| Assessed value | \$434,330,825 | \$489,959,430 | |
| No. with consideration | 666 | 752 | |
| Consideration | \$39,415,467 | \$41,339,700 | |
| Assessed value | \$35,790,775 | \$35,448,275 | |

MORTGAGES

| 1911 | | 1910 | |
|----------------------|-------------------|-------------------|-------------------|
| Oct. 27 to Nov. 2 | Oct. 28 to Nov. 3 | Oct. 27 to Nov. 2 | Oct. 28 to Nov. 3 |
| Total No. | 155 | 160 | |
| Amount | \$3,976,421 | \$4,084,858 | |
| To Banks & Ins. Cos. | 31 | 38 | |
| Amount | \$1,448,500 | \$1,318,800 | |
| No. at 6% | 61 | 60 | |
| Amount | \$813,198 | \$970,650 | |
| No. at 5½% | 2 | 4 | |
| Amount | \$725,000 | \$95,000 | |
| No. at 5% | 35 | 42 | |
| Amount | \$987,400 | \$1,553,400 | |
| No. at 4½% | 11 | 18 | |
| Amount | \$636,500 | \$559,000 | |
| No. at 4% | | | |
| Amount | | | |
| Unusual rates | 3 | | |
| Amount | \$24,553 | | |
| Interest not given | 43 | 36 | |
| Amount | \$789,800 | \$866,808 | |

| 1911 | | 1910 | |
|---------------------|------------------|------------------|------------------|
| Jan. 1 to Nov. 2 | Jan. 1 to Nov. 3 | Jan. 1 to Nov. 2 | Jan. 1 to Nov. 3 |
| Total No. | 6,181 | 6,987 | |
| Amount | \$264,538,064 | \$251,549,518 | |
| To Bank & Ins. Cos. | 1,365 | | |
| Amount | \$148,546,544 | | |

MORTGAGE EXTENSIONS

| 1911 | | 1910 | |
|----------------------|-------------------|-------------------|-------------------|
| Oct. 27 to Nov. 2 | Oct. 28 to Nov. 3 | Oct. 27 to Nov. 2 | Oct. 28 to Nov. 3 |
| Total No. | 58 | 32 | |
| Amount | \$2,590,500 | \$635,000 | |
| To Banks & Ins. Cos. | 24 | 14 | |
| Amount | \$1,238,500 | \$298,500 | |

| 1911 | | 1910 | |
|----------------------|------------------|------------------|------------------|
| Jan. 1 to Nov. 2 | Jan. 1 to Nov. 3 | Jan. 1 to Nov. 2 | Jan. 1 to Nov. 3 |
| Total No. | 1,895 | 1,929 | |
| Amount | \$74,445,917 | \$80,935,509 | |
| To Banks & Ins. Cos. | 669 | | |
| Amount | \$41,350,705 | | |

BUILDING PERMITS

| 1911 | | 1910 | |
|-------------------|-------------------|-------------------|-------------------|
| Oct. 28 to Nov. 3 | Oct. 29 to Nov. 4 | Oct. 28 to Nov. 3 | Oct. 29 to Nov. 4 |
| New buildings | 10 | 8 | |
| Cost | \$2,866,000 | \$833,000 | |
| Alterations | \$184,158 | \$82,625 | |

| 1911 | | 1910 | |
|------------------|------------------|------------------|------------------|
| Jan. 1 to Nov. 3 | Jan. 1 to Nov. 4 | Jan. 1 to Nov. 3 | Jan. 1 to Nov. 4 |
| New buildings | 724 | 736 | |
| Cost | \$84,605,050 | \$89,072,620 | |
| Alterations | \$11,151,462 | | |

BRONX CONVEYANCES

| 1911 | | 1910 | |
|------------------------|-------------------|-------------------|-------------------|
| Oct. 27 to Nov. 2 | Oct. 28 to Nov. 3 | Oct. 27 to Nov. 2 | Oct. 28 to Nov. 3 |
| Total No. | 149 | 169 | |
| No. with consideration | 11 | 7 | |
| Consideration | \$118,700 | \$150,475 | |

| 1911 | | 1910 | |
|------------------------|------------------|------------------|------------------|
| Jan. 1 to Nov. 2 | Jan. 1 to Nov. 3 | Jan. 1 to Nov. 2 | Jan. 1 to Nov. 3 |
| Total No. | 5,991 | 5,847 | |
| No. with consideration | 401 | | |
| Consideration | \$4,075,004 | \$5,378,652 | |

MORTGAGES

| 1911 | | 1910 | |
|----------------------|-------------------|-------------------|-------------------|
| Oct. 27 to Nov. 2 | Oct. 28 to Nov. 3 | Oct. 27 to Nov. 2 | Oct. 28 to Nov. 3 |
| Total No. | 115 | 133 | |
| Amount | \$1,120,756 | \$1,171,737 | |
| To Banks & Ins. Cos. | 11 | 15 | |
| Amount | \$113,200 | \$225,500 | |
| No. at 6% | 51 | 54 | |
| Amount | \$453,916 | \$450,312 | |
| No. at 5½% | 9 | 9 | |
| Amount | \$147,050 | \$26,350 | |
| No. at 5% | 29 | 33 | |
| Amount | \$390,840 | \$470,875 | |
| Unusual rates | 4 | | |
| Amount | | \$10,300 | |
| Interest not given | 26 | 33 | |
| Amount | \$128,950 | \$213,900 | |

| 1911 | | 1910 | |
|----------------------|------------------|------------------|------------------|
| Jan. 1 to Nov. 2 | Jan. 1 to Nov. 3 | Jan. 1 to Nov. 2 | Jan. 1 to Nov. 3 |
| Total No. | 5,204 | 5,634 | |
| Amount | \$51,373,247 | \$52,845,774 | |
| To Banks & Ins. Cos. | 612 | | |
| Amount | \$10,769,950 | | |

MORTGAGE EXTENSIONS

| 1911 | | 1910 | |
|----------------------|-------------------|-------------------|-------------------|
| Oct. 27 to Nov. 2 | Oct. 28 to Nov. 3 | Oct. 27 to Nov. 2 | Oct. 28 to Nov. 3 |
| Total No. | 16 | 13 | |
| Amount | \$198,200 | \$170,500 | |
| To Banks & Ins. Cos. | | 2 | |
| Amount | | \$17,000 | |

| 1911 | | 1910 | |
|----------------------|------------------|------------------|------------------|
| Jan. 1 to Nov. 2 | Jan. 1 to Nov. 3 | Jan. 1 to Nov. 2 | Jan. 1 to Nov. 3 |
| Total No. | 548 | 540 | |
| Amount | \$8,951,327 | \$7,227,450 | |
| To Banks & Ins. Cos. | 109 | | |
| Amount | \$3,644,850 | | |

BUILDING PERMITS

| 1911 | | 1910 | |
|-------------------|-------------------|-------------------|-------------------|
| Oct. 28 to Nov. 3 | Oct. 29 to Nov. 4 | Oct. 28 to Nov. 3 | Oct. 29 to Nov. 4 |
| New buildings | 31 | 72 | |
| Cost | \$275,800 | \$1,762,450 | |
| Alterations | \$21,245 | \$9,375 | |

| 1911 | | 1910 | |
|------------------|------------------|------------------|------------------|
| Jan. 1 to Nov. 3 | Jan. 1 to Nov. 4 | Jan. 1 to Nov. 3 | Jan. 1 to Nov. 4 |
| New buildings | 1,124 | 1,595 | |
| Cost | \$19,341,010 | \$34,178,315 | |
| Alterations | \$1,087,560 | | |

BROOKLYN CONVEYANCES

| 1911 | | 1910 | |
|------------------------|-------------------|-------------------|-------------------|
| Oct. 26 to Nov. 1 | Oct. 27 to Nov. 2 | Oct. 26 to Nov. 1 | Oct. 27 to Nov. 2 |
| Total No. | 596 | 634 | |
| No. with consideration | 32 | 34 | |
| Consideration | \$224,935 | \$190,375 | |

| 1911 | | 1910 | |
|------------------------|------------------|------------------|------------------|
| Jan. 1 to Nov. 1 | Jan. 1 to Nov. 2 | Jan. 1 to Nov. 1 | Jan. 1 to Nov. 2 |
| Total No. | 21,429 | 22,889 | |
| No. with Consideration | 1,279 | | |
| Consideration | \$10,439,336 | \$11,748,598 | |

MORTGAGES

| 1911 | | 1910 | |
|----------------------|-------------------|-------------------|-------------------|
| Oct. 26 to Nov. 1 | Oct. 27 to Nov. 2 | Oct. 26 to Nov. 1 | Oct. 27 to Nov. 2 |
| Total No. | 479 | 574 | |
| Amount | *\$1,638,467 | \$1,766,387 | |
| To Banks & Ins. Cos. | 121 | | |
| Amount | \$650,389 | | |
| No. at 6% | 240 | 338 | |
| Amount | \$538,624 | \$625,597 | |
| No. at 5½% | 61 | 127 | |
| Amount | \$266,330 | \$537,990 | |
| No. at 5% | 148 | 81 | |
| Amount | \$683,450 | \$364,950 | |
| Unusual rates | 4 | 2 | |
| Amount | \$63,465 | \$101,250 | |
| Interest not given | 26 | 26 | |
| Amount | \$86,598 | \$136,600 | |

| 1911 | | 1910 | |
|------------------|------------------|------------------|------------------|
| Jan. 1 to Nov. 1 | Jan. 1 to Nov. 2 | Jan. 1 to Nov. 1 | Jan. 1 to Nov. 2 |
| Total No. | 18,811 | 21,319 | |
| Amount | *\$84,169,496 | \$96,283,818 | |

| 1911 | | 1910 | |
|----------------------|------------------|------------------|------------------|
| July 1 to Nov. 1 | July 1 to Nov. 1 | July 1 to Nov. 1 | July 1 to Nov. 1 |
| To Banks & Ins. Cos. | 1,911 | | |
| Amount | *\$14,139,596 | | |

*Does not include mort. for \$5,000,000, given by Cudahy Packing Co. to Illinois Trust & Savings Bank & ano, as trustees, covering franchises, real estate, etc.

BUILDING PERMITS

| 1911 | | 1910 | |
|-------------------|-------------------|-------------------|-------------------|
| Oct. 26 to Nov. 1 | Oct. 27 to Nov. 2 | Oct. 26 to Nov. 1 | Oct. 27 to Nov. 2 |
| New buildings | 105 | 159 | |
| Cost | \$580,675 | \$1,091,000 | |
| Alterations | \$37,607 | \$56,856 | |

| 1911 | | 1910 | |
|------------------|------------------|------------------|------------------|
| Jan. 1 to Nov. 1 | Jan. 1 to Nov. 2 | Jan. 1 to Nov. 1 | Jan. 1 to Nov. 2 |
| New buildings | 4,313 | 5,230 | |
| Cost | \$27,604,778 | \$31,296,556 | |
| Alterations | \$4,082,228 | \$4,025,934 | |

QUEENS BUILDING PERMITS

| 1911 | | 1910 | |
|-------------------|-------------------|-------------------|-------------------|
| Oct. 27 to Nov. 2 | Oct. 28 to Nov. 3 | Oct. 27 to Nov. 2 | Oct. 28 to Nov. 3 |
| New buildings | 71 | 92 | |
| Cost | \$223,170 | \$352,320 | |
| Alterations | \$23,400 | \$20,550 | |

| 1911 | | 1910 | |
|------------------|------------------|------------------|------------------|
| Jan. 1 to Nov. 2 | Jan. 1 to Nov. 2 | Jan. 1 to Nov. 2 | Jan. 1 to Nov. 2 |
| New buildings | 4,735 | 3,524 | |
| Cost | \$19,345,708 | \$13,326,216 | |
| Alterations | \$735,352 | \$619,004 | |

RICHMOND BUILDING PERMITS

| 1911 | | 1910 | |
|-------------------|-------------------|-------------------|-------------------|
| Oct. 27 to Nov. 2 | Oct. 20 to Nov. 3 | Oct. 27 to Nov. 2 | Oct. 20 to Nov. 3 |
| New buildings | 20 | | |
| Cost | \$57,830 | | |
| Alterations | \$4,630 | | |

Municipal Forecast.

(Continued from page 671.)

470. Paving with asphalt blocks on a concrete foundation PLIMPTON AV, from Boscobal av to 159th st; setting curb where necessary, and all work incidental thereto. Said pavement being designated under Chapter 546 of the Laws of 1910 as Class "A" pavement.

343. Changing lines and grades of Harrison av, from a point about 200 feet south of Drainage st (178th st), to Burnside av.

474. Laying out on map of the city an EXTENSION of SPUYTEN DUYVIL RD, from its terminus near Spuyten Duyvil Station of the N. Y. C. & H. R. R., at Spuyten Duyvil in Bronx, to public dock situated on the Hudson River. Said street to be 40 feet in width and about 400 feet long.

LOCAL BOARD OF MORRISANIA.—NOV. 8, AT 9 P. M.

457. Regulating, grading and regrading, setting and resetting curbstones, flagging and reflagging the sidewalks, laying and relaying crosswalks, building approaches and erecting fences where necessary in TIFFANY ST, from the northerly side of Edgewater rd to East River, and paving with granite blocks on a sand foundation the roadway thereof.

451. Relocating on the map of the city of New York EDGEWATER RD, approximately 300 feet from the bulkhead line of the Bronx River, and East River, between Seneca av and Manida st.

LOCAL BOARD OF CROTONA.—NOV. 8, AT 9.30 P. M.

455. Constructing receiving basin and appurtenances at the northeast corner of East 183d st and Hughes av.

461. Laying out and acquiring title to plot of land at the northwest corner of Bryant av and East 180th st, known as the Presbyterian or West Farms Cemetery.

477. Paving with asphalt blocks on concrete foundation the roadway of Hoe av, from East 172d st to East 173d st, and setting curb where necessary.

BUILDING SECTION

HOW SCIENTIFIC LIGHTING REDUCES EQUIPMENT COST.

Modern Ideas in Illumination Which Make New Buildings Marketable and Old Ones Profitable—Why Half the Country's \$230,538,000 Light Bill is Wasted.

BY ALLEN E. BEALS.

LIGHT is money. It created in a sense the demand for the skyscraper and the skyscraper increased land values. Light established the market for the up-town loft building and to-day it is rearing a White City of steel, stone and clay where yesterday there stood a dismal, economically unprofitable, brick and brownstone Manhattan.

But heretofore more consideration has been given to commercial than to industrial or residential lighting. That probably is because commerce first realized the benefits to be derived from living in cheerful quarters. The tendency in building equipment just now, however, is to provide good and sufficient illumination, whether it be natural or artificial, for all types of buildings. The lead taken by builders and architects of commercial structures is being followed by apartment house owners, as is proved by the predominance of white or buff facades in the apartment and hotel districts. The reason is not, as commonly believed, for appearance's sake, but because lighter facades contribute toward larger dividends.

Another and still more important reason why limestone, white marble, granite, white or cream colored enamel brick and glazed terra cottas are selected to-day is the realization that if present day construction is to be more permanent than that of a quarter of a century ago, it must be designed on attractive rather than on selfish principles. Farseeing realty men know that what affects their neighbor's property also affects theirs. Accordingly, the modern builder provides a white facade, so that his tall building will give to the one of lower height next door even a greater share of natural illumination than it had before.

But the question arises as to the future of the building deprived of its normal share of daylight. Times may not always be propitious for new construction in a given neighborhood. It is much cheaper to install artificial illumination than to build anew, but the latter alternative, strange to say, is frequently the one chosen, because owners have searched in vain for efficient lighting systems devoid of fads and fancies.

Conditions, however, have changed in the recent past. Science, working in conjunction with commerce, has evolved better lights and more scientific systems of installing them at lower cost. Furthermore, the builder of today can obtain more natural or artificial light for a given sum than he has ever been able to get in the past, and once he has installed it he will find his employes will work steadier and with far more enthusiasm than they did under former conditions. That is why good illumination pays the business man. Later on we shall see why good illumination pays the individual, as well.

Making Daylight Elastic.

Progress in illumination prior to the last two or three years was chiefly confined to getting as much daylight into a given number of windows as possible and to burn as many gas, electric or oil lamps in the unlighted area as art or comfort would permit. Within the recent past important changes have been made in lamps, shades, reflectors and globes and in their respective methods of installation, while

prisms, refractors, interior decoration, air shaft linings and facade material have been studied with reference to their effect on natural or daylight illumination.

Progress has been made in both natural and artificial illumination. Of chief importance is the development of architectural terra cotta as facade material. Most of the terra cotta companies turn out products that vary in refracting properties. Some of the products are highly glazed; some have a so-called matt surface; still other terra cotta products are a dull gray tone that is not reflective

ing Building. On the north side is a miscellaneous collection of structures, some low and some tall, of various shades of color-tone ranging from brownstone to bluish granite and from brick to limestone.

Altruistic Construction.

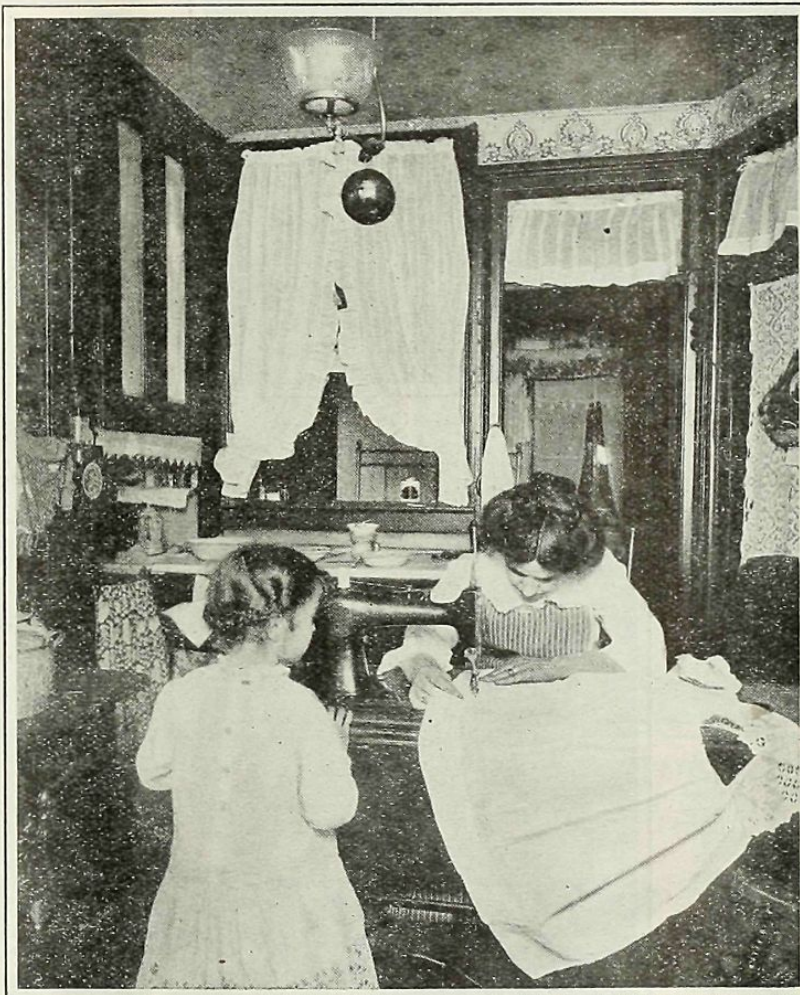
The City Investing Building was the first one of its type to be erected down town, if the United States Realty buildings may be excepted. It offered maximum north light and by reason of its peculiar construction it was able to

practically guarantee permanency of natural light regardless of the type of building that might be erected about it. But do we find the owners unmindful of the rights of others? Also do we find that this splendid Utopian spirit was devoid of a commercial blend? In the first case the designers of the great building did consider the rights of neighboring property owners, by selecting a highly polished enameled white brick for facades. But this was doubtless chosen because, if a non-reflective facade material had been used, the smaller buildings would have become devoid of daylight, the properties would not have paid dividends and other tall buildings would have been erected and thus owners avoided competition.

In the second case it mattered little to the builders what kind of light was reflected into the neighboring offices and lofts. The only object sought was to give light and in consequence the low building opposite the City Investing building in Cortlandt street have more natural though glaring illumination than they have ever enjoyed and the day of the erection of twenty, thirty or forty-story buildings opposite the highly profitable pioneer across the street has been postponed. This explains why Manhattan is becoming a White City.

A thousand examples of the relation of the light shaft to the success of new building operations could be cited and each one would be different. One conspicuous case is that of the Fifth avenue building. Here much of the success of this investment is due to the fact that the ground floor offices receive as much daylight illumination as do the topmost floors by a novel light well. Some idea of the construction of this part of the building may be gained by consulting the accompanying illustration. It is arranged in the form of steps of varying heights which distribute the light rays, by the aid of prism glass to the various floors so that in no office in this building is it necessary to turn on an electric bulb to obtain sufficient light, even on a moderately dull day. The shaft, which, it will be noted, is wider at the top and narrows to a comparatively few feet at the second floor, is lined with matt glazed terra cotta which reflects the light, but does not give forth a glare. As a result the natural illumination in this building has been called the most perfect of any other building in the city of its class.

Light shafts range in effectiveness and construction from the ordinary red brick "two-by-four" whitewashed tenement well to the wide and spacious light shafts in modern office and loft building, but their effectiveness may be augmented or marred by use or non-use of common sense.



AN EXAMPLE OF IMPROPER LIGHTING ARRANGEMENT IN THE HOME. The Waste of Light Here Shown is Expensive and Produces Very Harmful Eyestrain.

and is used principally for copings and other building ornamentations.

A good example of the part architectural terra cotta has played in the conservation of light in crowded and congested districts may be seen in some of the narrow downtown streets, where buildings faced with this material, generally of a highly glazed type, make the narrow lanes lighter and brighter when bordered with twenty, thirty and forty-story buildings than they were when lined with five and six-story brownstone and brick business buildings. Instances are common of basements, used for storage ten years ago, used now in remodeled or new buildings as restaurants, and even as shops, without the aid of artificial illumination, save in the early morning and late afternoon.

In cases where limestone, marble and other more expensive materials have been used, the same effects are to be noted. In streets of peculiar narrowness or where one building occupies one side for a major part of a block, facades of enameled brick predominate.

The best example of the part that brick plays in the conservation of land values in a given neighborhood may be found on the north side of Cortlandt street from Broadway to Church. On the south side of this block towers the great City Invest-

Making Office Walls Pay.

One of the most significant tendencies of the day in building construction and equipment is the adaptation of plain surfaces in walls and ceilings. When an owner sacrifices a good share of the rentable area of a plot to provide adequate daylight through a light shaft for his tenants, he does not expect them to insist upon a dark wall tint or a richly ornamented ceiling. Hence the modern building of to-day is equipped with four bare walls and a ceiling, with the only exception of a moulding, which usually is the line of demarcation between a perfectly white ceiling and a light buff or Nile green

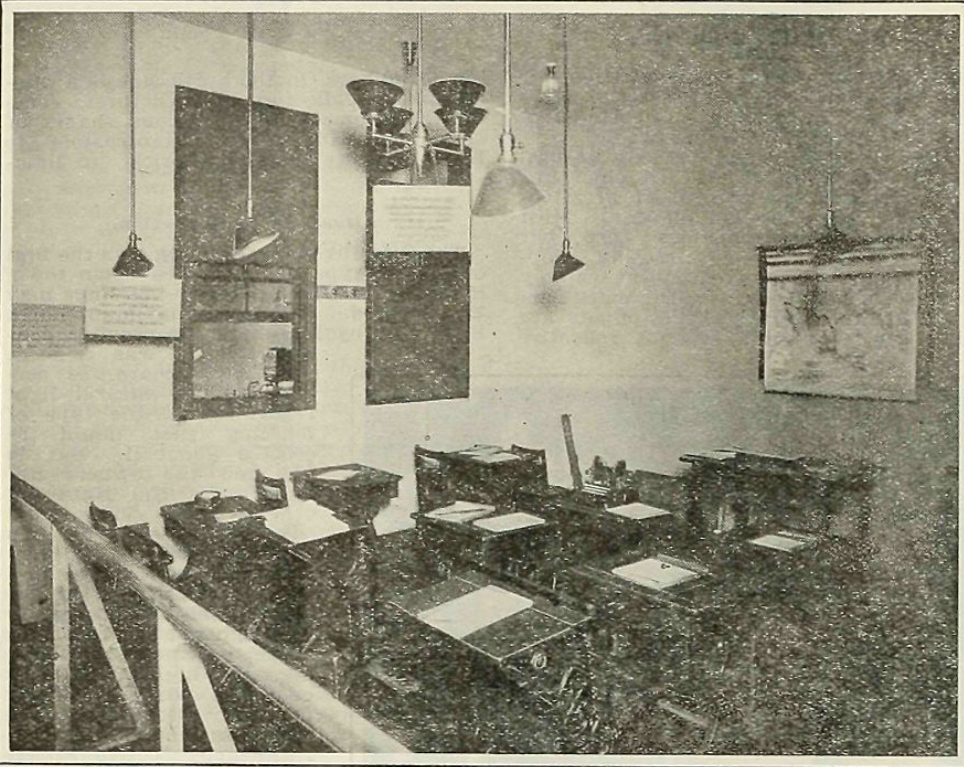
Under the head of prism glass the prospective owner should know of the great improvements that have been made in vault lights within recent years. Some of the companies selling vault lights in this city specialize in prism systems that have power sufficient to render cellars and even sub-cellars quite as bright as a street level floor. These lights are sunk flush with the sidewalk, so that the dangerous and leaky sidewalk bull's-eye can be entirely eliminated in modern building construction. Another improvement made in this lighting equipment is that the perfectly flush cellar door or sidewalk hatchway is now a reality. Where cellar traps open directly in front of show windows they rob the

that the attention of architects, engineers and builders has been drawn to the possibility of improving methods of artificial illumination. In consequence, a demand has arisen that has spurred science and invention to action and the result has been a more perfect reproduction of daylight than we have ever before known.

Radical departures in light units have been made. The open, unprotected gas flame and incandescent electric light bulb are tabooed nowadays because the consumer has come to realize that brilliancy of illumination is not so much to be desired as perfect radiation produced by indirect lighting. Incandescent mantels of both the upright and inverted types have given gas a fresh impetus as a means of illumination and acetylene, now that its generating mechanism has been made perfectly safe, has brought city comforts not only to the country dwelling, but has cheapened lighting costs in thousands of homes, hotels and apartment houses in more densely populated centers. But that is not all. A new kind of light source has been introduced upon the market that provides absolutely non-flickering, heatless illumination by means of glass tubes that encircle the walls of stores or apartments. In every case the ultimate aim has been to provide as perfect reproduction of daylight at a service cost below that for bare gas and electric lamps. The result has been a gratifying reduction in the cost of equipment as will be shown later on.

Progress in lighting, judged by its real effect in reducing consumption costs and installation charges may be said to date from 1896, when electricity began to note the introduction of rival illuminants. Then the inverted gas mantel became a commercial fact and whereas its only limitation at that time was in its non-adaptability for decorative purposes, even that limitation has been removed by recent invention.

With the fact in mind that an open flame burner with an orange yellow colored flame will give out more light than a red flame; that yellow flames give more light than an orange flame and that white will give more light than a yellow jet, science naturally strove to perfect an illuminant that would give the whitest possible rays. The higher the state of incandescence the particles of carbon contained in a gas flame can be raised, the greater the amount of light will be. But, as commonly known of the incandescent



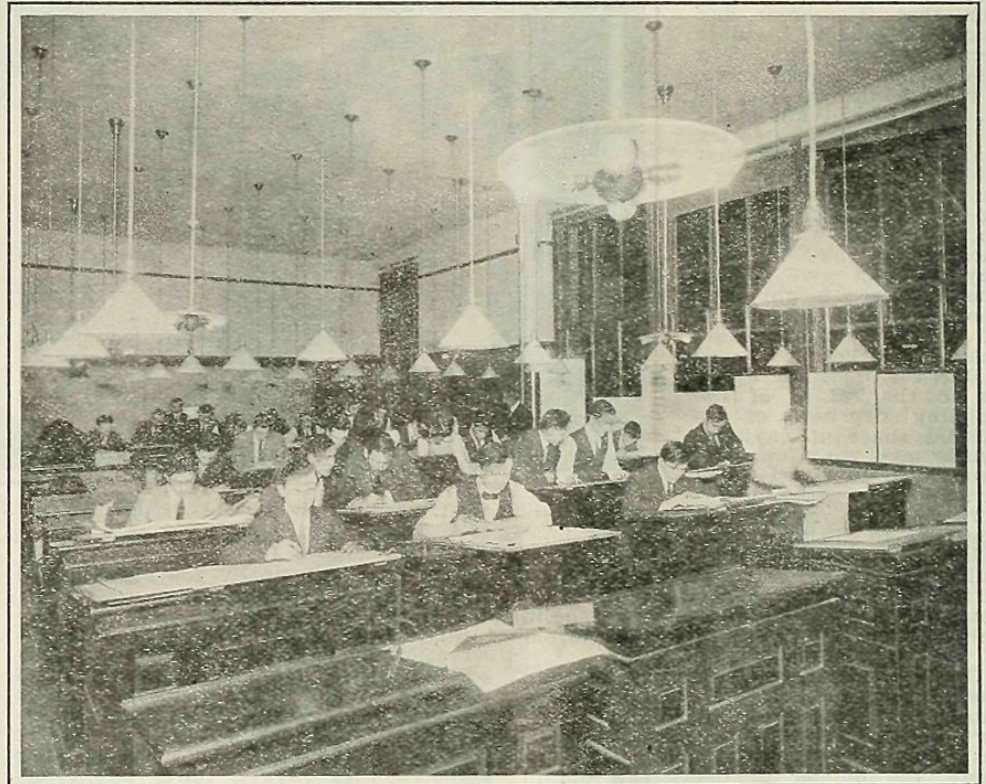
CORRECT LIGHTING ARRANGEMENT AS SHOWN IN A SCHOOLROOM.

The Student Sitting at his Desk Cannot See the Light Sources as the Direct Rays Fall Over his Left Shoulder. For General Illumination, Indirect Lighting is used, thus producing Soft, Restful Rays, instead of a Glare.

wall. All white walls should be used where the supply of daylight is limited as in many factories and workshops, and where there is only north light. If the outside surface of an adjoining building projects a glare into an office, the walls should be tinted green or deep buff. When these conditions are taken into consideration a room having a length at least twice its width with windows at one end only, may be adequately illuminated without recourse to artificial means. In this way the very walls and ceiling of a room may be made to help cut down the lighting bill whether it be paid by the tenant or borne by the owner. Light woods in office furniture require fewer illumination units than dark woods and in its selection the tenant should consider the natural lighting features of his suite and of its provisions for artificial illumination.

Prismatic Windows.

One of the most important developments in natural illumination is the perfection of the prismatic window whereby daylight is made to turn around corners, so to speak, and to transform dark and unprofitable corners of stores, lofts and offices, as well as apartment houses and dwellings, into useful parts. The prism window or skylight has the peculiar advantage of being able to guarantee natural illumination permanently for one initial and comparatively small cost. In principle it is an elaboration of the scintillating rays sent out from the diamond when light beams become trued to the angle of its facets. In the prismatic window, the facets, or prism, are focussed upon a certain part of the room to be lighted, and the results that are obtainable by this process are astounding even to those who have used them for years. Recent experiment has resulted in marvelous improvement in this type of stimulated daylight. One of these has been the elimination of objection on account of the alleged cumbersome appearance of these prism frames in front of store, office or loft windows. They can be so installed to-day that they become integral parts of the window and in such installations they are not objectionably noticeable on the outside, and are even more efficient in the work they do on the inside. In the case of skylights progress has been made in making them waterproof and in factory uses in providing a central control of all sashes.



EXPENSIVE AND WASTEFUL ELECTRIC ILLUMINATION IN A DRAUGHTING ROOM.

Cost of Installation is High, and the Glare from Bare Globes on Work Requiring Close Application is Enervating to Workers.

window of a large part of their business producing value because many persons are timid about passing over a sidewalk trap and will never stand upon one to gaze into a show window. With this type of sidewalk trap on the market owners are able to add another modern equipment that will help to make their property more tenable.

Artificial Illumination.

So wonderful has been the benefits to commerce arising from improved natural illumination, through elimination of waste spaces and the reduction of lighting costs

electric light bulb, constant use diminishes the incandescent possibilities of the filament and gradually the bulb becomes dead. The problem then was to find some material that could be heated by gas to incandescence, so that it would always remain, if uninjured by breakage, brilliantly white.

Cameron, in 1820, saturated pieces of absorbent wood in bleaching powder, somewhat similar in character to the chloride of lime, used for disinfecting purposes, and upon burning the wood away, there remained a white substance which, when placed on the outer part of a candle flame, gave a brilliant light. This

may be said to have been the origin of the incandescent gas lamp as we know it today. Improvements were made by Brewster in 1826. He used magnesium salts to attain the same end and Drummond filled bladders with oxygen and hydrogen and, with a suitable burner, caused a jet of the mixed gases to impinge upon a brick of lime, producing an incandescent lime light. Cruikshank produced a light of great brilliancy by raising the temperature of platinum wire to a point of incandescence, but this was too expensive a process to become commercially practicable. Finally Welsbach in 1855 evolved a mantel for which he secured a patent and this mantel, a perfection and development of former attempts to produce a fabric that would be susceptible to incandescent heating, is the one with which the world is familiar to-day.

There are now hundreds of types of incandescent mantels on the market, nearly all of which are for special purposes, and there is practically no requirement for direct or indirect illumination which gas cannot supply.

Acetylene Illumination.

The substitution of water for the old style coal gas has resulted in cheaper illumination, but a more dangerous source, as water gas is more poisonous than the old style illuminant derived from coal. But, while coal gas gives more heat per cubic foot than water gas, the latter is cleaner and, because it is cheaper to produce and gives a whiter and steadier

interests to give more thought to the consumer's interests. One result of this was noted in this city on July first when a local supply company voluntarily applied to the Public Service Commission to place in operation a schedule of service cost much below that formerly charged.

Even at the present time lighting questions are usually left by builders and owners to the architect. He usually draws the specifications for the number and candlepower of lamps and the designs of fixtures. Often this is done before the architect himself has decided upon the color scheme, or degree of natural illumination the finished structure will share with surrounding buildings. The result is that many buildings possess a degree of natural and artificial illumination which falls far short of what is needed. The average architect usually gives way to the tendency to make the economical side of lighting subservient to the aesthetic while the engineer considers only the question of economy. Under the changing conditions of building practice, the architect and the engineer are drawing closer together and in the newer buildings the lighting arrangements are much nearer the ideal.

The very latest innovation in the way of electric lighting is what is known as the intensified arc lamp. It is a modified form of the inclosed arc. Its efficiency is very high where color matching is necessary or where delicate tints are used in decorations. In this lamp there are two positive carbons of very small diameter and one negative carbon also

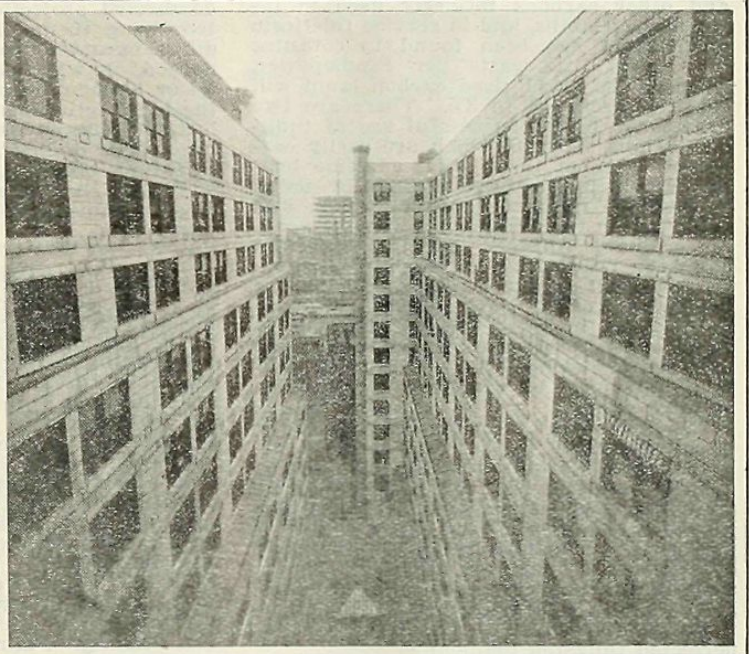
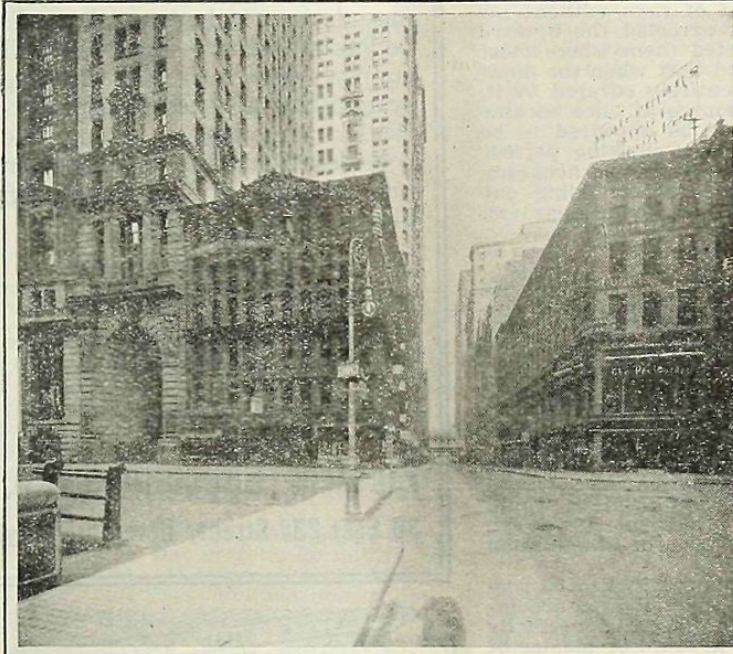
one-half that of the yellow light-giving salts.

The development in flame lights of late has been toward longer life and higher luminous efficiency. In one new lamp a small encircling globe protects the life of the carbon and at the same time secures a better distribution of the illumination. The products of combustion are, for the most part, carried upward and condensed on the upper surface of the inclosing globe where they cannot interfere with the light. In another form the hot gases are continuously circulated through the inclosing globe by an induced draft set up in a pair of curved tubes connecting with the top and bottom of the globe. The gases, laden with volatilized metallic salts pass out at the top only to re-enter at the bottom and so give a regenerating effect. Here is one case where lighting cost is reduced because of the slower consumption of the electrodes, a pair of carbons lasting seventy-five hours or more, or five times as long as in the absence of the regenerative feature.

The magnetite lamp is another new form of arc, and also consumes less power for given radiation than the old style arc lamp. It gives a high efficiency and possesses the added advantage that the magnetite electrode consumes at an extremely slow rate. A stick five inches long lasting 175 hours corresponding to at least two weeks for an all-night street lamp.

Vacuum-Tube Lighting.

Next in importance to the development of the arc lamp is the perfection of the



WHY NEW YORK IS FAST BECOMING A WHITE CITY.

The Use of White Enamel on the Facades of the City Investing Buildings is an Example of How Tall Buildings Can Conserve the Light for Lower Ones in Densely Populated Districts.

MAKING DAYLIGHT TURN AROUND CORNERS.

Novel Construction of a Light Shaft in a Large Office Building where Matt-glazed Terra Cotta first softens the Natural Light Rays and then Projects them Into the Offices through Prismatic Skylights.

light, the consumer has benefited from the change.

The danger arising from an opened gas cock in a sleeping room, and its natural yellow flame and consequent heat, has stimulated the development of non-toxic acetylene gas lighting. The additional claim that an acetylene jet will require only one-half a foot of gas for a 24-candlepower light while so-called city gas will be used at the rate of five feet per hour for only 18-candlepower light, is partly responsible for the rapid strides made within recent years in this kind of illumination. Some idea of the development of this kind of illumination may be gained from the statement that almost 200,000 homes are now lighted with acetylene gas and almost 500 towns in the country are illuminated by this method. So rapid has this form of illumination gained public confidence, since it has been proved that danger from explosion in the generator is now entirely eliminated, that carbide, from which the gas is produced, can be purchased at established depots throughout the country in air tight one hundred pound cans for merely a nominal sum.

Novelties in Electric Lighting.

Great strides have been made in the development of electric light and its production. Heretofore the engineer has concerned himself with the generating apparatus and the cutting down of losses in transmission of power. The fact that the gas engineer was busy with the questions involved in the manufacture and distribution of gas and of securing the maximum volume for the most efficient pressure at burners, forced the electric lighting in-

of small diameter. The current density at the tips, or point of arc is exceedingly high and the result is a higher degree of incandescence than in the ordinary lamp. It is largely used in stores.

Another important innovation in the realm of lighting is the flaming and luminous arc lamps wherein the light is emitted from the arc itself, there being very little radiation from the electrodes, or carbons. The luminous efficiency of this type of light source therefore is about five times greater than that of the best pure carbons. There is a difference in the flaming arc and the luminous arc lamp. In the flame arc lamps the electrodes are hollowed out and in the resulting core light-enriching metallic salts are introduced. In the so-called luminous arc lamp the electrodes are entirely metallic with no carbon.

Flame lamps with carbons impregnated with calcium and sodium carbonate give a yellow or yellowish golden light and are familiar to visitors in the shopping districts at night. There are other salts which give different results, however. Carbons impregnated with strontium and rubidium salts give a reddish pink light. These are used liberally in the theatre district or The Great White Way. Yellow light-giving salts are the most efficient and are therefore the more frequently used.

In this connection it might be stated that the tendency to get away from high white lights in street as well as in interior illumination is shown by the passing of the old style exposed arc light. Glaring effects are obtained by using white flame arcs, but the barium salts now employed for this purpose have a light-giving efficiency equal to only about

vacuum-tube lights. In fact it is only recently that these systems of lighting have been commercially practicable because of their hitherto short life and comparatively low luminous efficiency. Now the reverse is true.

A light transforming reflector is used with one make of this kind of light and has proved itself to be a unique solution of the problem of obtaining light of satisfactory quality or color value from sources having an ill-balanced spectrum. This invention consists in utilizing the little understood phenomena of fluorescence to transform the radiation from one set or range of wave lengths into another entirely different set. As applied in the mercury-vapor tube, a concave trough-like reflecting surface, coated with a translucent film impregnated with rhodamine dye, receives the light of the tube and gives it back in altered form, the greenish light becoming converted into rays of wave lengths lying in the red and orange region of the spectrum, so that the lamp equipped with such a reflector gives an illumination similar to daylight. With this kind of a lamp it is possible to do accurate color work at night in print shops, studios and in textile mills.

There is still another form of tube light on the market that has been highly developed within recent years. This is a tube or rarified gas electric light. It might be called a portable box of artificial daylight and in its lighting effect is an exact duplicate of what is technically known as "north window light." The light window, as it is called, is especially designed for apartment stores, where at present the purchaser of a piece of goods will ask the salesman to carry a bolt of cloth to the door so that he or she may judge the

color. The lithographer and color type engraver is enabled to guard against false values that would throw his work out of true and also to increase his production on dark days or to complete it by rush work. The portrait painter and the photographer will also find this type of light especially adaptable to his use, inasmuch as it is merely a condensed type of the familiar continuous tube lighting system which may be seen in operation day and night at the Post Office and in many other buildings.

There are many different forms of lighting units on the market and a review of all of them would not be permissible in a single article. In almost every class of lamp great improvements have been made, but the question of what is new in electric lighting would not be completely answered were not some space devoted to the improvement in the incandescent electric lamp.

What Tungsten Is.

Tungsten is a metal some of whose ores have long been known, but they were supposed to be compounds of tin. That scheelite (tungsten of lime) was a compound of lime with a peculiar metallic acid was proved by Scheele and Bergman in 1781, and the composition of wolfram was also determined by the brothers D'Elhujar a few years later. Metallic tungsten, as obtained by the reduction of the trioxide is a gray powder having a metallic lustre. This is the crude element of the tungsten lamp filament.

Out of an alloy of this material a substitute has been found for the bamboo and other carbons formerly used in incandescent lamps, and in service this form of filament has been found to consume only 1 to 1.25 watts per candlepower, whereas the graphitized carbon lamp will consume from 3.1 to 3.5. There are two drawbacks to the successful use of tungsten lamps, both of which are easily corrected. One of these is its extreme brilliancy which can be overcome by using it with the indirect lighting system, and the other is the fragility of the filaments for ordinary voltages, but this objection has been eradicated by the introduction, as the result of experiments made in the laboratories of the National Electric Lamp Association, in anchoring the filament so as to eliminate vibration and consequent breakage. Examples of this kind of electric light may be found in the express subway cars.

The light of the tungsten lamp, it might be interpolated, has recently been paralleled in gas lighting by the introduction of a new mantle which replaces the dead whiteness formerly characteristic of the incandescent gas mantle by a light of amber tone. The amber light mantle is a structure of modified chemical composition differing from that of the ordinary mantle and giving a warmer, more mellow light which matches up with that of the perfected tungsten filament.

This, in brief, tells the story of progress in light sources, but keeping accurate pace with the improvement in lamps, the shade and globe industry has had a conspicuous part in the perfection of interior illumination.

The effectiveness of all electric lighting, according to Joseph B. Baker, the eminent lighting authority, is increased by the intelligent use of certain new shades and reflectors for distributing the light. The province of these auxiliary appliances is to throw the light rays in any desired direction and the reflective and retractive effect of a set of prisms formed in the surface of the glass and radial wave reflectors which increase the efficiency for store exterior and street lighting by scattering the light over large areas.

Shades and Reflectors.

There are good, bad and indifferent shades and globes on the market. One of the accompanying illustrations gives an example of the bad light shade in a home. Another reveals the interior of a night-school room equipped with proper shades producing ideal lighting conditions. The third picture shows a familiar form of illumination with bare, glaring lights. In the first and third cases vast quantities of light is wasted, the cost of installation in the third case could have been greatly reduced and in the first case the substitution of a mantle, consuming half the amount of gas as the bare tip, and of a reflector would save the poor woman many pennies by the end of the week. In the second case, the cost of lighting is about one-third what it would cost to properly illuminate the room in the old way and the eye muscles of the students are not strained by glare and sharp focussing.

There are several principles involved in the selection of globes and shades for light sources. Poughened glass does not produce complete diffusion of light rays. Although the light source is rarely dis-

tinguishable through it, the distribution is changed slightly and it will absorb from twenty to thirty per cent of the light.

Opal shades produce perfect diffusion, but in so doing they absorb from 40 to 60 per cent. of the light. Of the clear glass globes all are fearfully wasteful of light, especially those highly ornamental ones of cut glass. They do not improve light distribution.

The prism glass globe, however, diffuses the rays perfectly, and for general illumination are popular because they are artistic and they concentrate the light and absorb only a small percentage of the light. Summarized, the light-absorbing properties of various materials used in the manufacture of globes and shades is about as follows:

| | |
|-------------------------|--------------|
| Clear glass | 10 per cent. |
| Ground glass | 30 " |
| Smooth opal | 53 " |
| Ground opal | 56 " |
| Prismatic, varies | 8 to 20 " |

In tests made by the Institute of Technology in Massachusetts it was found that the prismatic glass shades not only soften the light from even the most brilliant sources, but they diffuse the rays and absorb only an infinitesimal portion of the illumination.

The findings of this test are of interest because they show how lighting costs may be reduced by anyone at very small expense and at the same time procure higher lighting efficiency.

It was found that this type of globe softened the light and eliminated glare from high voltage lamps. It effected a downward projection of rays without intensifying them. It arrested the upward diffusion and redirected them where most needed. It was found that when the mantle or filament was entirely covered by it, the identity of the source at once became lost and the entire globe appeared to be the source of light, thus showing perfect radiation. Finally, its scientific accuracy and its rich appearance, resembling cut glass, commended it to popular approval.

Indirect Lighting.

Indirect illumination is the vogue in artistic and economical lighting to-day because it has been made practicable. Until the day of the tungsten lamp and the self-igniting inverted gas mantle it was not even dreamed of. When science brought forth a light unit that was ruinous to eyesight in response to a popular demand for white and brighter light, something had to be done to procure the same amount of efficiency, but at the same time to so soften the light that it would have no deleterious effects upon the eye nerves. The indirect form of illumination was the result.

But still another element had to be perfected before this was possible of accomplishment, and that was the perfectly white ceiling. Plain gypsum or plaster of paris could not produce a permanently white ceiling, so necessary to the success of indirect illumination, and so experiment resulted in the perfection of a composition of gypsum and lime so as to produce the very highest refractive quality in the finished ceiling. Once this was accomplished and illuminating engineers solved the problem of light values in relation to ordinary lighting installation, the day of indirect illumination dawned and the engineer's and architect's work in the future unquestionably will be in the popularizing of this system.

This kind of illumination is cheapest because it requires less wiring and less care in maintenance. The use of side brackets is made unnecessary and because the element of "fishing" so costly to electrical wiring work in old buildings, is eliminated, it is susceptible of adaptation in any kind of structure, new or old. The cost of fixtures is reduced to the lowest possible limits commensurate with artistic effect and, in fact, an ordinary tin bowl hung from the ceiling will answer, as a makeshift, for indirect illumination.

The Country's Light Bill.

The cost of artificial illumination throughout the country in 1909 was apportioned as follows:

| | |
|-------------------------|---------------|
| Electricity | \$130,038,000 |
| Coal or water gas | 45,000,000 |
| Natural gas | 2,000,000 |
| Acetylene gas | 3,500,000 |
| Oil | 50,000,000 |
| | <hr/> |
| | \$230,538,000 |

This, of course, does not include the vast number of isolated plants, or private lighting equipments throughout the land. These plants are increasing in number every year and a Government report of 1902 gives the total number of plants of this kind in the United States as 65,000 which operated 300,000 arc lights and 825,000 incandescent lamps. The same

report gives the value of coal and water gas manufactured in the country in 1900 as \$69,432,582, whereas in 1909 the same product was valued at \$110,967,000, and the proportion of this production used for fuel was about 49 per cent. in 1900, while in 1909 it was about 79 per cent.

It has been stated that about one-half this tremendous lighting bill could have been saved to the people of this country had they properly used the light they purchased. It does not take into account the items of installation cost, which must have been tremendous, but a large part of this item will be saved in the future when better installation systems are generally understood and the public in general learns more about the necessity for conserving its vision and the close relationship that exists between proper and sufficient illumination, peace of mind and general health.

Expected Legislation.

Proper and sufficient illumination will not long be a matter of choice, but rather of compulsion. The American Associ-

"The Right Light in The Right Place"

We can supply you with any style lighting fixture which you may desire. If, however, you will be guided by suggestion, we will supply you with the lighting system best adapted to your particular uses, always giving due consideration to economy in maintenance and efficiency in illumination.

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ation for the Conservation of Vision, formed with the Committee of Prevention of Blindness of the Russell Sage Foundation as its nucleus, has as its object the enactment of legislation in every State in the Union that will compel owners or builders to install lighting equipment that is in conformity with the dictates of scientific natural or artificial illumination and the use of such equipment, by tenants and employers of labor. The former will guarantee to occupiers of apartments and dwellings good lighting, instead of the haphazard systems now in vogue, and the latter will insure to the worker less eye strain, hence a better standard of health.

Mrs. Raymond Robins, president of the Women's Trade Union League of Chicago, said that eyestrain, especially for women workers, is more deleterious to the general health than tuberculosis. Eyestrain produces headaches and conduces largely to nervous prostration and other disorders, especially as a result of the victim resorting to headache powders and other remedies for relief, whereas tuberculosis is a wasting disease that is now curable by direct treatment.

The relation of illumination to tenancing and selling is much closer than the casual observer would be led to believe. A well-lighted apartment is a cheerful dwelling place, and as light and illumination has much to do with the individual's temperament, it tends to produce a satisfied tenant, and a satisfied tenant is the best recommendation any building may have. The prospective purchaser considers the satisfied tenants as a tangible asset marketable as good will. Furthermore, good lighting costs less than inferior lighting, both in initial and maintenance cost.

A QUICKSAND POND.

Encountered in Building the New Y. M. C. A. Dormitory—A Wall of Steel Sheet Piling.

In a basin of treacherous quicksand through which runs a stream of water, the foundation has been completed for the eleven-story dormitory annex of the West Side Young Men's Christian Association, at Eighth avenue and 57th street. A survey shows that adjoining buildings built on the same quicksand basin were disturbed only to the extent of one thirty-second of an inch. The entire foundation is encased in a huge reinforced steel jacket. Engineers say that it was a feat worthy of mention.

The new building is in West 56th street. On one side is the present dormitory of the Y. M. C. A., and on the other side is a six-story dwelling. Foundations of both the old dormitory and the dwelling rest on this basin of quicksand. To excavate for a foundation beneath the level of the footings of these two adjoining buildings meant that the quicksand would ooze from beneath them and both buildings would be undermined.

In this feat of engineering piles were first sunk through the quicksand to rock bottom. Piles varied from twenty to forty-five feet, due to the slope of the rock surface underneath. So treacherous was the quicksand that the piles could not be driven with the ordinary drop-hammer, for the reason that the vibration would have a tendency to destroy or injure the adjoining building, and it was necessary to use a steam-hammer having a sharp blow.

There is to be a swimming pool, 20x60 feet, in the basement of the new dormitory, and this caused the architect and the builder much anxiety, as the foundation for the pool and part of the pool itself will be below the footings of adjoining buildings. It was evident that if an excavation were started for the pool, the quicksand would fill in as quickly as taken out and so undermine the adjoining buildings.

Something new in foundation construction was finally decided upon. At the time the piles were sunk a wall of steel sheet-piling was driven down all around the lot. This effectually prevents any movement of the quicksand. Excavation for the swimming pool could then be made without danger to surrounding property, the pool resting on a reinforced concrete bed, which in turn rests on the piles. The sheet-piling makes the lot in reality a great steel box with steel sides and a quicksand bottom.

Louis E. Jalade, 32 Liberty street, architect for the new dormitory, gave some interesting data about this section of the city. He said:

"There is a basin containing quicksand, between 59th and 56th streets, and it runs approximately from Ninth avenue north-east probably to Seventh avenue and 59th

street. Many of the buildings in this neighborhood have part or the whole of their foundations resting on this quicksand, and a great deal of difficulty has been met by builders in designing foundations to take care of this particular condition.

"It would seem that there was a basin extending over this property, and a small part of it remains in the form of the lake which is now in Central Park at Sixth avenue and 59th street. This lake would seem to have an outlet which runs down under the New York Athletic Club, right down through Sixth avenue, through the Siegel-Cooper Building and down through Minetta lane, which is approximately at Sixth avenue and 4th street, and down on through there to the Hudson River. In the Sixth avenue stream, however, no quicksand is encountered, but a great deal of water. The association was fortunate in finding very little running water in this quicksand pond under their building."

FIRE PREVENTION CASES.

Prosecuting Owners for Neglecting Building Bureaus' Orders for Safer Exits.

Public attention was attracted this week to the actions which Assistant Corporation Counsel O'Brien is bringing on behalf of the Superintendent of Buildings in Manhattan against the owners and lessees of buildings other than tenements who had not complied with official orders in relation to fire-escapes and other exits.

Summons have been served and civil action begun in over a hundred factory cases, and this week several parties were haled to the police court. Two have been held for trial in the Special Sessions. In consequence of these vigorous measures the orders of the Building Bureaus are being more promptly obeyed, and the fire-escape manufacturers and erectors are busier than usual.

Corporation Counsel Watson has directed Assistant Corporation Counsel O'Brien to proceed criminally against all owners of buildings in which defiance of Building Department orders has jeopardized human life. Complaints are being served by a special corps of process servers. Eight civil cases were called for trial yesterday. One of the civil cases affects the Church of the Strangers in West 57th street, the vestrymen of which have been ordered to replace an interior winding stairway with straight stairs, and also to make all doorways swing open. The church officers did not refuse to make the changes, but they never did.

In a police court action brought against the owner and lessee of 30 Suffolk street it was charged that the defendants had ignored the orders of the Building Bureau. This proceeding was instituted under Section 8 of the Sanitary Code, as well as under Sections 103 and 108 of the Building Code. The section named in the Sanitary Code gives the Building Superintendents power to bring criminal proceedings in cases where life and limb are in danger.

The building at 30 Suffolk street is a six-story loft building which is in part occupied as a synagogue and day school. The upper floors are for workshops. For the safety of the congregation and the school children particularly the defendants had been ordered to change the door so that it would swing outward instead of inward. In order to protect the work-people on the upper floors and give them a safe exit, the responsible parties were ordered to remove the present iron ladder from the rear balconies, enlarge the opening in the floor of each balcony and connect them by means of regulation stairways set at an angle of sixty degrees, and provide guardrails and handrails for the openings and stairways. They were also directed to cut an opening in the south end of the second-story balcony so that a drop ladder could be used effectively to give access to the yard of the premises adjoining on the south. A new fire-escapes, stairways or other means of the building, which would take in all the windows above the first story, there being three windows on each floor, and have the balconies connected with regulation stairs having handrails on both sides and guardrails at the openings. The case was filed on March 30, last.

Section 103 of the Building Code requires that every building three stories or more in height used as a workroom, and every building in whole or in part used as a school or place of assembly, shall be provided with good and sufficient fire-escapes, stairways or other means of egress in case of fire, as shall be directed by the Department of Buildings. Section 108 gives similar authority in the case of churches.

SCIENTIFIC REPAVING.

Various Kinds of Pavements to be Tried Out—To Lessen Maintenance Cost.

Stone pavements, since the decline of the bicycle, are returning to favor, especially for avenues on which trucking is heavy. A new stone pavement is being laid on Fourth avenue. The blocks are several times as large as the cubes in the "Liverpool pavement" which is to be tried out in Lafayette street. The interstices are filled with tar. To give an idea of the relative cost of the two kinds of pavement, the contractor who has the contract for laying the stretch of Liverpool pavement in Lafayette street bid \$4.70 a square yard, without foundations. The stone pavement which is being laid in Fourth avenue costs \$3.55 a square yard, including foundations.

"This Fourth avenue pavement is one of the best we have in the city to-day," said one of the city engineers. "The blocks are much larger than those used in Liverpool pavement, and some people seem to think this is a mistake. In my opinion the more longitudinal joints you have in a pavement the weaker it is."

The experiment with Liverpool pavement is an interesting one, which will be carefully watched. We had every hope that we would be able to lay this pavement in Lafayette street this fall. I have learned from the contractors, however, that there is little chance of their getting the stone they want for four months. You see, the cubes have to be imported from Wales, and if they cannot be procured for four months there will be no chance to lay them until late spring.

The mileage of pavements of every class within the borough on June 1, 1911, was approximately as follows:

| | |
|---|---------------|
| On old stone foundation, laid 10-15 years | 65.34 |
| On old stone foundation, laid 15-20 years | 47.72 |
| On old stone foundation, laid 5-10 years | 93.75 |
| On concrete foundation | 53.78 |
| Total | 250.59 |
| Block asphalt | 52.99 |
| Wood block | 14.30 |
| Modern granite block | 86.98 |
| Old stone block, and miscellaneous | 22.11 |
| Macadam | 4.63 |
| Total | 441.60 |
| Unpaved, approximately | 20.00 |
| Total | 441.60 |

Borough President McAneny has arranged, with the consent of the Board of Estimate, to lay twelve varieties of pavement now in use in other cities, on the stretch of Second avenue between 23d street and Houston street. Here, under identical conditions of New York City traffic, these pavements will be tried in a sense under competition. The specimen materials to be laid in Second avenue will include the following: 1, Manufactured asphalt laid hot on an open binder; 2, the same asphalt laid on closed binder; 3, rock asphalt laid in sheets; 4, rock asphalt laid in cut blocks; 5, manufactured asphalt laid cold in blocks; 6, wood block of long-leaf yellow pine, treated with 20 lbs. of creosote to the cubic foot; 7, short-leaf yellow pine, treated with 16 lbs. of creosote to the cubic foot; 8, rectangular blocks of close-clipped granite of 5 ins. depth; 9, rectangular blocks of sandstone; 10, sandstone cut in cubes of 5 ins.; 11, hard-burnt ground shale (vitrified brick) cut in blocks; and 12, natural Australian hardwood of the type used in Melbourne and Sydney.

The foundations laid for all of these pavements will be identical, including a 6-in. depth of concrete. The stone-block types will be grouted with cement instead of tar.

As a further aid in the Manhattan work, Mr. McAneny established a year ago a bureau of traffic observation, under an assistant engineer, through which the volume and character of traffic on all of the more important streets of the borough has been observed, and computed at 15-minute periods, and the results tabulated, for reference when the selections for pavement are made.

The adoption of a policy of scientific repaving is necessary not only to give to the city of New York the sort of streets it ought to have, but to check the constant increase in the maintenance cost that is beyond all reason.

The estimated cost of maintaining these several classes of pavement during the year 1912 will be over \$1,000,000, or one-third of the entire borough budget; and a large part of this plainly excessive cost is due to the fact that the city is continually paying for the repair of streets which ought not to be repaired, but repaved, Mr. McAneny states. This is true of a very large proportion of the pavements.

CURRENT BUILDING OPERATIONS

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

To Build Great Meadow Prison.

The new State Commission on New York Prisons, appointed by Gov. Dix, recently, of which Joseph F. Scott, Albany, is president, awarded contracts this week to A. Pasquini, of 1123 Broadway, Manhattan, for the erection of a group of new prison buildings at Great Meadow Prison, Comstock, Putnam County, N. Y. This operation is to cost \$448,800 and has no connection with the proposed state prison buildings at Wingdale, on which work has been abandoned. At first three of the group of buildings will be erected costing \$248,000, the balance of the work will be carried out as soon as the necessary funds are available. Franklin B. Ware is state architect.

Amsterdam Hotel In Wreckers Hands.

The New Amsterdam Hotel, the last remaining hotel in the Fourth avenue loft center, the southeast corner of 21st street, is now in the hands of wreckers, to be replaced with a twenty-story mercantile structure for the part occupancy of J. H. & C. K. Eagle, owners of 454 Broome street. The Safran Company, 91 Grand street, is the lessee. Work is to be carried out as soon as contracts can be placed. C. O. Mailloux and C. E. Knox, 90 West 80th street, have completed the electrical plans. Warren & Wetmore, 3 East 33d street, are the architects, and Balcom & Darrows, 70 East 45th street, steel engineers.

Taxpayers for Broadway & 110th Street.

The Robert E. Westcott Estate, has commissioned Townsend, Steinle & Haskell, architects, Marbridge Building, 34th street and Sixth avenue, to prepare plans for a two-story taxpayer to replace the old buildings at the northeast corner of Broadway and 110th street. It was recently rumored that an apartment house would be put up on this site. The Westcott estate recently completed a similar operation at the southwest corner of this same thoroughfare.

Latest Madison Avenue Building.

The next improvement in a new loft zone will be a sixteen-story office structure at the southeast corner of Madison avenue and 29th street, which Dr. Thomas Addis Emmet, 69 Madison avenue, is soon to erect from plans by Barney & Colt, 40 West 38th street, on a plot measuring 100x100 feet. Bids on the structural steel are now being received. Purdy & Henderson, 45 East 17th street are steel engineers.

CONTEMPLATED CONSTRUCTIONS.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

3D AV.—Carrie Meagher, owner, 3478 3d av, is still taking bids for two 5-sty brick stores and tenements, 25x102.8x106.2 ft., to be erected on the west side of 3d av, 181.1 ft. south of 168th st, from plans by Horenberger & Bardes, 122 Bowery.

119TH ST.—Schwartz & Gross, architect, 347 5th av, have completed plans for the 8-sty apartment house, 150x46.83 ft., in the north side of 119th st, 150 ft. east of Amsterdam av, for H. Jacobs, owner, 420 West 119th st, to cost \$300,000.

ARDEN ST.—The Hensle Construction Co., owner, 3210 Broadway, will erect eight 5-sty tenements, 27x97, in the east side of Arden st, 134 ft. north of Nagle av, from plans by George F. Pelham, architect, 507 5th av. Estimated cost, \$200,000.

NAGLE AV.—George F. Pelham, architect, 507 5th av, has prepared plans for a 6-sty tenement, 134x100 ft., on the northeast corner of Nagle av and Arden st, for the Hensle Construction Co., 3210 Broadway, owner. Estimated cost, \$175,000.

104TH ST.—Schwartz & Gross, architects, 347 5th av, have completed plans for an 8-sty tenement, 75x85.11, to be built in the south side of 104th st, 100 ft. east of West End av, for the Bloomingdale Construction Co., owner, 2734 Broadway, at a cost of \$200,000.

7TH AV.—Max L. Blum, architect, 20 East 42d st, has completed plans for alterations to three 4-sty tenements, 246-50 7th av, for the Franmor Realty Co., owner, 207 West 24th st.

90TH ST.—George and E. Blum, architects, 515 5th av, have prepared plans for alterations to the 12-sty apartment house on the southeast corner of 90th st and West End av for the 89 90th Street Co., 2131 Broadway, owner. Estimated cost, \$10,000.

8TH AV.—L. M. Goldberg, owner, 859 8th av, will make alterations to the 4-sty tenement at 877 8th av, from plans by James W. Cole, 403 West 51st st.

MUNICIPAL WORK.

LIGHTING.—The Department of Public Charities will open bids Monday, November 6, for the installing of new lighting equipments and rearranging such old equipment as specified, at the Morgue building and buildings on Dock at foot of East 26th st.

PAVING AND FLAGGING.—Bids will be received by the President of the Borough of Manhattan, Friday, November 10, for regulating and paving with asphalt block pavement on a concrete foundation the roadway of 151st st, from St. Nicholas pl. to St. Nicholas av; 154th st, from the west side of St. Nicholas av to the east side of Amsterdam av; 177th st, from Amsterdam av to Audubon av. Flagging—142d st, from a point 450 ft. east of Lenox av to Marginal st; 5th av, from 140th st to Marginal st; Elwood st, from Nagle av to Sherman av. Paving with asphalt block pavement on a concrete foundation the roadway of 177th st, from Fort Washington av to Northern av; 121st st, from Amsterdam av to Moruinside av; Terrace View av, from Adrian av north to Adrian av south; repairing 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.

PIER REPAIRS.—Bids will be received by the Commissioner of Docks Monday, November 6, for furnishing labor and materials required for making repairs to pier at East 96th st, East river.

STABLES AND GARAGES.

64TH ST.—The Libman Contracting Co., 107 West 46th st, want estimates on all sub-contracts for alterations to the garage building, 215-17 West 64th st, for Herman Boyman, Rouse & Goldstone, architects, 38 West 32d st.

30TH ST.—George M. McCabe, 96 5th av, has revised plans for the 3-sty brick stable and loft, 48x31 ft., to be erected at 529-531 West 30th st for James A. Delaney, 16 West 34th st, to cost \$18,000.

STORES, OFFICES AND LOFTS.

BROADWAY.—J. J. Vreeland, architect, 2019 Jerome av, will take bids in about a week for the 1-sty brick store, 99.1x65 ft., to be erected at the southeast corner of Broadway and 126th st, for Samuel McMillan, owner, 210 West 42d st. The cost is \$20,000.

36TH ST.—William Crawford, 5 East 42d st, general contractor, is taking bids on structural steel and ornamental iron necessary for the 6-sty, fireproof brick loft building, 50x93 ft., to be erected at 550-552 West 36th st, for the estate of Samuel Booth, 359 7th av, from plans by J. H. Knubel, 318 West 42d st. Estimated cost, \$40,000.

LAFAYETTE ST.—The Libman Contracting Co., 107 West 46th st, desire estimates on all sub-contracts for alterations to the building, 419 Lafayette st, for Alfred M. Rau, owner. W. S. Timmis, architect.

Brox.

APARTMENTS, FLATS AND TENEMENTS.

LORILLARD PL.—Moore & Landsiedel, architects, 148th st and 3d av, are preparing plans for a 5-sty apartment, 30x88 ft., on the northeast corner of 188th st and Lorillard pl, for the Buonodous Construction Co., 2323 Crotona av. Estimated cost, \$30,000.

BELMONT AV.—Moore & Landseidel, architects, 148th st and 3d av, are preparing plans for a 5-sty apartment, 37x80 ft., on the southwest corner of Belmont av and William st, for the Kitchen Improvement Co., of 2009 Bronxdale av. Estimated cost, \$35,000.

BECK ST.—M. Zipkes, 103 Park av, has prepared plans for three flats to be erected in the south side of Beck st, 272 ft. east of St. John's av, the Bronx, to cost a total of \$180,000. M. Osmansky, 27 Walker st, is the owner. The owner builds and is ready to take figures.

CHURCHES.

BRONXVILLE.—For the purpose of discussing plans for the erection of a new church, a special committee has been formed by the congregation of the Bronxville Reformed Church. Rev. A. V. S. Wallace is the pastor.

MUNICIPAL WORK.

BUILDING.—Estimates will be received by the Board of Health, Thursday, November 9, for labor and materials necessary or required to erect and complete a new boiler house extension and pipe tunnel system, and other work incidental thereto, upon the grounds of the Riverside Hospital at North Brother Island.

REPAVING.—Bids will be received by the President of the Borough of the Bronx, Thursday, November 9, for repaving with sheet asphalt on a concrete foundation, over street openings, fire burns, etc., when and where designated in the Borough of the Bronx during the year 1911.

BOILERS AND HEATING.—The Board of Health will open bids, Thursday, November 9, for erecting all materials necessary or required to erect and complete new boilers, steam and hot water piping, and other work incidental thereto, upon the grounds of the Riverside Hospital at North Brother Island.

STORES, OFFICES AND LOFTS.

BROOK AV.—Harry T. Howell, architect, 3d av and 149th st, will be ready to take bids in about two weeks for the 6-sty stores and office building, 158.6x44 ft., to be erected at the northeast corner of Brook av and 161st st, for Nelson Smith, Jr., owner, 151 West 48th st. Estimated cost, \$90,000.

Brooklyn.

BANKS.

COURT ST.—Mowbray & Uffinger, architects, 56 Liberty st, N. Y. C., will take bids in about two weeks for alterations to the Dime Savings Bank, at the southwest corner of Court and Remsen sts, Brooklyn.

CHURCHES.

EUSHWICK AV.—Funds have been raised for the new edifice for the congregation of the Methodist Episcopal church, Bushwick av and Madison st, Brooklyn. The amount subscribed is \$48,000. Building operations will start at once.

DWELLINGS.

BAY PARKWAY.—C. Schubert, architect, 86th st and 13th av, Brooklyn, is preparing plans for two 2½-sty frame residences, 26x38 ft., to be erected on the north side of Bay Parkway, 100 ft south of Benson av, for A. Pinover, owner, 161 Bay 8th st. The owner handles all contracts. Total estimated cost, \$14,000.

HEGEMAN AV.—Adelson & Feinberg, architects, 1774 Pitkin av, Brooklyn, are preparing plans for a 2-sty brick residence, 20x36 ft to be erected on Hegeman and Fountain avs for Gonario Passarello. Architects will take bids on the general contract. Approximate cost, \$4,000.

MUNICIPAL WORK.

SEWER BASINS.—Bids will be received by the President of Borough of Brooklyn Friday, Nov. 10, for labor and materials required for constructing sewer basins on East 18th st, east and west sides, 450 ft. south of the south curb line of Av I, and at the east and west sides, 400 ft. south of the south curb line of Av J, on East 19th st, east and west sides, 450 ft. south of the south curb line of Av I, at the southeast and southwest corners of Av I, and at the southwest corner of Av J; on East 18th st, at the northeast corner of Av K; and on Av J, at the southwest corner of Ocean av.

PAVING.—The President of the Borough of Brooklyn will open bids Wednesday, Nov. 8, for regulating and paving with asphalt on a concrete foundation the roadway of Blake av, from Hinsdale st to Vesta av; also regulating, grading, curbing and laying sidewalks on Church av, from Stratford rd (east 11th st) to Ocean Parkway, together with all work incidental thereto.

STORES, OFFICES AND LOFTS.

5TH AV.—Frank Helmle, architect, 188 Montague st, Brooklyn, has plans for three 1-sty brick stores, (taxpayers) to be erected on 5th av, Flatbush av and Dean st, for Wm. H. Meyer, owner, 62 Fulton st, Brooklyn. The architect will take bids on general contract. Cost, \$4,000 each.

THEATRES.

MONROE ST.—Shampan & Shampan, architects, 772 Broadway, Brooklyn, are preparing plans for a moving-picture and vaudeville theatre, 50x100 ft., to be erected in the north side of Monroe st, 93 ft. east of Clinton st, for Henry Siegel, owner. The theatre consists of an auditorium and one balcony, having a facade designed in French Renaissance style of architecture, modernly equipped throughout. Work will be started as soon as plans have been approved.

Queens.

DWELLINGS.

UNION COURSE, L. I.—E. Jackson, architect, 1383 Myrtle av, Ridgewood, L. I., has plans in progress for five 2-sty frame bungalows to be built on Ridgewood av, near Theardi st, for Mr. Lerner, owner, Ridgewood av and Canal av, Union Course. Estimated cost, \$15,000.

MASPETH, L. I.—E. Rose & Son, architects, Elmhurst, L. I., are preparing plans for a 2-sty brick residence, 20x48 ft., for Hause & Dreve, owners, Maspeth, to be built on Monteverde Terrace. The owner builds. Estimated cost, \$4,000.

BROOKLYN HILLS, L. I.—G. E. Crane, architect, 67 Welling st, Richmond Hill, L. I., has completed plans for a 2-sty brick residence, 20x50 ft., to be erected on the south side of Maple st, 125 ft. west of Union pl, for Ripp Junkind & Kiefer, of Brooklyn Hills. Estimated cost, \$5,000.

FACTORIES AND WAREHOUSES.

FLUSHING AV.—Frank W. Cullen, 104 Sandford st, Brooklyn, owner, has taken bids on the general contract for the 1-sty brick addition, 50x100 ft., to the factory building on the north side of Flushing av, 124 ft. east of Bedford av, from plans by Louis Allmendinger, 926 Broadway. Estimated cost, \$5,000.

LONG ISLAND CITY.—The John Polachek Bronze & Iron Co., now at 144 to 148 Clay st, Brooklyn, will erect for their own occupancy a 2-sty brick factory in the east side of Hancock st, 172 ft. south of Graham av, and extending through to the Boulevard; size, 185x100 ft. The entire plant will occupy 24 lots, work to

commence at once. Several builders are now figuring the plans. The owner prepared the plans.

HALLS AND CLUBS.

FLUSHING, N. Y.—Fred Johnson, architect, of 46 Prospect av, Flushing, has prepared plans for a 3-sty brick home, 29.3x100 ft., in New Locust st, this place, for the Pacific Lodge, I. O. O. F. Bids will be received in about two weeks by the building committee, composed of Philip J. Bang, chairman; Frank B. McKenna, Henry Matthias, Louis Snyder and J. L. Thomas.

EVERGREEN, L. I.—Plans will soon be completed for the erection of a new club house at this place, for the Cooper A. C., with headquarters on Hancock st, Evergreen. Address the secretary for particulars.

PUBLIC BUILDINGS.

ROCKVILLE CENTER, L. I.—Wilson Potter, architect, 1 Union sq, N. Y. C., will be ready for bids on the general contract in two or three weeks for the 1-sty library, 34x58 ft., at this place, for the Board of Education. Estimated cost, \$10,000.

STABLES AND GARAGES.

FAR ROCKAWAY, L. I.—H. Howard & Co., architects, O'Kane Bldg., this place, have plans for a 2-sty brick fireproof garage, 35x35 ft., for S. F. Sterns, owner. Architect superintends and will take bids on general contract. Cost, about \$5,000.

Richmond.

MUNICIPAL WORK.

SEWERS.—Estimates will be received by the President of the Borough of Richmond Wednesday, Nov. 8, for furnishing all labor and materials required for constructing a combined sewer in Westervelt av, from Curtis pl northward to 5th st, and a temporary combined sewer in 5th st; from Westerfelt av westward to the Brook, in the 1st ward of the Borough of Richmond.

STORES, OFFICES AND LOFTS.

CLIFTON, S. I.—James Whitford, Port Richmond, S. I., architect, has plans in progress for a 2-sty frame store, 28x60 ft., to be erected on New York av and Evelyn pl for H. Waxberg, owner, New York and Cliff av, to cost \$6,000. Thomas O'Connor, New York av, Clifton, S. I., is general contractor.

Out of Town.

APARTMENTS, FLATS AND TENEMENTS.

NEWARK, N. J.—Cohen & Bessman, 89 Mercer st, Newark, have completed plans for a 4-sty brick apartment, 75x81 ft., which Bessman & Krieger, contractors, 2 Broad st, will erect in 2d av, near Garside st, at an estimated cost of \$22,000.

NEWARK, N. J.—Kern & Mancusi-Ungaro, architectural engineers, have prepared plans for a 5-sty tapestry brick, with limestone trim, apartment house, to be erected at 34 Stone st for Mrs. Conalla Rizzolo, at a cost of \$25,000.

BANKS.

EATONTOWN, N. J.—A new bank will be erected by the Eatontown Institution at this place. The site or an architect has not yet been selected.

CHURCHES.

WASHINGTON, D. C.—Plans are being considered at Washington, for the erection of a \$1,000,000 Presbyterian temple as a memorial to Justice Harlan of the Supreme Court of the United States.

DWELLINGS.

CENTRAL VALLEY, N. Y.—F. F. Proctor, the New York theatrical manager, will make extensive improvements and erect additional buildings on his property near Newburgh. The new buildings include a lodge and stable and a gardener's cottage, potting house and greenhouse. The work will cost about \$20,000. Contractor Gregory, of Newburgh, has the contract.

HIGHLAND PARK, N. J.—Alex. Merchant, architect, 349 George st, New Brunswick, N. J., is ready for bids for the 2½-sty frame residence, 30x35 ft., to be erected at Highland Park, near New Brunswick, for Clarence Reed, owner, to cost \$6,000.

NEWARK, N. J.—E. A. Eisele, owner, 653 Broad st, Newark, N. J., contemplates the erection of a 2½-sty hollow tile and stucco residence, 40x48 ft., on Belmont av, this city, from plans by Alfred Peter, 238 Washington st, Newark. Cost, about \$12,000. Work will not go ahead before spring.

MIDDLETOWN, N. Y.—F. Posel, architect, of Middletown, is preparing plans for a 1½-sty frame bungalow, 34x28 ft., to be erected at this place for L. Herman, owner. Architect will be ready for bids in two or three weeks. Estimated cost, about \$5,000.

ALBANY, N. Y.—George W. Hunt, 71 State st, Albany, N. Y., has plans in progress for a 2½-sty frame residence, 26x66 ft., to be erected on Delaware av and Maple pl for Mrs. Ella F. Barker, owner, 87 Clinton av, Albany, at a cost of \$5,000. Estimates will be received in a short time.

BOUND BROOK, N. J.—Henry Opdycke, of FINDERNE, N. J., will receive bids about January 15 for a 2½-sty residence, 35x70 ft., to be erected at this place.

CRANFORD, N. J.—E. V. French, architect, is revising plans for a new hollow tile and stucco residence, 2½-sty, 35x44 ft., to be erected at this place for William Hicks. No contract has been issued.

WHITE PLAINS, N. Y.—Anthony Maglio, owner, contemplates the erection of a 2½-sty residence, 30x35 ft., to cost \$8,000. John C. Moore, architect, of this place, is making plans.

VALATIE, N. Y.—The following bids were received by the Superintendent of Prisons, Col. Joseph F. Scott, at the Capitol in Albany, on October 29, for two cottages for women to be erected at the State Farm, this place: Colins Bros., Albany, \$58,500; Peter Keeler Building Co., Albany, \$67,897; Maurice Mead, Albany, \$69,500; James C. Nolan, Albany, \$72,000; Concord Construction Co., 38 Park Row, New York, \$74,674; W. S. Hamil Co., Troy, \$75,482; Metz & Wells, Philadelphia, Pa., \$78,600; Maurice Kantrowitz, Albany, \$79,740; William S. Robertson, Saratoga Springs, \$80,640; Lewis & Burroughs, Schenectady, \$89,260; Herrick Fireproofing Co., New York City, \$92,400.

GLEN RIDGE, N. J.—Wallis & Goodwill, 346 4th av, N. Y. C., have prepared plans and will soon take bids for a 2½-sty residence, 34x40 ft., to be erected at this place at a cost of \$12,000.

TARRYTOWN, N. Y.—Hugh T. Goodwin, of G. R. Sheridan & Co., 39 Thomas st, N. Y. City, plans to erect a 2-sty dwelling on Fairview av.

YONKERS, N. Y.—A. J. Van Suetendael, of 15 North Broadway, has plans for a 2½-sty residence, 30x38, for M. Hoffman, owner, on Nepperhan Heights.

FACTORIES AND WAREHOUSES.

MIDDLE FALLS, N. Y.—Charles G. Ogden, architect, 59 State st, Albany, N. Y., has prepared sketches for a 2-sty reinforced concrete fireproof mill, 60x250 ft., for the A. P. W. Paper Co., of which Seth Wheeler is president; Wm. A. Wheeler, treasurer; and John J. Jansen, secretary, Colonie and Montgomery sts, Middle Falls, N. Y. Cost, about \$50,000.

BINGHAMTON, N. Y.—Wm. H. Whitlock is preparing plans for a 2-sty brick ice cream factory, 74x88 ft., for the Binghamton Ice Cream Co., of 31 4water st, to cost between \$10,000 and \$12,000.

NEWARK, N. J.—Frederick A. Phelps, architect, 11-15 Clinton st, Newark, has completed plans for a 3-sty brick and concrete fireproof warehouse and office, 82x210 ft., at New Jersey Railroad av and Parker st, for Wilkinson, Gaddis & Co., 866 Broad st, this city.

SALAMANCA, N. Y.—The Salamanca Furniture Co. contemplates the erection of a large 4-sty brick building to adjoin the present plant in Rochester st, this place.

MONTICELLO, N. Y.—The Charles Eldridge Tool Co., of New York City, contemplates the erection of a steel tool factory at this place. For further particulars, address H. Blake Stratton, John O'Neil and A. Von Isakovics, the committee in charge.

JERSEY CITY, N. J.—Schwartzschild & Sulzberger, 406 East 47th st, N. Y. C., are taking bids for a new factory to be erected at this place for their own use. Plans were prepared by the owners.

HALLS AND CLUBS.

SHELTER ISLAND, L. I.—Freeman & Haselmann, architects, 39 West 38th st, N. Y. C., will take bids in about two weeks for the casino building which is to be erected at this place for Charles Lane Poor, 35 Thomas st, Shelter Island, L. I.

TARRYTOWN, N. Y.—Bids will be taken by Benton S. Russell, Main st, for the large gymnasium building to be erected for the Irving School. It will be 76x100 ft., and cost about \$12,000.

HOSPITALS AND ASYLUMS.

SARANAC LAKE, N. Y.—King & Walker, 103 Park av, N. Y. C., have prepared sketches for a brick hospital building to be erected at this place this coming winter. A company, composed of local doctors, will erect the building.

KEYPORT, N. J.—Mrs. F. Salkind, of Keypoint, is making an effort to establish a hospital at this place and is raising funds for that purpose. No plans have been drawn.

HOTELS.

LONG BRANCH, N. J.—Extensive alterations will be made to the Hotel Norwood, at this place, by J. William Flinn, proprietor. The improvements consist of installing a steam heating plant, bids for which are now in hand.

ASBURY PARK, N. J.—Bids were opened October 30 for the erection of a 5-sty hotel to cover the entire ocean front block between 6th and 7th avs, this place. The construction will be of fancy brick, stone and stucco in Spanish mission style, costing \$400,000, and will be ready for the 1912 season. Officials of the Jersey Central R. R. are interested.

JAMESTOWN, N. Y.—Freeburg & Fidler, architect, of Jamestown, have completed plans for alterations to the 3-sty frame hotel, 160x240 ft., for the Humphrey Estate, of which Y. W. Burtch is manager. Cost, about \$15,000.

OCEAN GROVE, N. J.—George Pridham, of this place, plans to remodel the Ocean View Hotel. Definite plans have not yet been started, but it is understood that another story will be added to the hotel; also interior and exterior improvements.

MUNICIPAL WORK.

RED BANK, N. J.—The Rumson Land & Development Co., represented by Fred W. Hope, of Red Bank, presented a set of plans to the Rumson Council for the construction of a sewage disposal plant to be built by the company at this place. Work will be started at once.

BOUND BROOK, N. J.—The new sewage system and disposal plant to be erected at this place, at a cost of \$50,000, will not be started for probably one year. Clifford Potts, 30 Church st, N. Y. C., is the engineer in charge.

PUBLIC BUILDINGS.

ROCHESTER, N. Y.—Mayor Edgerton, President Rush Rhees, of the University of Rochester, Daniel B. Murphy and Charles H. Wiltzie, trustees of the Rochester Library, are contemplating the construction of a new library building in this city. No architect has been selected.

SCHOOLS AND COLLEGES.

CANTON, N. Y.—Bids will close on Friday, Nov. 10, at the office of the State School of Agriculture, St. Lawrence University, this place, for the construction, including plumbing, electric lighting, heating, etc., of a tool house, pigery, barn and poultry house.

STABLES AND GARAGES.

PLAINFIELD, N. J.—E. B. Keen, Philadelphia, Pa., architect, is taking bids for a fireproof garage to be erected in this city for J. M. Charles.

JAMESTOWN, N. Y.—C. E. Bailey will erect a 2-sty fireproof brick addition, 30x50 ft., to the garage at 119-121 East 3d st, this place, for R. McDonald. Work will be started at once, and it is probable that the building will be completed by Dec. 1.

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STORES, OFFICES AND LOFTS.

BUFFALO, N. Y.—The New York Telephone Co. contemplates the erection of a new exchange building at 122-130 Elmwood av, this city, to cost about \$100,000. Work will be commenced within a short time.

NEWARK, N. J.—The New York Telephone Co. will start work immediately on a large addition to its building at 9 Baldwin st, this place, to cost \$41,169.

SALAMANCA, N. Y.—The C. R. Gibson Co., Salamanca, N. Y., contemplate the erection of a store on Wildwood av, this place. Definite plans have not yet been settled, and no architect has been selected.

NORTH TONAWANDA, N. Y.—Leon Gray, architect, is preparing plans for the construction of a new office building, 16x24 ft., at this place, for J. J. Patterson, of 264 Goundry st, North Tonawanda, President of the Tonawanda Fueling Co.

JAMESTOWN, N. Y.—Charles Pickett, the contractor, is drawing plans for a new concrete business building to be erected in Falconer st, this place, for the Mechanics' Laundry. Work will be started at once.

THEATRES.

RED BANK, N. J.—Negotiations are in progress for the erection of a new theatre in Monmouth st, this place. It is understood that George Hance Patterson will erect the framework, and Walter Rosenberg, proprietor of the Savoy Theatre, Asbury Park, will furnish the interior. Seating capacity, 900.

HIGHLANDS, N. J.—William Hewitt, contractor, of this place, will erect a large dancing and amusement pavilion for C. Mell Johnson Hotel Miller, Highlands, on his property in Miller st.

BATAVIA, N. Y.—Rudolph Wagner, of Buffalo, contemplates the erection of a theatre at this place, to cost \$45,000. Definite plans will be settled in the near future.

Contracts Awarded.

APARTMENTS, FLATS AND TENEMENTS.

WASHINGTON AV.—The Mason Construction Co., 661 Tinton av, has received the mason work for the two flats and stores, 6-stys, 37x130 ft., to be erected on the west side of Washington av, 210 ft. south of 180th st, the Bronx, for Weil & Mayer, owners, 5 Beekman st. Greenstein & Mayer, 230 Grand st, N. Y. C., have charge of construction. Estimated cost, \$42,000 each.

HARRISON, N. J.—James Thornton, of Kearney, N. J., has received the general contract to erect a new flat at this place for Mary Hiescher, of 409 Cross st, owner. Plans are by J. Kennedy, of 10 North 4th st.

ASTORIA, L. I.—The Greenpoint Sash & Door Co. has received the contract for furnishing interior trim for the two tenement houses in the north side of Jamaica av, 50 ft. north of Hopkins av, for the Hellenita Construction Co. G. Erda, 861 Manhattan av, N. Y. C., is the architect.

LORING PL.—John Gill & Sons, 12 West 31st st, have received the contract to erect the 4-sty brick tenement, 37x88 ft., on the west side of Loring pl, 130 ft. south of Fordham rd. Andrew A. Thompson, 2260 Aqueduct av, is the owner.

DWELLINGS.

KEANSBURG, N. J.—W. L. Hart, of Keansburg, has the contract to erect a \$4,000 residence at this place for Ralph Garrison, superintendent of the Atlantic Highlands Gas Co.

NEW BRUNSWICK, N. J.—Martin Conway, of this city, has received the contract to erect a 2½-sty frame and stucco residence, 30x36 ft., on the Latham tract, this place, from plans by G. K. Parsell, 364 George st, New Brunswick, for G. H. Eccles, New Brunswick. Estimated cost, \$7,000.

WOODSIDE, L. I.—Pangburn & Wall, 132 Elm st, N. Y. C., have received the general contract to erect a 2½-sty brick residence, 22x40 ft., at the southeast corner of Lee and Woodside av. Karl Renwald, 9th av, near Woodside av, is owner. The cost is \$7,000.

HACKENSACK, N. J.—J. C. Hoch, of this place, has received the general contract to erect a new residence for G. A. Becknell, of 13 South Williams st, from plans by W. L. Stoddard, 30 West 38th st, N. Y. C.

WEST HOBOKEN, N. J.—H. Schopman & Co. has received the contract to erect a 2½-sty brick residence, 22x46 ft., for William Buechse, of Jersey City, on the east side of the Boulevard, between Rose and Monastery sts, at a cost of \$7,300. All modern improvements will be installed.

WHITE PLAINS, N. Y.—C. F. Brown, 11 Bank st, has the general contract to erect a residence for J. V. Doscher. Architect, H. E. Hanguard, 3206 Jamaica av, Richmond Hill, L. I. Cost, about \$18,000.

FACTORIES AND WAREHOUSES.

22D ST.—H. P. Wright Co., 1123 Broadway, has received the contract to erect the 4-sty brick wagon factory, 100x98 ft., for Mrs. Catherine E. Moore, of 191 9th av, at 548 and 551 West 22d st, at a cost of \$60,000. Paul C. Hunter, 191 9th av, is the architect.

TRENTON, N. J.—J. W. Ferguson Co., 156 Market st, Paterson, N. J., have received the general contract to erect a 2-sty factory, 22x153 ft., for the DeLaval Steam Turbine Co., at this place, to cost \$100,000.

HALLS AND CLUBS.

EAST ORANGE, N. J.—John Callan, 70 South 11th st, Newark, has received the general contract to erect the new hall and parochial school for the Roman Catholic Church of the Holy Name of Jesus, Rev. Father M. J. Farley, rector, to be erected here at a cost of \$100,000. The building will be 3-stys, 30x100 ft. Kitchell & Crane, 142 Market st, Newark, are the architects.

HOSPITALS AND ASYLUMS.

SKILLMAN, N. J.—Gunzleman & Cramer, of this city, have received the general contract to erect the 2-sty brick and reinforced concrete hospital, 60x80 ft., for the State Village of Epileptics, at this place, to cost \$35,000. George E. Poole and F. H. Bent, State House, Trenton, are the architects. Excavating is now under way.

HOTELS.

HASTINGS-ON-HUDSON, N. Y.—M. Warner, of Hastings, has the general contract to erect a 3-sty brick hotel, 25x65, for L. Lisho, owner. Architect, E. Frank, of Yonkers. Cost, about \$10,000.

MISCELLANEOUS.

PRINCETON, N. J.—Wm. R. Mathews, of Trenton, has the contract to erect the Cleveland memorial tower at this place. Estimated cost, \$105,381.

MANHATTAN.—The American Bridge Co., 30 Church st, has received the contract to furnish and erect the steel necessary for the Hell Gate Bridge and approach viaducts on the New York Connecting Railroad for the New York, New Haven & Hartford Railroad and the Pennsylvania Railroad companies. Mr. Gustav Lindenthal, formerly of the Department of Bridges, will superintend the work.

MUNICIPAL WORK.

BINGHAMTON, N. Y.—G. M. Gest, 277 Broadway, N. Y. C., has received the contract for installing a lighting system at this place, at a cost of \$20,000, for the city. D. C. Herrick, City Hall, is clerk. John A. Giles, City Hall, Binghamton, is engineer.

SOUTH GLENS FALLS, N. Y.—Frank E. Sherman Co., of South Glens Falls, has secured the contract to install a sewage system for this village. W. H. Reynolds, South Glens Falls, is the engineer.

SCHUYLERVILLE, N. Y.—The Latham, Shea & Henwood Co. has received the contract from Superintendent Tremain, of the State Department of Public Works, for the reconstruction of a portion of the bridge crossing the Hudson River at this place. Estimated cost, \$25,658.

STABLES AND GARAGES.

NUTLEY, N. J.—The American Bridge Co., 30 Church st, N. Y. C., has received the steel work necessary for the car barn, 1 and 2-stys, 466x106 ft., which the Public Service Railway Co., is to erect at this place, near the big tree on Belleville av. Foundations are now under way.

STORES, OFFICES AND LOFTS.

TREMONT AV.—A. Hamilton & Son, 114 East 28th st, have received the general contract (excepting steel) to erect the 7-sty fireproof office building at the southeast corner of Tremont and Arthur avs for Wm. C. Bergen, owner, from plans by Chas. S. Clark, architect.

WALL ST.—The University Contracting Co., of 30 East 12th st, has received the contract for altering the foundations to the art gallery at 1 Wall st for the Number One Wall Street Corporation, owner.

WHITE PLAINS, N. Y.—The contract for Young Brothers' office building has been let to Rocco Briante, 5 North Lexington av. Cost, \$15,000. S. Smith, of Mount Vernon, has contract for cut stone.

PLANS FILED FOR NEW CONSTRUCTION WORK.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

BROADWAY, s w cor 116th st, 12-sty brick and stone apartment house, 90x100.11, slag roof; cost, \$500,000; owners, Paterno Bros., 600 West 115th st; architect, G. Ajello, 1 West 34th st. Plan No. 670. Not let.

81ST ST, n s, 100 w Amsterdam av, 8-sty brick apartment house, 112.5x86.2, slag roof; cost, \$400,000; owner, S. B. Construction Co., 459 West 141st st; architect, Geo. Fred Pelham, 507 5th av. Plan No. 672. Owner builds.

77TH ST, s s, 298 e Av A, 6-sty brick tenement, 100x89, plastic slate roof; cost, \$110,000; owner, Open Stair Tenement Co., 20 Broad st; architects, Henry A. Smith and William P. Miller, 1181 Broadway. Plan No. 673.

FACTORIES AND WAREHOUSES.

125TH ST, No. 228 East, 7-sty brick storage and loft, 25x95; cost, \$26,000; owner, Daniel F. Mahony, 101 West 42d st; architect, Joseph Wolf, 103 Park av. Plan No. 667.

11TH AV, Nos. 628-644 46thst, Nos 543-551 West, 47th st, Nos. 550-560 West, 11-sty brick candy factory, 200.10x200, tile or composition roof; cost, \$750,000; owners, D. Auerbach & Sons, 334 West 39th st; architect, Robert D. Kohn, 170 5th av. Plan No. 674. Not let.

STORES AND TENEMENTS.

111TH ST, s s, 245 w 5th av, 6-sty brick tenement and store, 100x58.10, slag roof; cost, \$80,000; owner, Samuel Roseff, 11 Park av, Mt. Vernon N. Y.; architects, Gronenberg & Leuchtig, 7 West 22d st. Plan No. 669.

STORES, OFFICES AND LOFTS.

10TH AV, w s, 245 s 24th st, 3-sty brick store and loft, 49.7x70; cost, \$15,000; owner, S. Goodstein, 14 West 17th st; architect, Louis Allmendinger, 926 Broadway. Plan No. 668.

BROADWAY, s w cor 21st st, 23-sty brick and stone office and loft, 128.8x92; cost, \$450,000; owner, Broadway and 21st Street Co., 341 5th av; architects, Maynicke & Franke, 25 Madison sq North. Plan No. 671.

MADISON AV, Nos. 89-95, 29th st, No. 26 East, 16-sty brick office and loft, 98.9x100, tile, copper and slag roof; cost, \$500,000; owner, Thomas Addis Emmet Realty Co., 115 Broadway; architects, Barney & Colt, 40 West 38th st. Plan No. 675. Not let.

44TH ST, Nos. 133-137 West, 3-sty brick store and loft, 60x85, tar and gravel roof; cost, \$33,000; owner, Whitney Lyon, 2211 Broadway; architect, Chas. A. Rich, 320 5th av. Plan No. 676. Andrew J. Robinson Co., 123 East 23d st, has contract.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

187TH ST, n e cor Beaumont av, 5-sty brick tenement, tin roof, 50x90; cost, \$55,000; owner, Scalzo Realty Co., Saverio Scalzo, 707 East 187th st, president; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 806.

DWELLINGS.

MONTGOMERY PL, w s, 75 s Walker st, six 2-sty brick dwellings, tin roof, 20x55; total cost, \$39,000; owner, E. C. Fonda, 1419 Parker av; architect, H. G. Steinmetz, 1007 East 180th st. Plan No. 797.

DELAVELLE AV, w s, 100 n Hollers st, 1-sty brick dwelling, tin roof, 20x46; cost, \$3,000; owner, Luigi Leone, 316 East 115th st; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 802.

5TH AV, w s, 100 n Nelson av, 2½-sty frame dwelling, shingle roof, 21x28; cost, \$4,000; owner, Hilda Swenson, Harrison, N. J.; architect, Henry Nordheim, 1087 Tremont av. Plan No. 805.

QUIMBY AV, s s, 180.8 w Castle Hill av, two 2-sty frame dwellings, 21x48, tin roof; cost, \$7,000; owner, Adam Mink, 2251 Gleason av; architect, B. Ebeling, 1136 Walker av. Plan No. 814.

EASTCHESTER RD, e s, 109 n Blondell av, four 2-sty brick dwellings, tin roof, 20.4x50; cost, \$14,000; owner, Longin P. Freis, Eastchester rd; architect, Walter H. C. Hornum, 146 East 42d st. Plan No. 811.

QUIMBY AV, n s, 139.9 w Castle Hill av, two 2-sty frame dwellings, tin roof, 21x48; cost, \$7,000; owner, Adam Mink, 2251 Gleason av; architect, B. Ebeling, 1136 Walker av. Plan No. 807.

HOUGHTON AV, n s, 205 w Havemeyer av, three 2-sty frame dwellings, tin roof, 21x30; cost, \$10,500; owner, Edw. A. Schill, 860 Van Nest av; architect, B. Ebeling, 1136 Walker av. Plan No. 808.

FACTORIES AND WAREHOUSES.

243D ST, s s, 75 w Baker av, 2½-sty frame storage, 14x18; cost, \$300; Max Wulfsohn, 738 East 243d st; architect, Wm. Ingram, Jr., 634 East 227th st. Plan No. 804.

HALLS AND CLUBS.

3D AV, w s, 55 s 180th st, 1-sty brick amusement hall, slag roof, 35.3x85; cost, \$5,000; owner, Killwood Realty Co., Jas. F. Meehan, 815 Hunts Point av; architect, Kreyenberg Architectural Co., 1330 Wilkins av. Plan No. 810.

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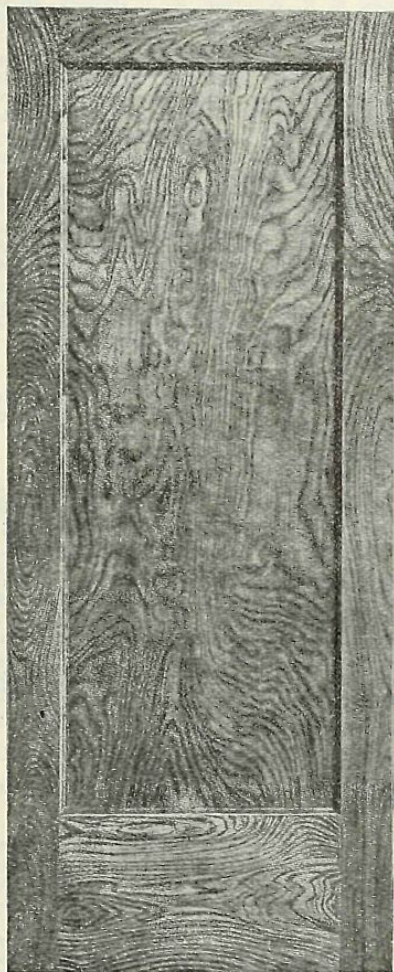
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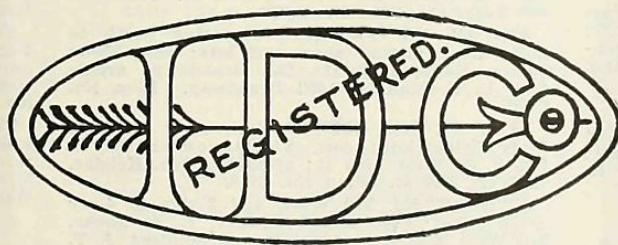
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STABLES AND GARAGES.

ZEREGA AV, e s, 108 s Lyvere st, 1-sty frame stable, 16x20; cost, \$150; owner, Katherine Ill, on premises; architect, Henry Nordheim, 1087 Tremont av. Plan No. 794.

DECATUR AV, e s, 500.11 s Gun Hill rd, 1-sty frame garage, 16x17.6; cost, \$150; owner, Wm. Seitz, 3332 Decatur av; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 800.

STORES, OFFICES AND LOFTS.

HOME ST, s e cor Intervale av, 3-sty frame stores and offices, slag roof, 21.11x69.46; cost, \$12,000; owner, A. Kaufman, 1280 Southern Boulevard; architect, Robert E. La Velle, 368 East 149th st. Plan No. 795.

HOME ST, westerly junction 169th st, 1-sty brick store, size irregular, slag roof; cost, \$8,500; owner, Estate of Charles H. Roe, 3d av and 149th st; architect, Frederick Jaeger, 441 Tremont av. Plan No. 796.

SOUTHERN BOULEVARD, e s, 74.4 s Home st, 1-sty brick stores, slag roof, 100x90; cost, \$15,000; owner, Ferdinand Hecht, 761 East 169th st; architect, Fred Hammond, 391 East 149th st. Plan No. 798.

BROOK AV, n e cor 161st, 2-sty brick stores and offices, 158.6x44; cost, \$40,000; owner, Nelson Smith, Jr., 151 West 48th st; architect, Harry T. Howell, 149th st and 3d av. Plan No. 812.

174TH ST, s s, 100 e Southern Boulevard, 1-sty brick stores, slag roof; cost, \$5,000; owner, T. F. Sullivan, 2796 3d av; architect, Kreyborg Architectural Co., 1330 Wilkins av. Plan No. 809.

THEATRES.

MONTEREY AV, n w cor 178th st, 1-sty and balcony brick theatre, slag roof, 65x99; cost, \$40,000; owner, Henry Raabe, 319 West 64th st; architects, Hunt & Wiseman, 104 West 42d st. Plan No. 799.

TREMONT AV, s s, 300 w Marmion av, 1-sty brick amusement hall, slag roof, 25x100; cost, \$10,000; owners, Speir & Sturman, 63 Park Row; architects, Goldner & Goldberg, 704 Jackson av. Plan No. 801.

Richmond.

DWELLINGS.

MANOR RD, e s, 200 n Hartling rd, Port Richmond, 1-sty frame dwelling, 50x25; cost, \$500; owner, Wm. Van Clief, Port Richmond; architect, Wm. Van Clief. Plan No. 657.

3D ST, s w cor and Fair View av, Elm Park, 1½-sty frame dwelling, 29x21; cost, \$2,200; owner, Leila Crestal, West Brighton; builder, L. Crestal, West Brighton. Plan No. 654.

OAKLAND AV, e s, 22 n Forest av, Oakland, ten buildings, 2-sty frame dwellings, 30x35, cost, \$45,000; owner, Oakland Construction Co., Oakland; architect, J. Whitford, St. George. Plan Nos. 660-669.

NELSON AV, w s, 958 s Amboy rd, Great Kills, 3-sty frame dwelling, 32x47; cost, \$4,500; owner, Annabella Mansfield, 16 Van Nest pl. N. Y. C.; architect, S. Boyd, 561 Hudson st, N. Y. C. Plan No. 640.

ANNADALE RD, w s, 50 n Amboy rd, Great Kills, 2-sty frame dwelling, 20x30; cost, \$1,800; owner, Julius De Roch; architect, Julius De Roch, Great Kills. Plan No. 650.

BURKE AV, n e s, 150 s Penn av, Linoleumville, 2-sty frame dwelling, 20x25; cost, \$1,850; owner, W. R. Watson, Linoleumville; architect, A. Ellis, Mariners' Harbor. Plan No. 651.

FELDMEYER LA, n s, 278 e Richmond Turnpike, Port Richmond, 2-sty frame dwelling, 18x27; cost, \$1,200; owner, Jos. H. Reitz, 16 Howard st, Irvington, N. J.; architect, H. Pelcher, Port Richmond. Plan No. 652.

MISCELLANEOUS.

SEASIDE AV, e s, 236 n Seaside pl, Great Kills, 1-sty frame lodgegate, 18x22; cost, \$400; owner, D. Whitlock, 21 Cropsey av, Brooklyn; architect, Ed. G. Vail, 22d av and Bart av, Brooklyn. Plan No. 659.

ANDROVETTE ST, s s, 300 w Flush Kills rd, Kreischerville, 1-sty frame woodshed, 12x20; cost, \$60; owner, C. Kube, Kreischerville; builder, J. E. Burgess, Kreischerville. Plan No. 653.

BLOOMFIELD RD, n s, 400 n Water st, Port Richmond, 1½-sty frame poultry house, 50x25; cost, \$120; owner, H. Hausvater, Port Richmond; builder, H. Hausvater, Port Richmond. Plan No. 655.

STABLES AND GARAGES.

HIGHLAND RD, e s, 366 n Ocean rd, Great Kills, 1-sty brick garage, 14x24; cost, \$200; owner, H. Costello, Great Kills; builder, H. Costello, Great Kills. Plan No. 658.

PLANS FILED FOR ALTERATION WORK.

Manhattan.

CANAL ST, No. 65, partitions to 5-sty brick tenement; cost, \$1,500; owner, Henry Pasinsky, 109 West 118th st; architects, Bernstein & Bernstein, 24 East 23d st. Plan No. 2860.

CANAL ST, No. 245, partitions, toilets, skylights, to 5-sty brick stable and loft; cost, \$2,000; owner, Frederick Hollender, 123 Lafayette st; architect, J. Ph. Voelker, 979 3d av. Plan No. 2876.

CHRISTIE ST, No. 223, partitions to 4-sty brick tenement; cost, \$500; owner, Rev. W. H. Walsh, 303 Elizabeth st; architects, Horenburger & Barden, 122 Broadway. Plan No. 2841.

CHURCH ST, e s Dey to Cortlandt sts, partitions to 13-sty brick office and store; cost, \$200; owner, Havemeyer Real Estate Co., 26 Cortlandt st; architects, Geo. B. Post & Sons, 347 5th av. Plan No. 2864.

EAST BROADWAY, No. 278, toilets, windows, to 3-sty brick tenement; cost, \$250; owner, Jennie Bresler, 278 East Broadway; architects, Jallade & Abramson, 37 Liberty st. Plan No. 2852.

GOLD ST, Nos. 33-43, partitions, steel beams, steps, switchboards, to 6 and 7-sty brick powerhouse; cost, \$18,000; owner, New York Edison Co., 55 Duane st; architect, Wm. Weissenberger, Jr., 55 Duane st. Plan No. 2875.

GRAND ST, No. 168, tank to 7-sty brick bank; cost, \$400; owner, V. De Luca & Co., 168 Grand st; architect, E. C. Maxwell, 143 Liberty st. Plan No. 2883.

HOUSTON ST, Nos. 493-495 E, partitions, skylights, to two 4-sty brick tenement; cost, \$3,000; owner, Celia Isman, 634 E 5th st; architect, Nathan Langer, 81 E 125th st. Plan No. 2889.

LAFAYETTE ST, No. 419, partitions to 8-sty brick loft; cost, \$600; owner, estate Walter A. Schiffer and Alfred M. Rau, 135 Broadway; architect, Walter S. Timmis, 47 West 34th st. Plan No. 2873.

LAFAYETTE ST, No. 382, alter vault to 9-sty brick loft; cost, \$300; owner, L. Jay Edwards, 11 West 47th st; architect, P. F. Brogan, 119 East 23d st. Plan No. 2845.

MANHATTAN ST, Nos. 6-8, tank to 2-sty brick factory; cost, \$120; owner, Henry Lewis Morris, 3 Liberty st; architect, Geo. W. Flagg, 345 Fordham rd. Plan No. 2878.

MERCER ST, No. 296, alter roof to 7-sty brick store and loft; cost, \$348; owners, Henry E. Jones, E. R. Wharton, E. J. Hancey, 40 Wall st; architect, John Armstrong, 11 John st. Plan No. 2856.

SYLVAN PL, n w cor 120th st, alter picture show to 2-sty brick loft and store; cost, \$5,000; owner, Sam Schwartz, 326 East 35th st; architects, Gronenberg & Leuchtag, 7 West 22d st. Plan No. 2851.

WASHINGTON ST, No. 379, tank to 4-sty brick warehouse; cost, \$400; owner, William Zinsser Realty Co., 299 Broadway; architect, E. C. Maxwell, 143 Liberty st. Plan No. 2882.

WASHINGTON ST, No. 189, tank to 4-sty brick warehouse; cost, \$400; owner, Arthur A. Forrest, 280 Broadway; architect, E. C. Maxwell, 143 Liberty st. Plan No. 2886.

3D ST, No. 90 W, partition, toilet, skylights, windows to 4-sty brick tenement; cost, \$500; owner, M. Schlobohm, Cliffside Park, N. J.; architect, O. Reissmann, 30 1st st. Plan No. 2887.

4TH ST, No. 273 West, alter roof, partitions, roof beams, to 2½-sty brick dwelling; cost, \$1,000; owner, Andrew Cavagnaro, 273 West 4th st; architect, J. Nobile, 51 Bedford st. Plan No. 2842.

9TH ST, No. 69 W, partitions, cut doors to 3-sty brk dwelling; cost, \$500; owner, Rose M. Elder, 660 Eastern Parkway, Brooklyn; architect, Jacob Fisher, 25 Av. A. Plan No. 2880.

12TH ST, Nos. 634-636 East, partitions, plumbing, to two 4-sty brick tenements; cost, \$65; owners, Weil & Mayer, 5 Beekman st; architects, Moore & Landsiedel, 3d av and 148th st. Plan No. 2854.

14TH ST, No. 124 East, partitions to 6-sty brick store and loft; cost, \$750; owner, Ellen S. Auchmuty, 31 Liberty st; architect, C. L. Fraser, 103 Park av. Plan No. 2850.

16TH ST, Nos. 5-7 East, passageway to 11-sty brick loft and store; cost, \$1,000; owner, The Realty Assets Co., 527 5th av; architect, Geo. A. Sumner, 989 Southern Boulevard. Plan No. 2877.

19TH ST, Nos. 247-253 West, partitions to 10-sty brick loft; cost, \$5,000; owner, The Revel Realty & Securities Co., 90 West Broadway; architect, Henry Davidson, 400 West 23d st. Plan No. 2853.

19TH ST, Nos. 301-311 East, windows, partitions, to 4-sty brick hospital; cost, \$800; owner, New York Skin and Cancer Hospital, on premises; architects, Cady & Gregory, 6 West 22d st. Plan No. 2843.

26TH ST, No. 45 West, cut windows to 3-sty brick power house; cost, \$300; owner, The New York Edison Co., 55 Duane st; architect, W. Weissenberger, 55 Duane st. Plan No. 2861.

31ST ST, No. 352 West, partitions to 3-sty brick tenement; cost, \$200; owner, James Lawler, 352 West 31st st; architect, M. Conniffe, 508 Pearl st. Plan No. 2846.

32D ST, No. 104 West, operating booth to 3-sty brick picture show and loft; cost, \$500; owner, Hoffman Estate, 258 Broadway; architect, L. C. Maurer, 1493 Broadway. Plan No. 2859.

34TH ST, Nos. 101-103 West, alter vault to 3-sty brick loft; cost, \$1,800; owner, R. S. Smith, 52 West 14th st; architect, Geo. Keister, 12 West 31st st. Plan No. 2858.

35TH ST, No. 516 West, add 3-stys to 4-sty brick office; cost, \$3,500; owner, L. A. Jonas, 516 West 35th st; architects and builders, J. T. Brady & Co., 103 Park av. Plan No. 2838.

37TH ST, No. 230 E, windows, doorways to two 4-sty brick shop and store; cost, \$150; owner, Otto Grimmer, 230 E 27th st; architect, John Van Pelt, 381 4th av. Plan No. 2884.

44TH ST, No. 339 E, tank to 4-sty brick warehouse; cost, \$400; owner, United Dressed Beef Co., 1st av, 43d. 44th sts; architect, E. C. Maxwell, 143 Liberty st. Plan No. 2885.

54TH ST, No. 537 West, windows to 5-sty brick tenement; cost, \$125; owner, Wm. F. Luneburg, 820 10th av; architect, J. W. Cole, 403 West 51st st. Plan No. 2874.

57TH ST, Nos. 514-516 West, beams, windows, to 6-sty brick loft; cost, \$500; owner, Gustav Schock, 514 West 57th st; architect, Joseph Broome, 123 Liberty st. Plan No. 2863.

59TH ST, No. 214 East, sign to 3-sty brick store and dwelling; cost, \$50; owner, Wm. F. Murphy, 214 East 59th st; architect, W. A. Faxon, 2376 3d av. Plan No. 2868.

64TH ST, Nos 208-216 E, iron beams, partitions to 7-sty brk hospital; cost, \$400; owner,

Manhattan Eye, Ear and Throat H'spital, 210 E 64th st; architect, Reuben O'Brien, 210 E 64th st. Plan No. 2881.

76TH ST, No. 33 West, enlarge windows to 4-sty brick residence; cost, \$350; owner, D. M. Brady, care of Edwin Drumble, 2369 Broadway; architect, Emery Roth, 20 East 42d st. Plan No. 2865.

79TH ST, No. 54 E, erect playhouse on roof to 4-sty brick residence; cost, \$2,000; owner, Mrs. Donald G. Gedder, 54 E 79th st; architect, H. O. Chapman, 334 5th av. Plan No. 2890.

85TH ST, No. 123 E, partitions, to 4-sty brick tenement; cost, \$150; owner, K. Jeshurun, 169 E 85th st; architect, Abraham Berres, 1513 St. Marks av, Brooklyn. Plan No. 2891.

104TH ST, No. 433 East, alter doors to 1-sty brick garage; cost, \$50; owner, Frank De Rose, 400 East 104th st; architect, M. W. Del Gaudio, 401 East Tremont av. Plan No. 2872.

104TH ST, No. 101 West, steel girders, beams, windows, to 5-sty brick store and tenement; cost, \$5,000; owner, Henry C. F. Gossler, 110 West 104th st; architect, Geo. Hof, Jr., 1436 Webster av. Plan No. 2855.

174TH ST, n s, Broadway, e s, Wadsworth av, w s, junction, sign to fence; cost, \$250; owner, Wards Estate, 114th st and Riverside Drive. Plan No. 2893.

AV A, s w cor 21st st, alter beams to 2-sty brick engine house; cost, \$2,500; owner and architect, Consolidated Gas Co., 4 Irving pl. Plan No. 2839.

AV D, Nos. 30-34, doorways to 6-sty tenement; cost, \$75; owner, S. Jarmulowsky, 54 Canal st; architect, H. Zlot, 230 Grand st. Plan No. 2844.

AMSTERDAM AV, n e cor 149th st, skylight to 2-sty brick theatre and store; cost, \$500; owner, Phoenix Lumber Co., 39 Bond st; architect, Thos W. Lamb, 501 5th av. Plan No. 2894.

BROADWAY, Nos. 1129-1137, alter store fronts to 16-sty brick office building; cost, \$4,000; owner, Pittsburgh Life & Trust Co., 1133 Broadway; architect, N. G. Kelsey, 100 William st. Plan No. 2879.

BROADWAY, s e cor 187th st, sign to fence; cost, \$250; owner, A. H. Ross, 13 Bridge st, Newark, N. J. Plan No. 2892.

BROADWAY, Nos. 52-56, alter elevators, walls, columns, new steel beams, to 12-sty brick office building; cost, \$70,000; owner, Wm. Waldorf Astor, London, England; architect, J. F. Burrows, 410 West 34th st. Plan No. 2867. John Downey, 410 West 34th st, has contract.

BROADWAY, n e cor 29th st, partitions, walls, stairs, to 8-sty brick hotel; cost, \$35,000; owner, R. R. Fogel, 177 Broadway; architect, J. S. Glaser, 501 5th av. Plan No. 2862.

LENOX AV, No. 202, partitions to 4-sty brick dwelling; cost, \$50; owner, C. Fisher, 48 4th av; architect, H. Zlot, 230 Grand st. Plan No. 2869.

LEXINGTON AV, No. 1043, 2-sty brick front extension, 10x14.6, partitions, skylights, store fronts, to 4-sty brick dwelling; cost, \$6,000; owner, Henry Meyer, care of architects, Gronenberg & Leuchtag, 7 West 22d st. Plan No. 2871.

LEXINGTON AV, No. 717, 1-sty brick rear extension, 15x10, to 4-sty brick dwelling and store; cost, \$100; owner, Carrie Schwabe, 8 East 74th st; architects, Moore & Landsiedel, 3d av and 148th st. Plan No. 2848.

2D AV, No. 1519, 1-sty brick rear extension, 17.6x20, iron girders, to 2-sty brick picture show; cost, \$750; owners, F. & M. Schaefer Brewing Co., 50th st and Park av; architect, S. Bergoffen, 1402 Broadway. Plan No. 2865.

2D AV, No. 318, partitions to 4-sty brick tenement; cost, \$1,000; owner, Mrs. R. Rust, on premises; architect, Henry Regelmann, 133 1st st. Plan No. 2840.

4TH AV, No. 350, partitions, cornices, steel beams, to 4-sty brick store and dwelling; cost, \$3,000; owners, Peter A. H. Jackson & Son, 116 Lexington av; architect, Peter M. Coco, 404 Jackson av, L. I. C. Plan No. 2870.

5TH AV, No. 516, cut opening to 13-sty brick store and loft; cost, \$175; owner, Harwell Realty Co., 516 5th av; architects, Schwartz & Gross, 347 5th av. Plan No. 2849.

7TH AV, No. 2286, show windows, alter stairs to 3-sty brick laundry; cost, \$600; owner, Hannah Elliot, on premises; architect, Chas. M. Stroub, 147 4th av. Plan No. 2888.

8TH AV, No. 551, alter operating booth to 4-sty brick picture show and loft; cost, \$250; owner, Louise Livingston, 551 8th av; architects, Tandy & Foster, 1931 Broadway. Plan No. 2847.

9TH AV, Nos. 683-685, dumbwaiter shaft, toilets, partitions, to 6-sty brick tenement and store; cost, \$1,200; owner, Daniel Meenan, 35 West 88th st; architect, L. T. J. Weiher, 271 West 125th st. Plan No. 2877.

Bronx.

BOSTON RD, e s, 125 s 179th st, 1-sty extension, 60x48, to 1-sty iron car barn; cost, \$5,000; owner, Interborough Rapid Transit Co., 165 Broadway; architect, Geo. H. Pegram, 165 Broadway. Plan No. 491.

GLOVER ST, n w cor Glebe av, move 2½-sty frame dwelling; cost, \$500; owner, Adolph Bell, on premises; architect, Henry Nordheim, 1087 Tremont av. Plan No. 484.

ODELL ST, e s, 125 w Westchester av, new walls of concrete block to 1-sty frame storage; cost, \$300; owner, Frederick Muhehan, on premises; architect, A. M. E. Johnston, 2142 Ellis av. Plan No. 492.

133D ST, Nos. 721 to 733, 1-sty brick extension, 65x25, to 1-sty frame stable and storage; cost, \$1,000; owner, Fannie Bornstein, 1456 53d st, Brooklyn; architects, Goldner & Goldberg, 704 Jackson av. Plan No. 485.

(Continued on page 686.)

BUILDING MATERIAL MARKET.

Common Brick Advances 25 Cents for Last Time This Winter.

**The Real Reason Why Prices Have Gone Up—
Effect of Government Suit on Structural Steel
—Portland Cement Situation Continues Weak.**

HUDSON RIVER common brick moved up twenty-five cents a thousand on Thursday. This will be the last advance this winter, and will put the best brick purchasable in New York on an even \$7 a thousand level. This is the first time since 1905 that November wholesale prices have gone over \$6.50 a thousand, and it is said to be the first time in the history of common brick in the New York market when architects and owners have been able to accurately figure in November the price of New York's basic building material three to five months hence. The effect that this advantage will have upon early 1912 building operations should result in great constructive activity, not only all winter, but much earlier than usual in the spring.

As for the manufacturer, he is in a better mood than he has been at any time since the brick boom of 1905. The reason is shown in a comparison of November prices for the last six years:

| | | |
|------|-------|------------------|
| 1905 | | \$8.75 to \$9.00 |
| 1906 | | 5.50 to 6.00 |
| 1907 | | 5.75 to 6.25 |
| 1908 | | 4.50 to 5.00 |
| 1909 | | 6.25 to 6.50 |
| 1910 | | to 5.50 |
| 1911 | | to 7.00 |

Under ordinary circumstances, an advance like this would be merely temporary at best, but under new selling arrangements here, not only will the new price level obtain during the entire winter, but the long-needed campaign of publicity in favor of common brick as a building commodity has already resulted in assurances of a steady demand for this commodity for an indefinite period.

Why Brick Prices Were Advanced.

Consumers are entitled to know upon what basis common brick prices have been advanced within the last four months. It has not been done arbitrarily, as consumers have been led to understand. The responsibility rests with recent rulings of superintendents of buildings of the several boroughs, who have placed heavy restrictions upon light hard brick. This is as true of the larger New Jersey cities as it is of New York. Hundreds of thousands of good brick have therefore been turned back upon the manufacturer. As there is no outlet for this waste, it has represented a heavy loss to the producer.

Under the old system of shipping, culling was carelessly done, and some of this brick crept into the market. When this became a matter of almost universal complaint from architects and consumers, the better class of manufacturers, especially those in the membership of the new selling organization here, decided that it was better business policy to cull thoroughly so as to uphold the standing of well-known brands of brick, even though by so doing the margin of profit was cut almost in half.

The strain finally became so heavy, however, as to attract the attention of the financial interests involved in the brick manufacture in the Hudson River, and the manufacturers had to take some action to protect the business fabric of the industry. If New York wanted a perfect brick for construction work, it naturally expected to pay for it. As soon as it was found that brick of a uniform hardness and perfect in form and composition was obtainable, the demand increased. Because it increased in the late fall, when manufacture had ceased and millions of light hard brick, taken from the kilns during the last season, were piled high upon the banks from Haverstraw to Kingston, without a visible outlet, and with little practical value as tempering material, greater values resulted. Instead of advancing prices at once, however, the majority of the up-river manufacturers agreed to be governed entirely by market requirements and to fix \$7 at the maximum level, regardless of what the winter demand might prove to be.

Further Details of Fire House Construction.

There are indications that common brick in this market has entered a new era as a direct result of a determined campaign to give to this product its rightful position as a building commodity. Common brick interests pointed with pride this week to the fact that of the twenty-one fire houses originally designed for the

exclusive use of concrete, the use of brick will net a saving to the city of some \$28,000 on construction work costing \$164,000. Brick men look upon this result as a decided victory. In one instance the upset price was \$83,500. The lowest concrete figure was \$78,730, and the lowest brick figure was \$68,730. On another building the upset price was \$53,800. The lowest concrete figure exceeded the appropriation by \$3,800, while the lowest brick figure was \$52,644. The appropriation for another structure totaled \$76,700. The lowest concrete figure was \$73,000, while the figure for brick was \$62,723.

75 Per Cent. of Bricklayers Now Employed.

Further evidence of the general improvement in the common brick situation was gained this week by the statement that 75 per cent. of the bricklayers of this city were employed. This accounts for the fact that the entire market was sold out this week prior to the date when the winter price level became effective. This large percentage of employment in this trade at this time of the year is remarkable. Bricklayers are now in greater demand than they have been at any time since the panic. Inasmuch as the bricklayers are never 100 per cent. employed, the present status of the trade indicates a remarkable consumption of common brick in this market, and accounts in a large measure for the fact that the dealers have not had an opportunity to stack to the extent that they had expected.

The adjustment of the long-drawn-out negotiations between the bricklayers and employers, which was announced this week to become operative on January 1, is another matter which will tend to improve the brick market and stimulate building this winter.

The movement of brick cargoes last week, with comparisons with those of the corresponding week last year, follows:

| | *1911. | | †1910. | |
|-----------|----------------------------|----------------|----------------------------|----------------|
| | Left over, Oct. 21, 19. | Arrived. Sold. | Left over, Oct. 22, 19. | Arrived. Sold. |
| Monday | 14 | 16 | 18 | 18 |
| Tuesday | 3 | 3 | 0 | 2 |
| Wednesday | 6 | 8 | 18 | 11 |
| Thursday | 12 | 6 | 11 | 14 |
| Friday | 5 | 9 | 9 | 13 |
| Saturday | 9 | 7 | 7 | 7 |
| Totals | 49 | 48 | 63 | 65 |

*Condition of market, easy. Prices, \$6.50 to \$6.75. Curreant prices, \$7. Left over, Oct. 30, 20.

†Condition of market, brisk. Prices, \$— to \$5.50. Left over, Oct. 29, 7.

Cement.

It was said this week that some Portland cement sold as low as \$1.05 alongside. If this is true, there was no confirmation or denial of the report. Such a price means practically 52 cents at the mill, which is 8 cents a barrel below any previous record, even in panic times.

It is not possible to make a quotation on Portland cement that will apply to all the standard brands in this market. Almost every contract is taken under the bitterest kind of competition.

The aggressive attitude of cement manufacturers in regard to foreign business is shown in the contract for 300,000 barrels just taken for the Allentown Portland Cement Co. by James L. Bernard for the Mexican Northern Power Co., in Mexico. It calls for a shipment of 1,000 barrels a day via rail to Jersey City, steamer to Tampico and transshipment via the Mexican R. R. to Santa Rosalie, Mexico. The power company is a Montreal concern.

Lumber.

The movement in the lumber market is much better than it has been for some time. The call for building grades in Queens and New Jersey might almost be called heavy. Timber is being taken liberally in New York and Brooklyn, but concrete mold material is not so active. Prices are not being held close to list, generally speaking, and competition is resulting in attractive concessions.

Iron and Steel.

The structural steel market is active. There is some strengthening in beams and channels, but there is nothing sensational coming to the surface. The October movement was better than had been expected, and the new structural operations scheduled to go ahead this winter in the metropolitan district promise to take care of still larger volumes than were called for last winter. The fabricators, for that reason, are inclined to go slow with long-term deliveries, but are ready to offer inducements for short-term delivery business up to and including the 15th of January.

TENEMENT VIOLATIONS.

The Time Allowed an Owner for Compliance With a Departmental Order.

Few property owners have a clear knowledge of the methods by which the Tenement House Department seeks to enforce compliance with the tenement house law, so a few words of explanation may prove interesting.

It is the work of the department to try to maintain safe and sanitary conditions in the tenements of the city. For this purpose it has a force of inspectors whose duty it is to examine all buildings against which complaints reach the department, and also to make the periodic and other inspections required by the law and the rulings of the department.

When the inspector making such examination finds, for example, that the building lacks fire-escapes, or if the same are unsafe or inadequate, or where he finds no proper means of egress in case of fire, or where he discovers one or more bedrooms without sufficient light or ventilation, or when he sees unclean, or unsanitary conditions dangerous to the health of the occupants, it is then his duty to make a report describing the conditions as he observes them.

This report is reviewed in the department, and where it is found that the law has been violated, the necessary order is filed against the premises and a copy of the violation, together with the orders required to bring the illegal conditions within the law is mailed to the owner. The owner is then told that, after a certain period, a reinspection will be made, when it is expected that the orders of the department will have been complied with.

If the reinspection shows that the required work has not been done, and if no word of explanation has been received from the owner, it is then incumbent upon the department to take the legal steps necessary to enforce compliance, and to collect the legal penalty to which the owner of has made himself liable. To accomplish this, the Corporation Counsel is requested to begin proceedings against the owner for the collection of the penalty.

The question is often asked by owners: "What time will I be allowed to comply with the orders of the department before being subjected to a penalty?" So far as the power lies with the department, all owners are given reasonable time to comply with its orders, the nature of the violations determining just what the period shall be. In extremely dangerous or unsanitary conditions, the public good demands that such period shall be as short as possible. This class of cases are prepared for police courts, and the department obtains from the court, when necessary, a warrant for the arrest of the offending owner, or authority from the court to vacate the premises.

The great majority of cases, however, where legal action is necessary, are settled in the civil courts, and it is with them that the average owner must deal. The tenement house law specifically names the legal time allowed owners to comply with the department's orders. According to this, the owner who fails to comply with the orders of the department within six days after the service of the order makes himself liable to the infliction of a penalty.

But this short period does not, of course, represent the actual time that the owner was made acquainted with the illegal conditions existing on his premises. Long before, and, in some instances, many times before the orders were legally served upon him he has received copies of the orders and urgent requests to comply with them.

Where the owner shows a disposition to do the work, he is given what the department considers ample time to do so. This is in accord with the policy of the present Commissioner, who, on announcing his determination to insist upon the penalty in all cases where legal action was made necessary, took special care to see that every owner had plenty of time to do the work before the case was sent to the Corporation Counsel. It is the dilatory or indifferent owner who subjects himself to a penalty, the Commissioner says.

Of the cases at present in the hands of the Corporation Counsel, a fraction over 90 per cent. represent violations that are more than a year old, many are two and three years old, and some even older. Since inaugurating the new system at the beginning of the present year, judgments have been obtained against several of those old offenders.

The annual convention of the American Hardware Manufacturers' Association will be held in Atlantic City on November 15 to 17.



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FOR SALE—271-274 South street; 6-story brick warehouse 96x150 and 96 foot bulkhead in front; 147-9 Reade street, two 5-story brick stores, each 23x75. A. MEYERS, 45 William St., N. Y.

SUBLET at 1/2 price regular rent \$1,000 3 offices in Townsend Building, 1123 Broadway, New York; immediate occupancy. LOTOS ADVERTISING CO., 17 Madison Ave., N. Y.

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If you want to know who is building, and who, therefore, is in the market for building materials, read the RECORD and GUIDE.

Model Working Conditions.

The new shops of the Wells Architectural Iron Co., at River avenue and 151st street, are a notable example of the modern tendency toward safeguarding the health of employees, and, incidentally, the volume of work this plant is now turning out, as compared with the volume it handled under former conditions, is surprising. Delegates from unions and societies have visited the bright and airy forging and assembling rooms, and have commented upon the innovation. Instead of the damp and germ-laden earth-floored workroom, the Wells plan put the whole force upon a boarded floor high above the ground level and provides a liberal quantity of windows, the light from which is reflected by a white interior. Architects who have visited the shops note in the arrangement of the various plans a sequence of progress as the various jobs go through the process of manufacture, and they are quick to note the advantage in speedy execution afforded by such an arrangement.

The position of the Wells company in this city is known very favorably to architects and builders, but since the concern has moved into the newer and larger quarters it has taken some very important work outside of the city. It has in hand now the structural and ornamental ironwork contract for the addition to the Garden City Hotel, for which Ford, Butler & Clover are architects, and the W. L. Crow Construction Company, contractors. Another large contract held by the company calls for the complete ornamental ironwork equipment for the new Taft Hotel in New Haven, which is being built from plans by F. M. Andrews & Co., by the V. J. Hedden Sons' Co. Even Baltimore is not so far away but that this company can figure on its contract offerings, a case in point being Phipps clinic for the Johns Hopkins University, Baltimore, which was designed by Grosvenor Atterbury. This company is executing ornamental ironwork for the Norfolk (Va.) Railroad terminal, which was designed by Reed & Stem, the Grand Central Station architects, of this city, and executed by J. Henry Miller, a Baltimore contractor.

When the statement is made that this company is supplying simultaneously the ornamental ironwork for the Sherman Hotel that W. H. Henley, the Jamestown (N. Y.) contractor, is building from plans by Esenwein & Johnson, of Buffalo, in the city of Jamestown, N. Y., architects

both in this city and in other large Eastern cities may have some idea of the excellent shipping and executing abilities of this company.

Current Building Operations.

(Continued from page 684.)

148TH ST., No. 221, new posts, new stairs, etc., to 3-story frame tenement; cost, \$1,500; owner, Smith Williamson, 364 Alexander av; architects, Moore & Lansedel, 148th st and 3d av. Plan No. 495.

151ST ST., n s, 200 w Morris av, new doors, etc., to 2-story frame club house; cost, \$200; owner, Giuseppe Fusco, 409 East 116th st; architect, Fred Hammond, 391 East 149th st. Plan No. 496.

156TH ST., n e cor Eagle av, 1-sty frame extension, 44x22, to 1-sty frame shed; cost, \$300; owner, Ebling Brewing Co., on premises; architect, Fred Hammond, 391 East 149th st. Plan No. 497.

173D ST., s s, 100 e Park av, 2-sty brick extension, 50x69.34, to 2-sty brick stable and bakeshop; cost, \$8,000; owner, Louis E. Kleban, 454 East 173d st; architect, S. Levingson, 20 West 42d st. Plan No. 494.

261ST ST., n s, 25 w Fuldstone av, 1-sty frame garage, 10x16; cost, \$200; owner, E. Brunel, on premises; architect, C. S. Clark, 441 Tremont av. Plan No. 813.

HOUGHTON AV., n s, 130.6 w Castle Hill av, move 2 1/2-sty frame dwelling; cost, \$2,000; owner, B. Seebold, 2168 Ludlow av; architect, B. Ebeling, 1136 Walker av. Plan No. 488.

HOUGHTON AV., n s, 155.6 w Castle Hill av, move 2-sty frame dwelling; cost, \$2,000; owner, Charlotte Ledogar, 2160 Ludlow av; architect, B. Ebeling, 1136 Walker av. Plan No. 489.

MORRIS AV., w s, 79.11 s 164th st, move 1-sty frame office; cost, \$250; owner, Kruger Realty Co., 381 East 8th st; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 487.

OLD MORRIS AV., No. 2184, 1-sty built upon present extension of 2-sty frame dwelling; cost, \$500; owner, Edw. Bleser, on premises; architect, O. Reissmann, 30 1st st. Plan No. 493.

SEDGWICK AV., w s, 140 s 177th st, new partitions, etc., to 3-sty brick tenement; cost, \$500; owner, Giuseppe Tuoti, 63 Park av; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 486.

ST. ANN'S AV., e s, 315 n 156th st, new doors, etc., to 1-sty brick garage; cost, \$200; owner, Ebling Brewing Co., 760 St. Ann's av; architect, Fred Hammond, 391 East 149th st. Plan No. 490.

Richmond.

BELMONT PL., s s, 425 w Fort pl, St. George, build retaining wall to residence; cost, \$240; owner, A. Pouch, West Brighton; builder, Wm. S. Lee, Rosebank. Plan No. 469.

BELMONT PL., 225 w Fort pl, St. George, new concrete floor to garage; cost, \$190; owner,

A. Pouch, West Brighton; builder, Wm. S. Lee, Rosebank. Plan No. 470.

IRVING PL., n w, 125 n w Gordon st, Stapleton, put concrete foundation under dwelling; cost, \$400; owner, J. H. Connelly, Stapleton; builder, C. Kroenig, 160 Hillside av, Stapleton. Plan No. 472.

HATFIELD AV., n s, 30 w Richmond av, Port Richmond, build extension to 1-sty brick store; cost, \$300; owner, J. H. Leadley, Port Richmond; builder, R. H. Leadley, Port Richmond. Plan No. 468.

HARBOR RD., e s, 34 s railroad, Mariners' Harbor, 1-sty frame addition to kitchen; cost, \$150; owner, D. Garford, Mariners' Harbor; builder, W. Martineau, Mariners' Harbor. Plan No. 471.

MIDLAND RD., s s, 250 s Amboy rd, Great Kills, build foundation to portable house; cost, \$300; owner, A. Thile, 20 East 50th st, N. Y. C.; builder, Chas. Stone, Port Richmond. Plan No. 475.

NEW YORK AV., 1083, Rosebank, lath and plaster partitions of bathrooms to tenements; cost, \$50; owner, S. Fonter, 353 Amsterdam av, N. Y. C.; architect, A. Davis, Tompkinsville. Plan No. 473.

WESTERVELT AV., e s, 112 s St. Marks pl, West Brighton, new chimney and walls to residence, 38x100; cost, \$3,000; owner, Alice Vanderhof, West Brighton; builder, F. F. English, Philadelphia, Pa. Plan No. 474.

Government Work.

LONG ISLAND.—Sealed proposals for dredging in Hempstead Harbor, Long Island, N. Y., will be received until 12 m, November 13. S. W. Roessler, colonel, engineers.

BOSTON, MASS.—Sealed proposals will be received until December 28 for the construction of the extension, remodeling, etc., of the United States Custom House, Boston, Mass., in accordance with the drawings and specification, copies of which may be had at this office or at the office of the architects, Messrs. Peabody & Stearns, 53 State st, Boston, Mass. James Knox Taylor, supervising architect.

Personal and Trade Notes.

GUSTAV LINDNTHAL, formerly commissioner of the department of bridges, has been placed in charge as superintendent of construction of Hell Gate Bridge for the New York Connecting Railroad Co.

F. X. CLEARY has resigned his position as advertising manager for the Western Electric Company, to engage in special advertising and sales promotion service. Mr. Cleary's long service as salesman, sales manager and advertising manager has given him a wide experience and acquaintanceship in the electrical field, which will continue in his line of future effort. P. L. Thomson, formerly manager of the Western Electric Company's Pittsburgh house, has been appointed advertising manager.

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, November 4, 1911

(97) No. 2277

BLOCK AND LOT INDEX OF RECORDED CONVEYANCES

The following is the block and lot order of the Recorded Manhattan Conveyances arranged numerically for the current week.

The first figure indicates the official Block number.

The second figure indicates the official Lot number of the property changing ownership.

| | | | | |
|--------------------|----------------|-------------------------|---------------|----------------|
| 30-18 | 559-43 | 1230-31 | 1609-53 | 1831-47 |
| 74-24-25 & 38 | 589-33 | 1292-64 | 1612-35 | 1860-19½ |
| 90-pt Lt 11 | 591-47 | 1309-1, 2, 2¼, 2½, 3, 4 | 1615-9 | 1863-51 |
| 194-28 | 638-11 & 19 | 1315-19½, 20½, 21½, | 1628-39 | 1874-3 |
| 200-11 | 704-32 | 22½, 23½ & 34 | 1636-72 | 1905-13 |
| 236-7-8 & 10 | 737-42 | 1377-12½ | 1640-42 | 1921-22½ |
| 266-68 | 771-44-45 | 1395-5 | 1642-64 | 1935-59 |
| 268-37 | 754-68 & 70-71 | 1396-21 | 1658-45 | 1936-55½ |
| 269-8 | 868-31 | 1406-49½ | 1662-17 | 1995-pt Lt 46 |
| 271-51 | 869-48 | 1410-17 & 42 | 1665-31 & 33 | 2001-46 |
| 276-38 | 883-28 | 1436-4½ | 1669-5 | 2057-35 |
| 337-34 | 925-50-51 | 1439-9 | 1671-41 | 2073-49½ |
| 339-27 | 963-1 | 1465-21 | 1678-22 | 2111-81 |
| 343-14 | 999-57-58 | 1481-40 | 1681-43-44 | 2152-43-45 |
| 388-7 | 1034-28 | 1488-51 | 1703-7-8 | 2153-62 |
| 394-61 | 1043-32 | 1502-42 | 1725-71-72 | 2155-63 |
| 395-10 | 1127-29 & 37 | 1505-56 | 1747-55 | 2157-12 & 21 |
| 430-44 | 1133-57-60 | 1511-69 | 1749-70½ & 71 | 2159-16 & 23 |
| 450-pt Lot 46 & 18 | 1150-3 | 1522-50-51½ | 1750-47 | 2177-pt Lt 130 |
| 459-44 | 1161-25½ | 1572-7 | 1758-11 & 45 | 2202-31 |
| 499-39-41 | 1169-40½ | 1596-17 | 1789-11-27 | 2207-17 |
| 507-50 & 52 | 1214-37-38 | 1599-11 | 1811-6-7 | 3402-484 |
| 539-40 | 1220-35 | 1608-52 | 1825-22 | 1619-13 |

EXPLANATION OF TERMS USED AND RULES FOLLOWED IN COMPILING RECORDS.

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

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

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

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

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

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

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

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

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

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

Flats and apartment houses are classified as tenements.

Residences as dwellings.

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

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

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

KEY TO ABBREVIATIONS USED.

A.L.—all liens
ano—another
av—avenue
admr—administrator
admtrx—administrator
agmt—agreement
A—assessed value
adj—adjoining.
apt—apartment
assign—assignment
agt against
atty—attorney

bk—brick
B & S—Bargain and Sale.
oldg—building
b—basement
blk—block
Co—County
C a G—covenant against grantor
Co—Company
constn—construction
con omitted—consideration omitted
corp—corporation
cor—corner
c l—centre line
ct—court
dwg—dwelling
decd—deceased
e—East
exr—executor
extrx—executrix
et al—used instead of several names
foreclos—foreclosure
fr—frame
ft—front
individ—individual
irreg—irregular
impt—improvement
installs—installments
mtg—mortgage
mos—months
mfg—manufacturing
Nos—numbers
n—north
nom—nominal
pl—place
PM—Purchase Money Mortgage.
QC—Quit Claim
R T & I—Right, Title & Interest
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
TS—Torrens System
tns—tenements
w—west
y—years
O C & 100—other consideration and \$109

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

EDGAR J. LEVEY, President JOHN D. CRIMMINS, Vice-Presidents CLINTON R. JAMES, Gen'l Mgr. and Counsel CYRIL H. BURDETT, Secretary FRANK L. COOKE, Secretary CHAUNCEY H. HUMPHREYS, Ass't Sec'y GERHARD KUHNLE, Jr., Ass't Treas Hon ABRAHAM R. LAWRENCE, Counsel

Fred'k G. Hobbs, Pres. Fred'k H. Birch, Treas. Geo. L. Slawson, Vice-Pres. Chas. D. Hobbs, Secy.

SLAWSON & HOBBS

Real Estate

162 WEST 72D STREET

ADVERTISED LEGAL SALES.

NOV. 4.

No Legal Sales advertised for this day.

NOV. 6.

152D st, 611-3 W, ns, 150 w Bway, 50x 99.11, 5-sty bk tnt; Flora E Solomon agt Louvre Realty Co et al; Gettner, Simon & Asher (A), 277 Bway; Jas A Allen (R); due \$8,587.50; T&c \$1,233.73; sub to mtg \$48,000; mtg recorded Nov13'08; Saml Marx.

Ferris av, ss, whole front bet St Agnes & St Marys avts, 200x375, Edenwald; Walter W Taylor agt Cameron L Macdonell et al; De La Mare & Morrison (A), 140 Nassau; Henry G K Heath (R); due, \$5,631.30; T&c, \$1,100; Geo Price, 3156 3 av.

NOV. 7.

No Legal Sales Advertised for this day.

NOV. 8.

Liberty st, ns, 25 w Ams av; see Ams av, ws, abt 100 n Liberty.

Liberty st, ns, 75 e Edison av; see Ams av, ws, abt 100 n Liberty.

91ST st, 28 W, ss, 248 w Central Park W, 18x100.8, 3-sty & b bk dwg; Lewis S Davis agt Amelia Davis et al; Moss, Laimbeer, Marcus & Wels (A), 299 Bway; Phoenix Ingraham (R); due, \$17,126.09; T&c, \$750; D Phoenix Ingraham.

149TH st, nwc Trinity av, 20x100, vacant; Mary C Crane agt Josephine Watson et al; Chas J Hardy (A), 165 Bway; Louis B Hasbrouck (R); due \$3,622.48; T&c \$1,635.22; Joseph P Day, 3156 3 av.

183D st, 516; see Bathgate av, 2285.

Amsterdam av, ws, abt 100 n Liberty, 74x100; also LIBERTY ST, ns, 25 w Amsterdam av, 75.1x—100x82.4; also LIBERTY ST, ns, 75 e Edison av, 25.8x98.11, Throggs Neck; Geo Rueckel agt Nettie J Jones et al; E Alan Hartman (A), 115 Bway; Harry A Mendelson (R); due, \$1,857.40; T&c, \$150; Joseph P Day, 3156 3 av.

Bathgate av, 2283, ws, 16.1 s 183d 16.1x 94.4, 3-sty fr tnt; Frank Reilly agt Leonard S McLaine et al; Jos P Fallon, Jr. (A), 141 Bway; Denis A Spellissy (R); due, \$4,566.32; T&c, \$516.35; mtg recorded Jan19'98; Joseph P Day, 3156 3 av.

Bathgate av, 2285, swc 183d (No 516), 16.1x94.4, 3-sty fr tnt & str; Alfred Barth et al, trustees, agt Raphael Constantian et al; Noah A Stancliffe (A), 165 Bway; Harry F O'Neill, ref; due, \$13,159.64; T&c, \$734.35; Joseph P Day, 3156 3 av.

Riverside Drive, 102, es, 60.5 n 82d, runs e26.5x115x122x23.4xw55.10x82.1 to beg, 4 & 5-sty bk dwg; Anna Woerishoffer agt Francis M Applegate et al; Carter, Ledyard & Milburn (A), 54 Wall; Phoenix Ingraham (R); due, \$44,132.61; T&c, \$1,661.64; D Phoenix Ingraham.

Trinity av, nwc 149th; see 149th, nwc Trinity av.

Topping av, 176S, es, 215 s 175th, 20x95, 2-sty bk dwg; Henry Bohlen et al agt Jennie Harvey et al; Appell & Taylor (A), 90 W Bway; Sidney G de Kay (R); due, \$1,420.54; T&c, \$150.79; sub to pr mtg \$7,500; Joseph P Day, 3156 3 av.

Valentine av, 2832-4, es, 90.2 n 197th, 50.1x102.9x50x99.11, two 2-sty fr dwgs; Albertina Loewenthal agt Clara E Hoerter et al; Houghton & Marx (A), 220 Bway; Louis B Hasbrouck (R); due, \$3,321.44; T&c, \$1,150; sub to two 1st mtgs aggregating \$1,100; Herbert A Sherman, 3156 3 av.

Washington av, 1099, ws, 96.6 n 166th, 24.3x150, 2-sty & b fr dwg; Knickerbocker Trust Co trustee, agt Laura B Hammond et al; Davies, Auerbach, Cornell & Barry (A), 34 Nassau; Sumner Gerard (R); due, \$5,718.74; T&c, \$522.68; mtg recorded Mar 25'01; Joseph P Day, 3156 3 av.

2D av, 1269, ws, 80.1 s 67th, 39x100, 6-sty bk tnt & str; Emanuel Menline agt Tillie Lange et al; Saul Bernstein (A), 149 Bway; Henry J Goldsmith (R); due, \$11,763.95; T&c, \$1,126.76; sub to pr mtg \$42,000; mtg recorded Aug2'06; Joseph P Day.

NOV. 9.

Pitt st, 94, es, 200 s Stanton, 25x100, 5-sty bk tnt & str & 3-sty bk tnt in rear; Mary Mosback agt Katie Silberfeld et al; Steiner & Petersen (A), 309 Bway; Jno F McIntyre (R); due, \$26,267.09; T&c, \$505.09; Joseph P Day.

22D st, 152-7 W, ns, 200 e 7 av, 60x98.9, 12-sty bk tnt & str bldg; Chas Buek Constn Co agt Irving Fischel Constn Co et al; Norwood & Marden (A), 68 William; Samson Lachman (R); due, \$66,269.11; T&c, \$5,625.81; Hugh D Smyth.

118TH st, 12 W, ss, 201 w 5 av, 18x100.11, 5-sty bk tnt & str; Maude W S Pickhardt agt Rachel Axelrod et al; Murray, Bennett & Ingersoll (A), 16 Wm; Chas B Hawkes (R); due, \$18,087.45; T&c, \$1,400; Joseph P Day.

122D st, 52 E, ss, 284 w Park av, 21x 100.11, 5-sty stn tnt; Jno H Ives et al, trustees, agt Dennis Cunahan et al; Edw R Vollmer (A), 293 Bway; Jas Kearney (R); due, \$19,041.50; T&c, \$768.87; mtg recorded Jan11'07; Joseph P Day.

142D st, nec 7 av; see 7 av, 2441.

171ST st, 510 W, ss, 95 e Audubon av, 43.9x95, 5-sty bk tnt; Ella H Holgate agt Moun-tain Constn Co et al; Madison J H Ferris (A), 120 W 14th; Wilbur Larremore (R); due, \$8,234.97; T&c, 6400.11; mtg recorded Mar4'10; D Phoenix Ingraham, 3156 3 av.

Anthony av, 1733, on map 1731, ws, 113 n 174th, 22.7x88.11x22x83.1; Wilhelmina Blankmeyer gdn agt Ekwanok Realty Co et al; Cary & Carroll (A), 59 Wall; J Ward Follette, ref; amt due, \$7,069.81; T&c, \$1,124.49; Joseph P Day, 3156 3 av.

Anthony av, 1727, on map 1725, ws, 42.1 n 174th, 25.1x73.3x25x67.4, 2-sty bk dwg; Gus Fuld et al agt Ekwanok Realty Co et al; Action 1; Cary & Carroll (A), 59 Wall; Thos W Churchill (R); due, \$7,634.53; T&c, \$1,339.67; Joseph P Day, 3156 3 av.

Anthony av, 1731, on map 1729, ws, 90.5 n 174th, 22x83.8x22x78.5; Same agt same; Action 2; Same attys; Jas S McDonogh (R); due, \$7,070.72; T&c, \$1,124.49; Herbert A Sherman, 3156 3 av.

Anthony av, 1725, on map 1723, nwc 174th, 42.1x67.4x26.1x59.6, 2-sty bk dwg; Lawyers Mortgage Co agt Ekwanok Realty Co et al; Cary & Carroll (A), 59 Wall; Raymond V Ingersoll (R); due, \$8,758.06; T&c, \$1,339.67; Joseph P Day, 3156 3 av.

7TH av, 2441, nec 142d, 99.11x107, 7-sty bk tnt; Wm H Hall agt Margt E Kilduff et al; Thos C Ennever (A), 132 Nassau; Jas D McClelland (R); due, \$12,334.80; T&c, \$4,549.40; sub to 1st mtg of \$180,000; Joseph P Day.

NOV. 10.

12TH st, 39-41 E, ns, 205.8 w Bway, 50.8x 103.3x52.9x117.5, 8-sty bk loft & str bldg; Newburgh Savings Bank agt Maurice Feist et al; Harold Swain (A), 176 Bway; Wm T Keleher (R); due, \$156,537.72; T&c, \$3,170.86; Joseph P Day.

178TH st, 586 90 W, ss, 100 w Audubon av, 75x94.11, 5-sty bk tnt; Conroy Bros, Inc, gt Jno Glass, Jr Constn Co et al; J Power Donellan (A), 140 Nassau; Louis B Hasbrouck (R); due, \$3,226.37; T&c, \$528.56; sub two pr mtgs aggregating \$80,000 and two conditional sales aggregating \$1,005; Herbert A Sherman.

NOV. 11 & 13.

No Legal Sales advertised for these days

AUCTION SALES OF THE WEEK.

The following is the complete list of property sold, withdrawn or adjourned during the week ending Nov. 3, 1911, at the New York Real Estate Salesroom, 14 and 16 Vesey st. and the Bronx Sales-room, 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.

Cornelia st, 23, nws, 206.6 ne Bleecker, 21.1x97.6, vacant (exrs sale); Michael Zurla, 8.100

Frankfort st, sec William; see William, 198.

Maple st, ss, 100 e Av A, 25x100; Williamsbridge; due, \$11,061.15; T&c, \$661.26; David Vogel, 10.000

Sullivan st, 63-7, es, 84 n Broome, 76.4x 100, three 5-sty bk tnts with str (exrs sale); Jos Rovogno, 80.400

University pl, 64, ws, 55.1 n 10th, 21.5 x105.8x21.8x104.1, 7-sty bk & stn loft & str bldg (voluntary); bid in at \$67,500

William st, 198, sec Frankfort, 37.5x27.7 x37.7x29.9, 6-sty & b bk loft & str bldg (voluntary); M Abraham, 62.000

West st, 307-8, es, 142 n Spring, 40x87.3x [reg, two 5-sty bk loft bldgs (trustees sale); Thos Lenane, 40.000

28TH st, 517 W, (*) ns, 225 w 10 av, 25 x98.9, 5-sty bk tnt; due \$7,070.22; T&c \$654.85; Emma Arnott, 2.500

33D st, 430-8 W, ss, 325 w 9 av, 74.11x 98.9, five 3-sty & b bk dwgs (exrs sale); Rudolph Wallach Co, 56.000

35TH st, 131-7 W, ns, 207.1 w Bway, 75x 98.9, four 4-sty bk & stn dwgs (exrs sale); Hy Morgenthau Co, 225,500

50TH st, 323 W, ns 276.6 w 8 av, 19.2x 100.5, 3-sty bk dwg (trstes sale); Rudolph Wallach Co, 17,225

70TH st, 512 E, (*) ss, 286 e Av A, 37x 100.5, 6-sty bk tnt; due, \$8,568.52; T&c, \$1,557.20; sub to mtg \$24,000; State Investing Co, 32.600

76TH st, 34 E, ss, 81 e Mad av, 19x85.8, 4-sty & b bk & stn dwg (bankruptcy sale); Withdrawn.

90TH st, 102 W, (*) ss, 30 w Col av, 35x 100.8, 5-sty bk tnt; due, \$4,014.49; T&c, \$1,500; sub first mtg \$32,000; Katie Hoehn, 39.000

98TH st, 102 W, ss, 74 w Col av, 26x 100.11, 5-sty bk tnt & str; due \$23,813.09; T&c \$1,068.21; Jno K Moors, 26.000

103D st, 139-41 E, (*) ns, 294 e Park av, 32x100.11, two 3-sty & b bk & stn dwgs; due, \$2,384.40; T&c, \$761.67; sub to two pr mtgs aggregating \$11,500; Rubin Fish, 13.500

137TH st, 263 W, (*) on map 263-5, ns, 80 e 8 av, runs n87.5xe22.6xn12.6xe22.6xs 99.11 to st, xw45 to beg, 6-sty bk tnt; due, \$3,243.97; T&c, \$1,300; sub to pr mtg \$55,000; Albt H Atterbury, 58,603

188TH st, ns, 33.10 e Webb av, runs e& ne37.4x3n120.2xsw159.4xw20xs30xw66.8 x s 99.1 to beg, vacant; due, \$6,180.90; T&c, \$1,432.50; Withdrawn.

Amsterdam av, 2143, (*) es, 50 n 166th, 37.6x100, 5-sty bk tnt & str; due, \$6,610.66; T&c, \$806.56; sub first mtg \$39,000; Jos B O'Neill, 44,500

Boston av, (*) ws, 311.10 s Heath av, 25.7x93.5x25x87.7, vacant; due \$585.57; T&c \$65; Emma E Horn, 500

Bathgate av, 1836, (*) es, 164 s 176th, 25 x102x25x101, 3-sty fr tnt; due, \$8,361.08; T&c, \$351.26; David F Butcher, 7.000

Quimby av, swc Zerega av; see Zerega av, ws, whole front bet Story & Quimby avs.

Quimby av, sec Zerega av; see Zerega av, ws, whole front bet Story & Quimby avs.

Story av, nwc Zerega av; see Zerega av, ws, whole front bet Story & Quimby avs.

Story av, nec Zerega av; see Zerega av, ws, whole front bet Story & Quimby avs.

Tiebout av, 2105, (*) ws, 262 n 180th, 27.5x100.1x31.5x100, 2-sty fr dwg; due \$2,834.73; T&c \$600; Willie L Brown et al as as exrs & trstes, 2.500

Zerega av, (*) ws, whole front bet Story & Quimby avs, 216x291.3x—x291.1; also ZEREGA AV, es, whole front bet Story & Quimby avs, 216x338.9 to Creek x—x302.11, Unionport; due, \$9,396.62; T&c, \$496.03; sub mtg \$14,000; Albt Dimmerling, 23,210

Zerega av, es, whole front bet Story & Quimby avs; see Zerega av, ws, whole front bet Story & Quimby avs.

5TH av, 313, es, 28.9 s 32d, 28x150, 4-sty bk & stn bldg with 1 & 2-sty extensions; bankruptcy sale of all right, title, &c, in leasehold; Rudolph Wallach Co, 10.750

11TH av, 618, es, 75.3 n 45th, 25.1x100, 4-sty bk tnt with str (exrs sale); Jno T Brennan, 11,650

BRYAN L. KENNELLY.

115TH st, 336 E, ss, 200 w 1 av, 25x 100.10, 4-sty bk tnt & str; due, \$1,782.92; T&c, \$900; sub first mtg \$14,000; Leah Cohn, 16.833

Lenox av, 407, (*) ws, 72.6 n 130th, 26.4x 90, 3-sty bk dwg; due, \$23,642.67; T&c, \$789.52; Wm H Rolston et al as trustees, 20,000

D. PHOENIX INGRAHAM

117TH st, 441-5 E, (*) ns, 394 e 1 av, runs n100.10xe48.10xsel1.7xs98.10 to st, xw 50 to beg 6-sty bk tnt & str; due, \$46,264.67; T&c, \$5,025.56; Greenwich Savines Bank, 45,000

8TH av, 839, (*) ws, 89.4 s 51st, 22x80, 4-sty bk tnt & str (partition); Bancroft Realty Co, 40,000

HERBERT A. SHERMAN.

Faille st, (*) ws, 100 n Randall av, 25x 100, 2-sty bk dwg; due, \$7,621.55; T&c, \$134.46; Lathrop Colgate, 2.000

28TH st, 20 E, ss, 95 w Mad av, 25x98.9, 4-sty & b stn dwg; due, \$16,271.30; T&c, \$1,398.75; sub first mtg \$66,000; Mitchell A C Levy et al. defendants, 80.407

139TH st, W, swc 5 av; see 5 av, swc 139.

5TH av, (*) swc 139th, 99.11x100, vacant; due \$6,298.36; T&c, \$2,128.71; sub to pr mtg \$27,000; Anna Sands, 31,369

Total \$1,007,147 Corresponding week, 1910.... 254,809 Jan. 1st, 1911, to date..... 39,852,229 Corresponding period, 1910. 47,339,425

VOLUNTARY AUCTION SALES

BRYAN L. KENNELLY,
NOV. 8.

Christie st, 155, ws, 50.4 n Delancey, 25.5x69.7x25.9x69.9, 5-sty & b bk tnt.

Washington av, es, 80.11 s 179th, 69.9x 93.2, vacant.

JOSEPH P. DAY,
NOV. 9.

Grand st, 35, sec Thompson (Nos 18-20), 26x73, 3-sty bk tnt with str & 4-sty bk tnt with str.

Leonard st, 117-9, 46.1x49.11xirreg, two 3-sty & b bk loft & str bldgs.

Minford pl, 1435, 16.8x100, 2-sty & b fr dwg.

Thompson st, 18-20; see Grand, 35.

13TH st, 227-9 W, 40x81, 3-sty & b bk & stn stable.

26TH st, 302 W, 18x88.3, 3-sty & b bk dwg.

145TH st, 201 W; see 7 av, 2504-6.

167TH st, nes, 81.3 se Sedgwick av, 50x 150, vacant.

Boscobel av, ws, 142.7 s Boscobel pl, 100 x125 to Ogden av, x100x125, vacant.

Lind av, 1263-9, 100x150x130.5x114, four 2-sty bk & concrete dwgs.

Lind av, 1309-11, 50x105x50x62.5, two 2-sty bk & concrete dwgs.

Ogden av, es, 200 s Boscobel pl; see Boscobel av, ws, 142.7 s Boscobel pl.

Wendover av, 540-4, 75x131, two 5-sty & b bk & stn tnts with str.

7TH av, 2504-6, nwc 145th (No 201), 80x 100, two 6-sty bk tnts.

CONVEYANCES

Borough of Manhattan.

OCT. 27, 28, 30, 31 & NOV. 1 & 2.

Bleecker st, 165, (2:539-40) ns, 50 e Sullivan, 25x100, 5-sty bk tnt & str, 2-sty ext; Calogero Caputo to Carmelia Zucaro, 19 Spring; mtg \$29,000; Sept30; Oct 27'11; A\$25,000-30,000. O C & 100

Bank st, 140-5S, see Washington, 728-32.

Broome st, 126, (2:337-34) ns, 55 e Pitt, 20x87.6, 7-sty bk loft & stable; Felix Kunstler to Louis Roossin, 5-7 Attorney; AT; AL; Nov1'11; A\$13,500-26,000. O C & 100

Baxter st, 147-51, see Baxter, 149-51.

Baxter st, 153, see Baxter, 149-51.

Baxter st, 149-51, (1:236-8) es, 97.8 s Grand, 49.9x100, 6-sty bk loft & str bldg; 1/2 pt; AT; A\$36,000-55,000; also BAXTER ST, 147-51, (1:236-7-8) es, 97.8 s Grand, 75.5x100, 1-5 & 1-6-sty bk loft & str bldgs 1/2 pt; AT; A\$54,000-82,000; also BAXTER ST, 153, (1:236-10) es, 72.5 s Grand, 25.4x 100x25.2x100, 3-sty fr tnt & str & 5-sty bk tnt in rear; 1/2 pt; AT; A\$19,000-19,500; Jos Bardsley to Jennie Bardsley, his wife, 345 Park, Upper Montclair, NJ; AL; Oct 28; Nov2'11. O C & 100

Christopher st, 84, (2:591-47) ss, 104 e Bleecker, 21x64.2x20.3x67.11, 3-sty bk tnt; Mary M wife & Fredk E Luiden to Anna M wife Hy J Fink, 34 W 88; B&S & C a G; mtg \$7,000; Oct20; Oct27'11; A\$8,000-9,000. nom

Division st, (1:282-pt lt 83) ss, 162 e Market, runs s28.3xne31.8 to Division xw 14.7 to beg; re mtg; Geo W Schieck to City of NY; Apr7; Nov2'11. O C & 100

Division st, 77, (1:282) that portion acquired by City of NY for bridge purposes, known as Damage Parcel 7; Yetta Cappelle to Chas Cappelle & Flora Bamberger, both at 220 Hart, Bklyn; AT; QC; Sept 20; Nov2'11. nom

Division st, (1:292) ns, 31 w Eldridge, 38.3x7.2x52.4x56.2, being pt taken for Manhattan Bridge; re mtg; Equitable Trust Co of NY to Adelaide Lyons & Kath Wilson, at Atlantic City, NJ; QC; Oct6; Nov2'11. nom

Division st, 77, (1:282); parcel No 7 on Damage map to open new st adj Manhattan Bridge; re life estate, &c; Yetta Cappelle to City of NY; Sept14; Nov2'11. nom

Fulton st, 195-7, see 61st, 121 E.

Front st, 192, (1:74-25) nws, abt 80 w Fulton, runs nw83.11xsw3.3xsel.9xsw21.8 xse83.8 to st ne20.2 to beg, 4-sty bk loft & str bldg; Arthur Co to Jas Arthur, 348 Washington av, Bklyn; Oct27; Oct30'11; A\$24,000-29,000. O C & 100

Front st, 194, (1:74-24) nws, abt 55 w Fulton, 25x84, 4-sty bk loft & str bldg; Arthur Co to Jas Arthur, 348 Washington av, Bklyn; Oct27; Oct30'11; A\$25,000-30,000. O C & 100

Ft Charles pl, see Jacobus pl, see Jacobus pl, ses, 246 ne 225.

Henry st, 166, (1:271-51) ss, abt 105 w Jefferson, 26.1x100, 5-sty bk tnt & str; Sigmund Wyler to Susie Robinson, 846 Beck; mtg \$35,000 & AL; Oct10; Oct28'11; A\$19,500-36,000. O C & 100

Jacobus pl, (13:3402-484) ses, 246 ne 225th, runs sel00xn63.2 to ss Ft Charles pl E xw80 to Jacobus pl xsw13.8 to beg, vacant; Summer Deane to Wm A Mark, 341 Morgan av, Bklyn; Oct31; Nov1'11; A \$5,000-5,000. O C & 100

Jacobus pl, see Ft Charles pl, see Jacobus pl, ses, 246 ne 225.

Jacobus pl, (13:3402-484) ses, 246 ne 225th, runs sel00xn63.2 to ss Fort Charles pl E xw80 on curve to Jacobus pl xsw13.8 to beg, vacant; Wm A Mark to Summer Deane, at Yonkers, NY; mtg \$3,250; Oct31; Nov2'11; A\$5,000-5,000. O C & 100

Lispemard st, 52, (1:194-28) ss, abt 220 e Church, 25x96, 5-sty stn loft & str bldg; Mary U Hoffman INDIVID & EXTRX Mary G Hoffman to Mary U P Swan at Garden City, LI, Kath G P Swan, 153 E 36, Irving Paris, 118 E 57, & Margt P Schwab, 61 E 65 & Francis U Paris, 124 E 72; Nov1'11; 3/4 pt; AT & B&S; Oct31; Nov1'11; A\$23,000-35,000. O C & 100

Mulberry st, 88, (1:200-11) es, abt 100 s Canal, 25x100, 5-sty bk tnt & str & 3-sty bk tnt in rear; Lillian E McCormick, individ & COMMITTEE Wm D McCormick to Gaetano Malzone, 555 48th, Bklyn; 1-6 pt; AT; mtg \$39,500; Oct27'11; A\$19,000-29,000. 5,333.30

Madison st, 102, (1:276-38) ss, 262.4 w Market, 25x100, 4-sty bk tnt; Simon Ginsberg to Saml Harris, 23 Bayard; mtg \$15,500; Oct14; Oct27'11; A\$18,000-23,000. O C & 100

Manhattan st, (7:1995 pt lot 46) sws, 284.3 nw Bway, 50x150; re mtg, vacant; Oct27; Oct28'11; Wm H Schmohl & ano EXRS Chas H Reed to Harvey T Brown, 556 W 140; A\$—\$. 18,000

Manhattan st, (7:1995-pt lot 46) sws, 284.3 nw Bway, 50x150, vacant; Wm H Schmohl & ano EXRS, Chas H Reed to Harvey T Brown, 556 W 140; mtg \$26,000; Oct27; Oct28'11; A\$—\$. 36,000

Manhattan st, (7:1995) same prop; Wm H Schmohl to same; QC; Oct27; Oct28'11. nom

Monroe st, 165, (1:269-8) ns, 212.5 w Montgomery, 26.6x100, 6-sty bk tnt & str; Max Baegel & ano to Jos Silverstein, 218 Broome; mtg \$40,802.10; Oct31'11; A\$18,500-39,000. O C & 100

Manhattan st, (7:1995-pt lt 46) sws, 284.3 nw Bway, 50x150, vacant; Harvey T Brown to Sheffield Farms-Slawson-Decker Co, 524 W 57; mtg \$26,000; Oct28; Oct31'11; \$—, \$—\$. O C & 100

Madison st, 340, (1:266-68) ss, 95.3 e Scammel, 24.7x96, 5-sty bk tnt & str; Elias or Joe Shinsky to Elias P Shinsky, 52 E 108; 5-12 pts; AT; mtg \$17,000 & AL; Oct30'11; A\$15,500-26,500. O C & 100

Montgomery st, 39-41, (1:268-37), es, 89.9 s Mad, runs e75xsl1.6xe2xs28.6xw78.2 to st xn40 to beg, 6-sty bk tnt & str; Hannah Cohen to Jacob R Schiff, 18 E 120; AL; Oct30'11; A\$22,000-49,000. O C & 100

Old sl, 3-5, see Pearl, 106.

Pearl st, 106, (1:30-18) ses, at sws Old Slip (Nos 3-5), 19x45.8, 4-sty bk tnt & str; Leila B de Zaring to Brooklyn Terminal Co, 66 Beaver, NY; July31; Nov1'11; A\$30,000-36,000. O C & 100

Prince st, 7-11, (2:507-50-52) ns, 39.7 e Elizabeth, runs n53.10xe0.7xn27.3xe60.10xs 91.1 to st, xw61.2 to beg, 2-6-sty bk tnts & str; Myron S Marx to Hannah L Friedlander, 54 Chunn, Ashville, NC; 1-9 pt; mtg \$58,000; Oct21; Oct31'11; A\$42,000-73,000. O C & 100

Rivington st, 183, (2:343-14) ss, 50 e Attorney, 25x100, 4-sty bk tnt & str; Sheridan S Norton ref to Edw Denbosky, 9 E 111; mtg \$21,500; Oct25; Oct31'11; A\$22,000-28,000. 24,000

Rivington st, 183; re dower; Sarah R wife Jos Cohen to same; Sept30; Oct31'11. nom

Rivington st, 183; re dower; Claudia C wife Alex Cohen to same; Oct5; Oct31'11. nom

Rivington st, 183, (2:343-14), ss, 50 e Attorney, 25x100, 4-sty bk tnt & str, 1-sty ext; Edw Denbosky to Essie Denbosky, his wife, 9 W 111; AL; Oct31; Nov1'11; A \$22,000-28,000. O C & 100

Spring st, 113-7 (2:499-39-41) ns, 75 w Mercer, 75x100, 2 5-sty bk loft & str bldgs; Wyckoff Holding Co to Robt W Bernard, 777 West End av; mtg \$23,000; Oct31; Nov2'11; A\$104,000-134,000. O C & 100

Spring st, 113-7; Robt W Bernard to Wm C Runyon, 161 Hillside av, Newark, NJ; B&S; C a G; Nov1; Nov2'11. O C & 100

St Marks pl, 57 (25th st), (2:450- pt lt 46) ns, 300 e 2 av, s28x85.11, 4-sty & b stn tnt; also 9TH st, rear of 330 E, (2:450-pt lt 18) begins at cl blk bet St Marks pl (8th) & 9th & 300 e 2 av & 93.11 s 9th, runs n4.11xe25xs4.10xw25 to beg, vacant; Dora Finkelstein to Clara Fischer, 162 W 87; mtg \$20,000; Oct30'11; A\$—\$. nom

Theatre alley, ws, abt 112 s Beekman, see Park row 31.

Water st, 189, (1:74-38) ss, 87.6 e Burling slip, 20.5x81.11x20.6x82.2, 4-sty bk loft & str bldg; Arthur Co to Jas Arthur, 348 Washington av, Bklyn; Oct27; Oct30'11; A\$14,000-20,000. O C & 100

Washington st, 728-32, (2:638-11 & 19) swc Bank (Nos 140-58), runs w256xsl00xe 176xn25xe80 to ws Washington xn75 to beg, 3-sty bk storage & 1-sty fr bldg; Western Electric Co to Frank L Froment, 52 E 74; Oct31; Nov1'11; A\$125,000-165,000. O C & 100

Washington st, 728-32; re mtg; Merchants Loan & Trust Co of Chicago, Ill, & Leon L Loehr of Chicago, Ill, to Western Electric Co, 463 West; QC; AT; Oct28; Nov 1'11. nom

Willett st, 89, (2:339-27) ws, 190.2 n Rivington, 30.5x100.3, 5-sty bk tnt; Leah Cohn to Frank Migdalsky, 138 6 av; AL; Oct30; Nov1'11; A\$24,000-42,000. nom

2D st, 124 E, (2:430-44) ns, 316.11 e 1 av, 24.8x121.11, 6-sty bk tnt & str; Rosen Realty Co to Rebecca Rabinowitz, 1 E 107; AL; Oct25; Oct27'11; \$21,000-46,000. O C & 100

3D st, 11 E, (2:459-44) ns, 300 w 2 av, 25x83.9x25.6x83.9, 5-sty bk tnt & str; Geo F Roesch, ref, to Wm H Schmohl, 1457 Lex av; FORECLOS, Oct11; Nov1; Nov2'11; A\$19,000-30,000. 28,750

9TH st, rear of 330 E, see St Marks pl, 57.

11TH st, 615 E, (2:394-61) ns, 218 e Av B, 25x103.3, 5-sty bk tnt & str; Robt H Koehler, ref, to Sarah Kohn, 309 E 10; FORECLOS, Oct17; Oct27'11; A\$17,000-26,000. 24,900

13TH st, 139 E, (2:559-43) nes 125 nw 3 av, 25x100, 6-sty bk tnt & str; Jos L Bittenwieser to Julius B Fox, 520 Ocean av, Jersey City, NJ; B&S; AL; Oct30; Oct 31'11; A\$20,000-37,000. O C & 100

13TH st, 608 E, (2:395-10) ss, 118 e Av B, 25x103.3, 6-sty bk tnt & str; Isaac Lewenthal to Hannah Lewenthal his wife, 1391 Mad av; B&S; AL; Oct9; Oct31'11; A\$16,000-36,000. nom

15TH st, 352-60 W, (3:738) two 6-sty apartment houses; asst of rents, etc to secure advances; Frankfort Realty Co, 238 W 106 to Rose Solomon, 68 E 96; Sept 30; Oct28'11. nom

20TH st, 334 E, see 20th, 332 E.

20TH st, 332 E, (3:925-51) ss, 350 e 2 av, 40x92, 1 & 2-sty bk chapel; A Exampt-Exempt; also 20TH ST, 334 E, (3:925-50) ss, 240 w 1 av, 20x92, 4-sty bk tnt; A\$9,500-12,500; Ruthenian Greek Catholic Church of St George to the Slovak Evangelical Congregation of the Augsburg Confession of the Holy Trinity, 323 E 6; mtg \$36,500; June26; Nov2'11. 45,000

27TH st, 135 E, see Lex av, 99.

28TH st, 114-6 E, (3:883-83) ss, abt 190 e 4 av, 40x1/2 blk, 7-sty bk loft & str bldg; agmt & asst of a R, T & I to certain articles of agmt dated Oct11'11; Bernard Neuhaus, 47 W 84, with Alfred Neuhaus, 468 Col av; Oct26; Oct27'11; A\$49,000-126,000. nom

31ST st, 401-5 E, see 1 av, 536-8, on map 540.

31ST st, 354-6 W, (3:754-70-71) ss, 220 e 9 av, 40x98.9, 1 3 & 1 4-sty bk dwgs; A \$32,000-36,000; also 31ST ST, 350 W, (3:754-68) ss, 280 e 9 av, 20x98.9, 3-sty bk dwg; A\$16,000-18,000; Gem Realty Co to Edw Baer, 219 E 49; 1/2 pt; AT; mtg \$30,000 & AL; Oct31; Nov2'11. O C & 100

31ST st, 350 W, see 31st, 354-6 W.

38TH st, 33 E, (3:868-31) ns, 203 e Mad av, 22x98.9, 4-sty & b stn dwg; Fredk B Jennings to Geo S Franklin & Eliz J his wife, tenants by entirety, 33 E 38; AL; Sept2; Nov2'11; A\$66,000-78,000. O C & 100

40TH st, 34 E, (3:869-48) ss, 225 e Mad av, 25x98.9, 5-sty bk dwg & 4-sty ext; Fredk L Rodewald to Ambrose Realty Co, 135 Bway; Oct31; Nov2'11; A\$62,500-110,000. O C & 100

40TH st, 34 E; Ambrose Realty Co to Edwin H Peck, at Mt Vernon, NY; mtg \$76,000; Nov1; Nov2'11. O C & 100

40TH st, 406 W, (3:737-42) ss, 101.8 w 9 av, 18.4x98.9, 4-sty bk tnt; Felix Figallo to Church of St Clemens Mary, a corp, 552 W 50; mtg \$10,000; Oct30; Nov2'11; A\$8,000-10,000. O C & 100

42D st, 230 E, (5:1315-19 1/2-23 1/2 & 34) ss, 155 w 2 av, runs w25x89.9xw25x81.2x sel39.7 to pt 80 w 2 av xn94.1xw/5xn98.9 to st at beg, 5-sty bk tnt & str & 1 & 2-sty bk & fr stable; Kath F Kinnier (Gordon) to Jos Gordon, 2350 Bway; QC; AL; Oct11; Oct27'11; A\$44,000-57,000. nom

42D st, 230 E; same prop; Jos Gordon to Jennie E Gordon, his wife, 2350 Bway; QC; AL; Oct27'11. nom

43D st, 307 W, (4:1034-28) ns, 100 w 8 av, 25x100.5, 5-sty stn tnt; Margt E Ryan et al to Edw S Murphy, 1205 Park av; mtg \$29,000; Nov1; Nov2'11; A\$18,000-32,000. O C & 100

47TH st, 160 W, see 47th, 162 W.

47TH st, 158 W, see 47th, 162 W.

47TH st, 162 W, (4:999-58) ss, 156.3 e 7 av, 18.9x100.4, 3-sty stn dwg; A\$46,000-47,000; also 47TH ST, 160 W, (4:999-57 1/2) ss, 175 e 7 av, 12.6x100.4, 3-sty stn dwg; A\$30,000-31,000; also 47TH ST, 158 W, (4:999-57) ss, 187.6 e 7 av, 12.6x100.4, 4-sty stn dwg; A\$30,000-31,000; C Wm Funk to Geo H Earle Jr, 1337 Spruce, Phila, Pa; mtg \$110,000; A & L; Oct28; Oct31'11. O C & 100

54TH st, 101-7 E, see Park av, 401-3.

54TH st, 109 E, see Park av, 401-3.

54TH st, 305-7 W, see 8 av, 915-9.

57TH st, 10 E, (5:1292-64) ss, 200 e 5 av, 25x120.10, 4-sty & b stn dwg with 1 & 3-sty & b ext; Wm R Wilcox to Annie Douglass, 53 E 34; Oct24; Oct30'11; A \$135,000-150,000. nom

60TH st, 109 E, (5:1395-5) ns, 80 e Park av, 20x100.5, 4-sty & b stn dwg; Chas Weinberg to Abr L Newberger, 109 E 60; Nov1; Nov2'11; A\$30,000-36,000. O C & 100

61ST st, 121 E; transfer tax; whole valuation \$45,000; also FULTON ST, 195-7; whole valuation \$90,000; certf as to payment of transfer tax of \$1,051.36; Jas A Wendell, Deputy Comptroller of State NY to Mary J & Emma T Sampers, 12 E 61, as EXTRCES Martha J Sampers; 1/2 pt; Oct26; Oct27'11.

61ST st, 303 E, (5:1436-4 1/2) ns, 75 e 2 av 25x75, 5-sty bk tnt; Bertha Hirschfeld to Maria Mayer, 1043 College av; mtg \$16,650; Oct31; Nov1'11; A\$7,500-18,000. O C & 100

62D st, 152 W, (4:1133-57) ss, 175 e Ams av, 25x100.5, 5-sty bk tnt; Wm R Teller et al to Wm E Good at Westwood NJ; A L; July1'10; Nov1'11; A\$13,000-28,000. nom

62D st, 152-8 W, (4:1133-57-60) ss, 100 e Ams av, 100x100.5, 4 5-sty bk tnts; Moss Realty Co to Wm E Good, at Westwood, NJ; mtg \$80,000; M-v1'07; Oct27'11; re-recorded from May 1'07; A\$52,000-112,000. O C & 100

62D st, 17 E, (5:1377-12½) ns, 108.6 w Mad av, 20.6x100.5, 4-sty & b stn dwg with 2-sty ext; Mary J Little to Jennie E Little 17 E 62; Oct28; Oct31'11; A\$75,000-85,000. nom

62D st E, see Lex av, see Lex av, 801.

64TH st, 317 E, (5:1439-9) ns, 200 & 2 av, 25x—x25.3x—, 5-sty stn tnt; John A Weekes EXR Cath A De Peyster to Sloane & Moller, a corp, 316 E 65; AL; Nov1'11; A\$9,000-13,000. 11,000

69TH st, 213 W, (4:1161-25½) ns, 164.2 w Ams av, 20.6x100.5, 2-sty & b bk dwg; Emil Talamini to Wm B Thom, 175 W 72; mtg \$15,000; Nov1; Nov2'11; A\$10,500-11,500. nom

70TH st, 433 E, see Av A, 1313.

70TH st, 512 E, (5:1481-40) ss, 286 e Av A, 37x100.5, 6-sty bk tnt; Lewis A Abrams, ref, to State Investing Co, 15 Exchange pl, Jersey City, NJ; mtg \$24,000; FORECLOS, Oct30; Oct31; Nov1'11; A\$10,000-38,000. 8,000

72D st, 162 E, (5:1406-49½) ss, 116 e Lex av, runs s104.4xe1.8xn2.2xe16.4xn102.2 to st, xw18 to beg, 4-sty & b stn dwg; Therese Hirschfeld to Rosa H Bloch, 162 E 72; mtg \$13,500; Oct30; Oct31'11; A\$18,000-24,000. O C & 100

74TH st W, nwc Central Park W, see 84th, 102-4 W.

75TH st W, swc Central Park W, see 84th, 102-4 W.

75TH st, 2 W, see 84th, 102-4 W.

76TH st, 192 E, (5:1410-42) ss, 125 w 3 av, 25x102.2, 4-sty stn tnt & str; Albt L Korn et al EXRS & c Saml W Korn to The Fathers of the Blessed Sacrament, 185 E 76; C a G; mtg \$10,000; Oct25; Oct31'11; A\$15,000-18,500. O C & 100

78TH st, 216 W, (4:1169-40½) ss, 191.8 w Ams av, 18.6x102.2, 4-sty & b stn dwg; City Real Estate Co to Fred A Mack, 285 Central Park W; B&S; mtg \$14,000; Oct 30; Oct31'11; A\$13,500-22,000. O C & 100

78TH st, 171 W, (4:1150-3) ns, 52.6 e Ams av, 22.6x102.2, 5-sty bk tnt; Frank J Schweizer to Rudolph Schweizer, 790 E 180; mtg \$24,000; Nov1; Nov2'11; A\$16,500-31,000. nom

83D st, 100 E, see Park av, 977-9.

84TH st, 102-4 W, (4:1214-37-38) ss, 90 w Col av, 85x102.2, 2 6-sty stn tnts; mtg \$123,500; A\$56,000-124,000; also 75TH ST, 2 W, (4:1127-37) ss, 105 w Central Park W, 22x102.2, 4-sty & b stn dwg; mtg \$31,000; A\$22,000-39,500; also CENTRAL PARK WEST, 141-50, (4:1127-29) swc 75th, runs s204.4 to ns 74th (No 1) xw100x n102.2xw5x102.2 to ss 75th xe105 to beg, 9 & 10-sty bk & stn tnt, "San Remo"; mtg \$715,000; Margt A & Annie B Brennan, EXTRCS & TRSTES Michl Brennan to Brennan Estate, a corp, 141-50 Central Park W; mtg \$869,500, being total as above; Oct30; Nov2'11; A\$475,000-1,025,000. 904,500

90TH st, 102 W, (4:1220-35) ss, 30 w Col av, 25x100.8, 5-sty bk tnt; Louis F Doyle, ref, to Katie Hoehn, 804 St Nicholas av; mtg \$32,000; FORECLOS & dated Nov1; Nov2'11; A\$21,000-40,000. 7,000

91ST st, 72 E, old 68 E, (5:1502-42) ss, 120.10 w Park av, 18.1x100.8, 3-sty & b stn dwg; Chas Rothschild to Carrie Morgenthau; mtg \$10,000; Apr28'09; Oct31'11; A\$16,500-25,000. nom

92D st, 405-7 E, (5:1572-7) ns, 134 e 1 av, 45x100.8, 6-sty bk tnt & str; Preston A Vought to Ambrose, Frank & Co, a corp, 350 Fulton, Bklyn; mtg \$38,000; Oct 26; Oct27'11; \$15,500-50,000. nom

94TH st, 28 E, see Mad av, swc 94.

94TH st E, see Lex av, see Lex av, 1437-43.

97TH st, 303 E, (6:1669-5) ns, 100 e 2 av, 25.1x100.11, 4-sty bk tnt; Mark Goldberg to Chas H Phelps, 324 W 103, EXR Wm Wall; FORECLOS, Oct27; Oct30'11; A\$7,000-12,000. 7,950

99TH st, W, nec Riverside Dr, see Riverside Dr, 270.

100TH st, 318-20 E, (6:1671-41) ss, 254 e 2 av, 49.4x100, 6-sty bk tnt & str; Reuben Sadowsky to Emma L Neppert, 572 W 173; B&S; AL; Oct24; Oct30'11; A\$15,500-53,000. nom

105TH st, 141 W, (7:1860-19½) ns, 448.10 e Ams av, 33.5x134.10, 5-sty bk tnt; Arthur J Cotman to Wm Cotman, 199 Washington; mtg \$12,000; Oct24; Oct27'11; A\$19,000-30,000. nom

106TH st, 77 E, (6:1612-35) nwc Park av (No 1440), 25x75.11, 5-sty bk tnt & str; Channel Realty & Constr Co to Milton S Hoffman, 49 W 95; mtg \$27,850; Oct 16; Nov1'11; A\$16,000-27,000. O C & 100

106TH st, 337 E, (6:1678-22) ns, 100 w 1 av, 25x100.11, 4-sty bk tnt & str; Vincent J Orlando to Jos Pampanta, 337 E 106; mtg \$12,500; Oct31'11; A\$10,000-\$19,000. O C & 100

109TH st, 200 E, see 3 av, 1981.

109TH st, 409-11 E, (6:1703-7-8) ns, 145 e 1 av, 50x100.10, 2-sty fr tnt & 1-sty fr stable; Jno S Myers, ADMR Aaron Bussing to Annie Reilly & Mary Gilmartin, at Bayshore, LI; Oct6; Oct27'11; A\$14,000-15,000. 50

109TH st, 11-3 E, (6:1615-9) ns, 172.9 e 5 av, 36.3x100.11, 6-sty bk tnt; Abr D Weinstein to Simon Ginsberg, 31 W 124; mtg \$44,500; Oct14; Oct27'11; A\$18,500-48,000. O C & 100

109TH st, 130 W, (7:1863-51) ss, 325 e Ams av, 25x100.11, 5-sty bk tnt; Jos H Rieger to Emma L Kuhne, 208 W 105; ½ pt; AT; mtg \$26,000; Oct30; Oct31'11; A\$15,000-27,000. O C & 100

110TH st E, (6:1681-43-4) ss, 200 e 2 av, 50x100.11, vacant; Henry Schmeidler to Nassau Mtg Co, 31 Nassau; mtg \$11,000; Aug17; Oct27'11; A\$16,000-16,000. O C & 100

112TH st, 237 E, (6:1662-17) ns, 185 w 2 av, 18.9x100.10; Adam Wiener, ref, to Wm F Patterson, EXR Saml P Patterson, 124 W 130; FORECLOS, Oct5; Oct30'11; A\$6,500-7,500. 7,000

112TH st, 35 W, (6:1596-17) ns, 375 e Lenox av, 25x100.11, 5-sty bk tnt; Central Bldg Impt & Investment Co to Minnie Scholz at Southampton, LI; mtg \$22,500; Nov1'11; A\$15,000-28,000. O C & 100

113TH st, 168 E, (6:1640-42) ss, 150 w 3 av, 16.8x100.11, 3-sty & b fr dwg; Frank G Kuntze et al to Moritz Kornblum, 166 E 113; Oct14; Nov1'11; A\$6,500-7,000. O C & 100

113TH st, 19 E, (6:1619-13) ns, 300 e 5 av, 25x100.10, 5-sty bk tnt; Herman Herzog to Saml Herzog, 14 E 114; ½ pt; mtg \$25,000 & AL; Oct27'11; A\$13,000-25,000. O C & 100

115TH st, 119 W, (7:1825-22) ns, 225 w Lenox av, 24.11x100.11x25x100.11, 5-sty stn tnt; Mary E Bachmann & ano to Hyman Feuerstein, 1361 5 av; mtg \$20,000; Nov1; Nov2'11; A\$16,000-27,000. O C & 100

115TH st, 69 W, (6:1599-11) ns, 225 e Lenox av, 25x100.11, 5-sty stn tnt; Elansee Realty Co to Jno Hinder, 111 Newark av, Jersey City, NJ; mtg \$28,500 & AL; Oct27; Oct30'11; A\$15,000-28,000. O C & 100

115TH st, 122 E, (6:1642-64) ss, 190.8 w Park av, 17.10x100.11, 3-sty & b bk dwg; Max Altman to Annie Bernstein, 219 Audubon av; mtg \$6,000; Nov1'11; A\$8,000-8,500. O C & 100

116TH st, 228 W, (7:1831-47) ss, 425 e 8 av, runs s103.7xne8.10xe16.10xn100.11 to st xw25 to beg, 5-sty stn tnt & str; Edna Berlinger to Benj Silverstein, 203 W 117; AL; Oct28; Oct30'11; A\$22,000-32,000. nom

116TH st, 242-4 E, (6:1665-31) ss, 110 w 2 av, 43x100.11, 6-sty bk tnt & str; A \$22,000-57,000; also 116TH ST, 238-40, (6:1665-33) ss, 153 w 2 av, 40x100.11, 6-sty bk tnt & str; A\$21,000-53,000; Fredk M Walker to Berdie Wiener, 1945 7 av; ½ pt; AL; Oct12; Oct31'11. O C & 100

116TH st, 238-44 E; Saml Fleck Jr & Berdie Wiener to Philip Krauss, 159 E 92; all of; mtg \$113,000 & AL; Oct30; Oct 31'11. O C & 100

116TH st, 238-40 E, see 116th, 242-4 E.

120TH st, 137 W, (7:1905-13) ns, 277 e 7 av, 20x100.11, 3-sty & b stn dwg; Bernard C McKenna, ref to Theo McCarthy, 137 W 120; mtg \$26,825 & AL; FORECLOS, June 26; Oct24; Oct27'11; A\$12,000-19,000. 1,000

120TH st, 338 E, (6:1796-37) ss, 210 w 1 av, 20x100.11, 3-sty stn dwg; re dower; Margt G wife Crandall R Oliver to Sarah E Loder, 129 W 45; AT; QC; Oct30; Oct 31'11; A\$6,000-10,000. nom

121ST st, 77 E, (6:1747-55), ns, 20 w Park av, 20x100.11, 4-sty stn tnt; Henry B Stein to Edna A Timeson, 359 W 57; AL; Oct1; Nov1'11; A\$9,500-15,000. O C & 100

123D st, 409-11 E, (6:1811-6-7) ns, 125 e 1 av, 37.6x100.10, 2-3-sty bk tnts; Keats Co to Isedor Sorkin, 208 E 109; B&S; AL; Oct31'11; A\$8,800-13,000. nom

124TH st, 223 E, (6:1789-11) ns, 253 e 3 av, 30x100.11, 5-sty bk tnt; Henry Jones & ano, EXRS Dramin Jones to Brian G Hughes, 1984 Mad av, NY, & Robt J McManany, 258 Dekalb av, Bklyn; mtg \$18,000 & AL; Oct31; Nov2'11; A\$14,500-30,000. O C & 100

125TH st, 258 E, (6:1789-27) ss, 25.6 w 2 av, runs w27xs100.11xe24xne40xn61 to st at beg, 5-sty bk tnt & str; Chas & Jno Port, EXRS Anna C Port to Chas G Wubbenhorst, at White Plains, NY; mtg \$16,000; Oct28; Oct30'11; A\$17,000-27,000. 19,200

126TH st, 50 E, (6:1750-47) ss, 250 w Park av, 20x99.11, 3-sty & b stn dwg; Jno Farrell to Anna McDonough, 5 River View Terrace; mtg \$8,000; Nov1; Nov2'11; A\$10,000-13,500. O C & 100

130TH st, 266 W, (7:1935-59) ss, 118.6 e 8 av, 18.6x99.11, 3-sty & b bk dwg; Jos Robert to Max Rubin, 266 W 130; ½ pt; mtg \$9,000 & AL; Oct26; Oct28'11; A\$9,200-10,500. O C & 100

131ST st, 258 W, (7:1936-55½) ss, 220 e 8 av, 15x99.11, 3-sty & b stn dwg; Gilbert H Montague ref to Wm J Williams, 601 W 179; PARTITION, July20; Oct31'11; A\$7,200-9,000. 7,500

131ST st, 258 W, (7:1936-55½) ss, 220 e 8 av, 15x99.11, 3-sty & b stn dwg; Wm J Williams to Anna A Braxton at Flagstaff Inn, Rockville Centre, LI; mtg \$6,000; Oct 31'11; A\$7,200-9,000. nom

133D st, 23 E, see 6 av, 21.

134TH st, 60 E, (6:1758-45), ss, 177.6 w Park av, 37.6x99.11, 6-sty bk tnt; Block Constr Co to Jas A Turley, 5 Sheridan sq; AL; Sept14; Oct31'11; A\$10,500-40,000. nom

134TH st, 60 E; Jas A Turley to Edw A Johnson, 77 W 132 & Walter J Bostwick, 151 W 132; AL; Oct19; Oct31'11. nom

134TH st, 60 E; Edw A Johnson & Walter J Bostwick to Stephen H Jackson, 53 W 67; AL; Oct24; Oct31'11. nom

135TH st, 612 W, (7:2001-46) ss, 293.2 w Bway, 38.7x99.11, 5-sty bk tnt; D L Block Co to Nels Gross, 230 Riverside Drive; mtg \$48,000 & AL; Nov1; Nov2'11; A\$23,500-47,000. O C & 100

136TH st, 119 W, (7:1921-22½) ns, 509 e 7 av, 16x99.11, 4-sty bk dwg; Florence L wife of & Augustus R Keller to Geo W Place, 545 W 159; mtg \$11,500; Oct27; Oct30'11; A\$7,000-10,000. nom

140TH st, 463 W, (7:2057-35) ns, 185 w Convent av, 17x99.11, 4-sty & b bk dwg with 1-sty ext; Harriet A wife Chas G Wridgway to Ida C Fauser, 501 W 171; May24; Oct31'11; A\$6,100-15,500. nom

142D st, 522 W, (7:2073-49½) ss, 345 e Bway, 15x99.11, 3-sty & b stn dwg; Eliz Gardner & ano to Resolvld Gardner, 522 W 142; B&S; AL; Oct26; Oct27'11; A\$6,600-14,000. nom

142D st, 522 W, (7:2073-49½) ss, 345 e Bway, 15x99.11; Resolvld Gardner to Lizzie & Zelia F Gardner, 522 W 142, joint tenants; B&S; Oct26; Oct27'11; A\$6,600-14,000. nom

148TH st, 412-20 W, (7:2062) ss, 75 e Convent av, 100x99.11; asn rents; Emanuel M Krulwich to Frances C Hendrick by atty, Norwich, Conn; Oct20; Oct27'11; nom

172D st W, (8:2128-pt lt 10) ss, 100 w Audubon av, 62.6x95, 5-sty bk tnt; re mtg; N Y Trust Co to Paterno & Son Contracting Co, 3058 Heath av; Oct31'11; A\$—, \$—, \$—. O C & 1,000

180TH st W nwc Pinehurst av, see Pinehurst av, nwc 180.

180TH st, 502-6 W, (8:2152-43-45) ss, 100 w Ams av, 75x100, 2 5-sty bk tnts; Saml Kramer to Hayman Wallach, 320 E 3; mtg \$76,600; Oct12; Oct30'11; A\$27,000-76,000. nom

181ST st W, see St Nicholas av, see St Nicholas av, 1416-20.

182D st, 521-3 W, (8:2155-63) ns, 70 e Audubon av, 50x79.9, 5-sty bk tnt; Danl E Hanlon to Jno P Herren at Cobb La, Tarrytown, NY; mtg \$42,500 & AL; Oct30; Oct 31'11; A\$14,500-43,000. O C & 100

185TH st W, (8:2157-12) ss 175 e St Nicholas av, 25x79.11, vacant; Louise Eckhardt to Henry Doscher, 564 W 185; Nov1'11; A\$7,500-7,500. omitted

187TH st, 501 W, see Ams av, swc 188.

188TH st, 500 W, see Ams av, swc 188.

205TH st, 407 W, (8:2202-31) ns, 150 w 9 av, 50x99.11, 5-sty bk tnt; Jos Balmford Constr Co to Dyckman Tract Realty Co, 45 Bway; mtg \$30,000; Nov1; Nov2'11. A\$— \$—. O C & 100

211TH st W (8:2207-17) ss 100 w 9 av, 100 x100, vacant; Harriet A Chittick to Dyckman Tract Realty Co, 45 Bway; AL; Feb 18'10; Nov2'11; A\$14,000-14,000. nom

211TH st W (8:2207) same prop; Dyckman Tract Realty Co to Jos Balmford Constr Co, 509 W 146; mtg \$9,000 & AL; Nov1; Nov2'11. nom

Av A, 1444, (5:1488-51) es 52 s 77th, 25.1x98, 5-sty stn tnt & str; Trinity Investing Corp to Wm R Wilder at Stratford, Conn, Jno S Baird at Cornwall-on-Hudson, NY & Janet F Baird, 239 W 70 as TRSTES Jno Baird decd; B&S; AL; Oct 26; Oct31'11; A\$8,000-23,000. nom

Av A, 1313, (5:1465-21) nwc 70th (No 433), 27.8x94, 5-sty bk tnt & str; Gem Realty Co to Marks L Frank, 2117 Voorhies av, Sheepshead Bay, LI, & Edw Baer, 219 E 49; AL; Oct31; Nov2'11; A\$13,900-36,000. O C & 100

Av B, 85, (2:388-7) es, 60.6 s 6th, 20.6x 64, 4-sty bk tnt & str, 1-sty ext; Hyman Sundel to Jacob Janos, 56 St Marks pl; AT; mtg \$17,500 & AL; Oct27; Oct28'11; A\$11,200-15,000. O C & 100

Av C, nwc 14th — to 15th, (3:982-13); consent to underground R R tunnel; Consolidated Gas Co of NY to Public Service Commission for 1st Dist & City of NY; Nov2'11.

Av C, 14th, 15th & Av D, the block, (3:991-1); consent to underground R R & tunnel; Consolidated Gas Co of NY to Public Service Commission for 1st Dist & City of NY; Oct6; Nov2'11.

Av C, 14th, 15th & Av D, the block; consent to underground R R & tunnel, (3:988-1); Consolidated Gas Co of NY to Public Service Commission for 1st Dist & City of NY; Oct6; Nov2'11.

Amsterdam av, 464, (4:1230-31) ws, 53.5 n 82d, 27x100, 5-sty bk tnt & str; Ella M Mott to Albt H Niehaus & Isaac Mansbach, 2302 Bway; mtg \$24,000; Oct27; Oct 28'11; A\$24,500-40,000. O C & 100

Amsterdam av, 2143, (8:2111-81) es, 50 n 166th, 37.6x100, 5-sty bk tnt & str; Roger A Pryor ref to Jos B O'Neill, 39 E 44, Bayonne, NJ; mtg \$39,000; FORECLOS & dated Oct31'11; A\$21,000-46,000. 5,500

Amsterdam av, 2560, see Ams av, swc 188.

Amsterdam av, (8:2159-16) swc 188th (No 500), 94.10x100, vacant; A\$40,000-40,000; also AMSTERDAM AV, 2560, (8:2159-23) nwc 187th (No 501), 94.10x100, 1-sty fr bldg & vacant; A\$41,000-41,000; Aaron M Janpole et al to Napoleon Constr Co, 206 Bway; AL; Oct19; Nov1'11. O C & 100

Audubon av, 388, (8:2157-21) ws, 90 s 185th, 18x60, 2-sty bk dwg; Zelica G Tojetti to Kath Tojetti, 388 Audubon av; mtg \$4,000; Oct28; Nov1'11; A\$4,400-7,000. nom

Central Park W, nwc 74th, see 84th, 102-4 W.

Lexington av, 99, (3:883-28) nec 27th (No 135) 24.8x69, 2 & 4-sty bk tnt & str; Thompson J S Flint et al to Adele E Flint, 164 Mad av; mtg \$40,000; Oct31'11; A\$31,500-42,500. nom

Lexington av, 1066, (5:1410-17) ws, 85.8 n 75th, 16.6x85, 3-sty & b stn dwg; Robt Rogers to Henry Meyers, 783 Mad av; mtg \$10,000; Oct19; Oct31'11; A\$12,000-16,000. nom

Lenox av, 348-50, (6:1725-71-72) es, 49.11 s 128th, 50x100, 2 5-sty bk tnts & str; Max K R Reich to Lillie Tarler, 239 W 113; mtg \$54,000; Oct19; Nov1'11; A\$46,000-74,000. O C & 100

Lexington av, 787, (5:1396-21) es, 40.5 n 61st, 20x80, 4-sty & b stn dwg; Jos G Leikens to Sallie Leikens, 251 E 49; QC; mtg \$20,000 & AL; Aug2; Oct30'11; A\$19,000-23,000. nom

Lexington av, 787, (5:1396-21) es, 40.5 n 61st, 20x80, 4-sty & b stn dwg; Jos G Leikens to Sallie Leikens, 251 E 49; QC; mtg \$20,000 & AL; Aug2; Oct30'11; A\$19,000-23,000. nom

Lexington av, 787, (5:1396-21) es, 40.5 n 61st, 20x80, 4-sty & b stn dwg; Jos G Leikens to Sallie Leikens, 251 E 49; QC; mtg \$20,000 & AL; Aug2; Oct30'11; A\$19,000-23,000. nom

Lexington av, 787, (5:1396-21) es, 40.5 n 61st, 20x80, 4-sty & b stn dwg; Jos G Leikens to Sallie Leikens, 251 E 49; QC; mtg \$20,000 & AL; Aug2; Oct30

Lexington av, 801, (5:1396-51) sec 62d, 20.5x80, 4-sty & b stn dwg; CONTRACT; Wm Knoepke with Edw Hirsch; Nov1; Nov2'11; A\$30,000-36,000. 40,500

Lexington av, 1437-43, (5:1522-50-51½) sec 94th, 80x85, 4 4-sty stn tnrs; Gem Realty Co to Marks L Frank, 2117 Voorhies av, Sheephead Bay, LI; mtg \$62,500; Oct31; Nov2'11; A\$59,500-81,500. O C & 100

Madison av, 1497-9, (6:1608-52) es, 50.11 s 103d, 50x100, 6-sty bk tnt & str; Bridget Gilson to Milton M Goldsmith, 601 W 174; mtg \$68,000; Oct31; Nov2'11; A\$34,000-75,000. O C & 100

Madison av, 1523, (6:1609-53) es, 50.11 s 104th, 16.8x70, 3-sty & b bk dwg; Edna M Scott & ano to E A Manice & Co, 1 Broad; AT; QC; Aug18; Oct30'11; A\$8,500-10,500. nom

Madison av, (5:1505-56) swc 94th (No 28), 100.8x87.9, 7-sty bk tnt; Simon Uhlfelder et al to Wm R Rose; Feb1'07; Oct 30'11; re-recorded from Oct20'11; A\$185,000-285,000. nom

Pinehurst av, (8:2177-pt lt 130) nwc 180th, 53.6x109.1x53.6x106.9, 2 5-sty bk tnrs; re mtg; N Y Trust Co to Solow Constn Co, 1781 Clay av; Oct30'11; A\$—\$. O C & 1,000

Park av, 1487, (6:1636-72) es, 74 s 109th, 26.11x76, 4-sty bk tnt; Celia Goldwater to Wm Hoffman, 1681 Mad av & Yetta Aronson, 127 E 108; mtg \$9,000; Oct30; Oct31'11; A\$6,500-9,000. O C & 100

Park av, 401-3, (5:1309-1, 2, 2½ & 3) nec 54th (Nos 101-7), 75.5x72, 2 3-sty & b stn dwgs & 2 4-sty bk tnrs & str & 1 4-sty bk tnt; sub to lease of Nos 105 & 107 E 54th; A\$81,000-97,000; also 54TH ST, 109 E (5:1309-2½) ns, 72 e Park av, 18x75.5, 3-sty & b stone dwg; sub to lease; A\$15,000-18,000; also PARK AV, 405, (5:1309-4) es, 75.5 n 54th, 25x90, 2-sty bk stable; A\$23,500-28,000; W Emlen Roosevelt to Park Avenue & 54th St Co, 49 Wall; AL; Oct27; Nov1'11. nom

Park Row, 31, (1:90-pt lt 11), ses, 82.10 sw Beekman, 24x108.6 to nws Theatre alley, x26.1x97.7, 5-sty bk office & str bldg; Geo W Murray TRSTE Fredk W Renwick to Claire R Phillips at Atlantic City, NJ; ½ pt; AL; Aug5; Nov1'11; A\$—\$. nom

Park av, 405, see Park av, 401-3.

Park av, 1440, see 106th, 77 E.

Park av, 977-9, (5:1511-69) sec 83d (No 100), 27.2x100, 5-sty bk tnt & str; Henry C Hart to Jos McNamara, 120 E 85; Oct26; Nov1'11; A\$48,000-60,000. O C & 100

Riverside Dr, 270, (7:1888) nec 99th, "Glen Cairn"; asst of rents to secure mtg for \$11,000 Highwood Realty & Constn Co, 530 W 157 to Cecelia Solomon, 7 E 96 and Minna Behrmann, 70 E 96; Oct28; Oct 31'11. O C & 100

St Nicholas av, 1416-20, (8:2153-62) sec 181st, 100x25, 2-sty bk tnt & str; Edw Rafter to Wadsworth Bldg Co, 165 Bway; mtg \$60,000; Nov1; Nov2'11; A\$40,000-49,000. nom

West End av, 864, (7:1874-3) es, 40.11 n 102d, 20x92, 4-sty bk dwg with 2-sty ext; Eliz A wife of & Victor M Earle to Lillie J Earle, 267 W 72; mtg \$23,000; Oct27; Oct31'11; A\$17,500-31,000. O C & 100

1ST av, 536-S, on map 540, (3:963-1) nec 31st (Nos 401-5), runs n49.5xxe100xn49.4xe 50xs98.9 to ns 31st xw150 to beg, 6-sty bk factory; Meyrowitz Mfg Co, a corp of NJ to Meyrowitz Mfg Co, a corp of NY, at 531 5 av; mtg \$106,000; Oct23; Oct30'11; A \$58,000-155,000. nom

3D av, 1814, (6:1628-39) ws, 25.11 s 101st, 25x98, 5-sty bk tnt & str; Marcus Rosenthal to Chas Wanninger, 114 E 95; mtg \$19,000; Oct27; Oct30'11; A\$15,000-23,500. nom

3D av, 1981, (6:1658-45) sec 109th, (No 200), 25.11x82, 4-sty bk tnt & str & 1sty bk str in st; Jos Louis to Thos F Maguire, 184 E 111; mtg \$35,000 & AL; Oct30; Nov2'11; A\$28,500-36,000. O C & 100

5TH av, 536, (5:1260) ast of rents to secure \$25,000; Henrietta C S Burley, 140 W 69 to Kathleen O'Connor at South Orange, NJ; Oct24; Oct28'11. nom

5TH av, 536, (5:1260); asst of A R T & I to above; Kathleen O'Connor to Fort Amsterdam Realty Co, 59 Wall; Oct27; Oct28'11. nom

5TH av, 2015, (6:1749-71) es, 55.11 s 125th, 18x80, 3-sty & b bk dwg; Alfred Cohn to Isidor Lewkowitz, 40 E 67; mtg \$15,000; Oct31; Nov1'11; A\$18,000-21,000. nom

5TH av, 2017, (6:1749-70½) es, 37.11 s 125th, 18x80, 3-sty bk bldg & str; Alfred Cohn to Isidor Lewkowitz, 40 E 67; mtg \$14,000; Oct31; Nov1'11; A\$23,000-26,000. O C & 100

6TH av, 21, (2:589-33) ws, abt 200 n Carmine, 17.6x100, 4-sty bk tnt & str; A \$11,000-13,500; also 133D ST, 23 E, (6:1758-11) ns, 252.6 e 5 av, 17.6x99.11, 2-sty & b bk dwg; A\$5,800-6,500; Walter Urban to Jas N Taylor, 347 W 55; ½ of ¼ pt; AL; July7; Nov2'11. nom

6TH av, 683, (3:815) asst of rents to secure \$1,000; Geo Martin, at 6 Overlook Terrace, Yonkers, NY, to J Athur Fischer, 690 6 av; Nov1; Nov2'11. nom

7TH av, 200-2, (3:771-44-45) ws, 25 s 22d, 49.2x100, 2 6-sty bk tnrs & str; Salo Cohn to Meyer, Jos & Chas Freeman, all at 305 E 50 & Benj Freeman, 23 E 117; mtg \$85,000; Nov1'11; A\$40,000-90,000. O C & 100

8TH av, 877, (4:1043-32) ws, 67.5 n 52d, 22x80, 4-sty stn tnt & str, 1-sty ext; Emilie B & Frank A Fausner EXRS Kaspar Fausner to Louis M Goldberg, 324 W 51; A L; Oct27; Nov1'11; A\$34,000-38,000. 38,500

8TH av, 915-9, (4:1015) ws, 50 n 54th, runs n50.2xw150xsl100.5 to 54th (Nos 305-7) xe50.2xn50xe100 to beg; power of atty; Wm A Chanler at Great Neck, LI to Henry L Morris, 12 W 53; Oct19; Oct31'11. —

10TH av, 385, (3:704-32) ws, 24.9 n 32d, 19.1x80, 3-sty bk tnt & str; Alice J Early to New York State Realty & Terminal Co, at Grand Central Terminal, swc 45th & Lex av; mtg \$6,000; Nov1; Nov2'11; A\$8,000-10,500. O C & 100

MISCELLANEOUS CONVEYANCES

Borough of Manhattan.

Assignment of all interest in estate of Geo Wolf, decd, Wm Fink, legatee Geo Wolf to Mary Arras, 636 W 170; Ida Arras, 602 W 137, & Anna M Rice, at Scarsdale, NY, daughters of Geo Wolf, decd; Oct31; Nov1'11. 6,000

Same prop; Jno W Fink, heir as above, to same; Oct31; Nov1'11. 6,000

Same prop; Fredk Fink, heir as above, to same; Oct31; Nov1'11. 6,000

Same prop; Geo Fink, heir as above, to same; Oct31; Nov1'11. 6,000

A perpetual underground easement, &c, (2:481), begins at line bet lots 39 & 33 & 117.1 n Broome, runs ne on curve 14.11 to line bet lots 32 & 33 xw13xs6.9 to beg; re mtg; N Y Life Ins Co to City of NY; May 19; Nov2'11. 1,500

Deed of trust of all property & estate except chattels & cash in bank; Julia A D Crane, wid Wm H Crane, 314 W 114, to Edw McK Whiting, 606 W 116; Jas C Higgins, 27 Washington Sq N, & Kenneth M Gibson, 27 Waverly pl; Oct26; Oct30'11. nom

General release; Heiman Freid to Louis Becht, 186 E 64; Oct20; Oct27'11. nom

Power of atty; Ruth A Silk, 538 W 136 to Reeve A Silk, 355 W 145; Sept19; Oct28'11. —

Power of atty to sell prop at Botosan Roumania; Anna wife Jos Cohn to Perel Blattstein her mother at Botosan Roumania; July13; Oct31'11. —

Power of attorney; Amy S McCunn to Nicholas H Stabb, 7 E 42; Oct19; Oct30'11. —

Parcel No 3, (1:292) on Damage map to acquire title to prop for bridge purposes; re mtg; U S Trust Co, TRSTE Eliot McCormick to City of NY; Oct17; Nov2'11. nom

Power of attorney; Edw P Larned, at Summit, NJ to Albt H MacCarthy, — Black burn rd, at Summit, NJ; June15; Nov2'11. —

Power of attorney; Wm A Larned, at Summit, NJ, to same; Jan10; Nov2'11. —

Power of attorney; Lucy Kirtland to Albt H MacCarthy, at Summit, NJ; July6; Nov2'11. —

Transfer of interest in estate Dennis W Buckley; order of court appointing Chas A Hickey as receiver in matter of supplementary proceedings; American Bridge Co of N Y, judgment creditor, agt Richd W Buckley, Jr, judgment debtor; Oct31; Nov1'11. —

CONVEYANCES

Borough of the Bronx.

Augusta pl (*) ws, 449.5 n Eastern Blvd 50x99.1x60x100, map Flanagan; Arthur H Decker to Linda S Decker his wife Augusta pl, Throggs Neck; ½ pt; AL; Oct 28; Nov2'11. nom

Augusta pl (*) ws, 449.9 n Eastern Blvd, 25x99.5x25x100; re mtg; Anna M Harper to Arthur H Decker, — Augusta pl; Oct19; Nov2'11. nom

Augusta pl (*) ws, 449.9 n Eastern Blvd 25x99.5x25x100; re mtg; Endora A Cornelius & ano EXRS & Geo A Boice to same; Oct13; Nov2'11. nom

Bleecker st, (*) cl, at cl Barker av, see Union st, (*) ss, Barker av ws, Sheridan st ns, & New Bronx Park es.

Bridge st, (*) ss, Barker av ws, Union st ns, Bronx Park es, see Union st, (*) ss, Barker av ws, Sheridan st ns, & New Bronx Park es.

Bronx st, nwc Tremont av, see Tremont av, 1073-85.

Bridge st, (*) sec Elliott av, see Barker av, (*) sec Bridge.

Bridge st, (*) sec Barker av, see Barker av, (*) sec Bridge.

Bronx st, nec Tremont av, see Tremont av, nec Bronx.

Beck st, (10:2684) ss, 272.6 e Av St John, 162.6x125, owned by party 2d pt; also BECK ST, (10:2684) ss, 110 e Av St John, 162.6x125, owned by party 1st pt; setback restriction agmt; Jos Rosenthal Realty Co, 7 W 120, et al with Morris Osmansky, 112 W 113; Oct23; Nov2'11. nom

Beck st, ss, 110 e Av St John, see Beck, ss, 272.6 e Av St John.

Charlotte st, nec Jennings, see Minford pl, nwc Jennings.

Cedar st (*) sec Syracuse av, see Syracuse av (*) sec Cedar.

Drainage st, swc Boone av, see Boone av, swc Drainage.

Elsmere pl, 793 (1051), (11:2956) ns, 325 w Marmion av, 25x100, 2-sty fr dwg; Geo Sachs to Betty Sachs, both at 793 Elsmere pl; mtg \$5,250; Nov1'11. O C & 100

Fulton st, (*) swc Barker av, see Union st, (*) ss, Barker av ws, Sheridan st ns, & New Bronx Park es.

Fox st, (10:2714) nwc 163d, 125x212.10 to es Tiffany x125 to ns 163d x214.8, vacant; Getskay Realty Co to B V Constn Co, 135 Bway; mtg \$65,000 & AL; Oct26; Oct27'11. O C & 100

Faile st, (10:2774 to 2778) cl 268 n East Bay av, runs e183.6xse27.2, 234.9, 98.11, 83.7, 61.7 to pt 67 s East Bay av, xw106.9 to es Bryant av, xnw290 to cl Faile, xn405 to beg, vacant; Gerard Roberts (ref) to Barretto Holding Co, 165 Bway; PARTITION; May23'11; July31; Oct28'11. 17,000

Featherbed la, sec Nelson av, see Nelson av, sec, open space or plaza.

Hewitt pl, (10:2688 & 2695) ws, 119.6 n 156th, 25x129.8x19.3x128.3, vacant; Jno Higgins to Elynor A Tuohy, 1274 E 8, Bklyn; Oct27'11. nom

Hewitt pl, (10:2688 & 2695) same prop; Elynor A Tuohy to Jno Higgins & Mary J his wife, 876 Macy pl, tenants by entirety; Oct27'11. nom

Hewitt pl, (10:2695) ws, 90 s Macy pl, strip, 4.9x50; Jno Higgins to Elynor A Tuohy, 1274 E 8, Bklyn; Oct27; Nov2'11. nom

Hewitt pl, (10:2695); same prop; Elynor A Tuohy to Jno Higgins & Mary J his wife, tenants by entirety, 876 Macy pl; Oct27; Nov2'11. nom

Jennings st, nec Charlotte, see Minford pl, nwc Jennings.

Jennings st, nwc Minford pl, see Minford pl, nwc Jennings.

Jennings st, 981, see Bryant av, 1454.

Kingsbridge ter, (12:3256) ws, 39.9 n land Tecca N Reed or c 1 229th, 250x118.1 x250x122.8, vacant; Grace J Daggett to Buywell Realty Co, 149 Bway; mtg \$15,000; Oct26; Oct28'11. O C & 100

Kelly st, 841, (10:2702) ws, 306 n Longwood av, 40x100, 5-sty bk tnt; re mechanics lien; J H Uhlendorf to Adolph Kross, 841 Kelly; Oct16; Oct31'11. nom

Kelly st, 841; re mechanics lien; H Both & Sons to same; Oct4; Oct31'11. nom

Kelly st, 841; re mechanics lien; National Fire Proof Sash & Door Co to same; Oct9; Oct31'11. nom

Kelly st, 841; re mechanics lien; Anton Larsen & Son to same; Oct28; Oct31'11. nom

Kelly st, 841; re mechanics lien; Titusville Iron Co to same; Oct19; Oct31'11. nom

Kelly st, 841; re mechanics lien; same to same; Oct19; Oct31'11. nom

Loring pl, 2264, (11:3225) es, 140.11 n 183d, 35x110.4x35x108.2, 2-sty bk dwg; Wm C Bergen to Mary C Mahony, 464 W 152; mtg \$10,500 & AL; Oct26; Oct27'11. O C & 100

Loring pl, (11:3225) es, 217.11 n 183d, runs n90xe110xs86.4xe3.3xs3.5xw113 to beg, vacant; Henry A Brann, Jr, to Henry A Brann, his father, 527 Manhattan av; mtg \$12,800 & AL; Aug5; Nov2'11. nom

Loring pl, 2266, (11:3225) es, 217.11 n 183d, runs n45xe110xs41.4xe3.3xs3.5xw113 to beg, 2-sty fr dwg; re mtg; Wm D Peck to Henry A Brann, 227 Loring pl; Nov1; Nov2'11. 8,800

Minford pl, 1533, ws, 100 n 172d, 33.3x 100, 4-sty bk tnt; Sandow Realty Co to Andreas Fuchs, 811 E 170; mtg \$16,500; Nov1; Nov2'11. nom

Minford pl, 1533, (11:2967 & 2977) ws, 100 n 172d, 33.3x100, 4-sty bk tnt; re mtg; Margt Knox to Sandow Realty Co, 198 Bway; Nov1; Nov2'11. nom

Macy pl, 876, (10:2695 & 2688) ss, 50 w Hewitt pl, 25x94.9, 2-sty fr dwg; Jno Higgins to Elynor A Tuohy, 1274 E 8, Bklyn; mtg \$4,300; Oct27'11. nom

Macy pl, 876; Elynor A Tuohy to Jno Higgins & Mary J, his wife, 876 Macy pl, as tenants by entirety; mtg \$4,300; Oct27'11. nom

Minford pl, (11:2977) nwc Jennings, 122 x116.10 to Charlotte x164.4 to Jennings x 6.6, vacant; Jennings Street Realities to Crispi Constn Co, 128 Bway; mtg \$19,000; Oct27; Oct31'11. O C & 100

Oak st, (*) swc Syracuse av, see Syracuse av (*) sec Cedar.

Oak Tree pl, (11:3070) ss, 195 w Hughes av, strip, 3.9x95x3.5x95; Alois L Ernst to Chas A Egan, 608 Oak Tree pl; B&S; Oct 16; Nov1'11. O C & 100

Rodman pl, 1017, see Rodman pl, 1013.

Rodman pl, 1291-5, (11:3016) nes, abt 95 e Longfellow av, 50x103x51x103, 2 2-sty fr dwgs; City & County Contract Co to Millbrook Co, both at Grand Central Terminal, 45th & Lex av; B&S; Sept27; Oct 28'11. nom

Rodman pl, 1013, (11:3016) nes, 100 nw West Farms rd, 25x108x26x—, vacant; also RODMAN PL, 1017, (11:3016) nes, at ws West Farms rd (No 1921), 100x25, except pt for rd, 2-sty fr dwg & str; City & County Contract Co to Millbrook Co, both at Grand Central Terminal, 45th & Lex av; B&S; Sept27; Oct28'11. nom

Tiffany st, nec 163d, see Fox, nwc 163.

Tiffany st, 871, see So Blvd, nws at sws Tiffany.

Union st, (*) ss, Barker av ws, Sheridan ns, & New Bronx Park es; also BRIDGE ST, (*) ss, Barker av ws, Union ns, Bronx Park es; also FULTON ST, swc Barker av, 100x166x101x164; also BARKER AV, cl, at cl Bleecker st, runs w along Bleecker 425.5 to es Bronx Park x—184.11 to cl Fulton xel14.7 to cl Barker av xn188.8 to beg; also OTHER LOTS in same vicinity on partition map estate Peter Lorillard (448 in Westchester Co); agmt as to re of covenants so as to permit the erection of tenement houses, &c; Herbert C Pell, at Tuxedo, NY, et al with Jerry Altieri Co, Bronx Borough Bank; C Adelbert Becker, 440 Tremont av, et al; Sept1; Oct 27'11. nom

Union st, (*) nwe Elliott av, see Bridge st, (*) sec Barker av.

Van Buren st, 128, (*) 25x100; Gennaro Ruocco to Debora B Parravicino, 518 W 145; AL; Oct23; Nov2'11. O C & 100

139TH st, 537 (on map 535), (9:2267), ns, 208 W St Ann's av, 41.8x100, 5-sty bk tnt; Joshua Silverstein to Emma A Friedmann, 340 W 57; mtg \$34,000; Oct30; Oct31'11. O C & 105

138TH st, (10:2551) ns, 203.7 e St Ann's av, —x—; declaration that deed recorded Oct26'11 is sub to mtg for \$35,000 instead of \$30,000; Berry B & Nettie Simons to Terrace Holding Co; Oct26; Oct 28'11.

141ST st, 607, see Beekman av, 321-3.

141ST st, 345, (9:2304) ns, 156.6 e Alex av, 25x100, 2-sty & a fr dwg; Arrietta Kingsland, wid, et al, heirs, &c, Jno L Kingsland to Michl J Sullivan, 345 E 141; AL; Oct14; Nov2'11.

141ST st, (9:2304) ns, 169 e Alex av, 12.6x100, pt 2-sty & a fr dwg; Michl J Sullivan to Arena A Wright, 351 E 141; B&S; AL; Nov1; Nov2'11. O C & 100

142D st, 369, (9:2305) ns, 430.7 e Alexander av, 25x99.8, 5-sty bk tnt; Fredk Sackett to Henry S Cook, 404 E 141; mtg \$18,000; Oct25; Nov1'11. O C & 100

144TH st, 498, see Brook av, 401.

144TH st, 140-S, see Walton av, sec 144.

144TH st, swc Mott av, see Walton av, sec 144.

145TH st, 448-50, (9:2289) ss, 475 e Willis av, 50.2x104.3x50x100, vacant; Jno K McAfee to McAfee Constn Co, 339 W 84; Oct31'11. O C & 100

147TH st, 438, (9:2291) ss, 390 W Brook av, 25x99.9, 5-sty bk tnt; Thos H Roff to Amelia Ernst at Larchmont Park, NY; A L; Oct28; Oct31'11. O C & 200

148TH st, 221, (9:2337) ns, 450.3 W Morris av, 24.9x106.6, 3-sty fr dwg; Eliz C Loftus to Smith Williamson at White Plains, NY; B&S & Confirmation deed; Oct30; Oct 31'11. nom

148TH st, 241, (9:2337) ns, 275 W Morris av, 25x106.6, 4-sty bk tnt; Minnie Heck to Michele Landa, 249 E 148; mtg \$10,000; Oct 31; Nov1'11. O C & 100

151ST st, nec Concord, see Concord, nec 151.

153D st, 399, see Melrose av, 667-9.

154TH st, 300, (9:2413), ss, 345.3 e Morris av, 25x100, 4-sty bk tnt; Louis Lese to August Paul, Jr, 327 W 150, & Geo W Miller at Palisades Park, NJ; mtg \$11,000 & AL; Oct31; Nov1'11. O C & 100

156TH st, 423, (9:2378) ns, abt 220 e Melrose av, —x—, 3-sty fr tnt & 2-sty fr stable; agmt as to release of claims by party 2d part except in case of sale over & above all liens, party 2d part is to receive \$400; Mollie Sherman, 423 E 156 with Becky Siegel, 423 E 156; Oct31'11. nom

158TH st, 434, see Elton av, swc 158.

159TH st, nwe Eagle av, see Eagle av, 825.

160TH st, 462-4, (9:2381) ss, 100 e Elton av, 50x99, 5-sty bk tnt; Hubener-Escher Co to Jacob Faude, 835 E 155; mtg \$42,000; Oct31; Nov1'11. nom

163D st, (9:2384) ss, 225.6 e Melrose av, 50x100x50.1x100, vacant; Benenson Realty Co to Josephine C Fischer, 414 E 158; mtg \$34,000; Oct30; Oct31'11. O C & 100

163D st, (10:2714) ns, 107.4 e Tiffany, 31.4x78, vacant; re mtg; American Mtg Co to Getskay Realty Co, 110 5 av; Oct26; Oct 27'11. 5,500

163D st, nec Tiffany, see Fox nwe 163.

163D st, nwe Fox, see Fox, nwe 163.

162D st, 433 E, (9:2384) nes, abt 305 e Melrose av, 35x100, 2-sty fr dwg; Herman D Junge to Benj Benenson, 407 E 153; mtg \$5,500; Nov1; Nov2'11. O C & 100

163D st, 725, (10:2649) ns, 44 e Jackson av, 25x86.4, 4-sty bk tnt; Lizzie Fetzer to Anna Schneider, 343 E 50; mtg \$12,000 & AL; Nov2'11. O C & 100

170TH st, 811, (11:2963) ns, 75.1 W Bristol, 25x66.1x27.5x78.1, 3-sty fr tnt; Andreas Fuchs to Sandow Realty Co, 198 Bway; mtg \$4,000; Nov1; Nov2'11. O C & 100

171ST st, swc Boone av, see Boone av, swc 171.

172D st, swc Hoe av, see Hoe av, swc 172.

173D st, (*) ws, 381 s Gleason av, 50x 100; Lizzie O'Keefe to Margt Lawlor, 318 W 100; Oct31; Nov1'11. nom

177TH st, 59 E, (11:2828) ns, 175 W Morris av, 20x100, 2-sty bk dwg; Eliz Kelly to Patk Grehan, 321 E 43; mtg \$5,500; Oct 31; Nov1'11. O C & 100

179TH st, 779, (11:3109) ns, 105.1 W Mapes av, 20x62.8, 2-sty fr dwg; Minnie M Ferguson to Frank Jindra & Albertina B, his wife, 1870 Bathgate av, tenants by entirety; mtg \$3,500; Oct27; Oct30'11. O C & 100

179TH st, 777 E, (11:3109) ns, 125.2 W Mapes av, 20x62.8, 2-sty fr dwg; Minnie M Ferguson to Eliz Erbe & Caroline L Schmidt, both at 742 E 183; mtg \$3,500; Oct27; Oct30'11. O C & 100

180TH st, 530, see 3 av, 4370-2.

180TH st, sec Hughes av, see Hughes av, sec 180.

181ST st, nec Aqueduct av, see 181st, n we Old Macombs Dam rd.

181ST st, (11:3211) nwe Old Macombs Dam rd, runs n75.3xw—xs88.5 to Plaza bet 181st & Aqueduct av xs & e along Plaza & 181st, 119.2 to beg, 2-sty bk dwg; Wm C Bergen to Margt Biehn, 418 Central Park W; mtg \$15,000; Oct30; Oct31'11. O C & 100

187TH st, 338, (11:3022) ss, 83 e Tiebout av, 40.6x50, with right of way through alley 3.6 wide along ws, 2-sty fr dwg; Jno S Sutphen et al to Jno S Sutphen, 311 W 72; Oct19; Oct30'11. nom

189TH st, 864, see Arthur av, 2476.

189TH st, nwe 3 av, see Park av, es, 8.10 n 189.

204TH st, (12:3345) nes, 26.1 nwe Hull av, runs n118.9xw111.1 to st, xse26.1, gore; Phelan Bros Constn Co to Agnes Viggers, 1983 Grand av; mtg \$5,500; Oct 26; Oct27'11. O C & 100

204TH st or Woodlawn rd, (12:3357) ns, 66.11 e Webster av, 37.8x80.9x36x69.8, vacant; re mtg; American Mtg Co to Chas F Streeter Constn Co, 432 E 158; Nov2'11. 18,000

222D st, (*) ns, 305 e Barnes av, 50x 114, except pt for st, Wakefield; Henry S Schimmel to Jos G Blonstein, 93 W 17, Bayonne, NJ; AL; Oct26; Oct27'11. O C & 100

235TH st, 515, (12:3397) ns, 221.1 W Webster av, 25x100, 2-sty bk dwg; Louise Hopkins to Annie, wife Jos W Tucker, 38 Grove, New Rochelle, NY; Oct28; Oct30'11. O C & 100

236TH st, (12:3398) nec Verio av, 194.7 x100x148.5x110, vacant; Thos H Roff to Minnie K Van Kirk, at Liberty, NY; mtg \$6,800; May 25; Oct30'11. O C & 100

Av C, (*) ws, 28 n 2d, 25x99, except part taken by City N Y; Albert Johnson to Martin J Moore at Hart's Island, NY; mtg \$2,000; Oct16; Oct31'11. O C & 100

Albany Post rd, ws, abt 300 s 256, see Newton av, es, 294.7 s 256.

Arthur av, 2476, (11:3077) sec 189th (No 864), 25x80.7x25x80.6, 4-sty bk tnt & str; Michael Jordan to Carmine Radicone & Maria Radicone his mother, 833 2 av; mtg \$16,000 & AL; Oct21; Oct31'11. nom

Aqueduct av, nec 181st, see 181st, nwe Old Macombs Dam rd.

Aqueduct av, 2614, (11:3215) es, 135.2 s Kingsbridge rd, 62.6x230.3 to Old Croton Aqueduct av x62.6x230.9, 1-sty bk stable; Thos B Watson & Geo P Baisley to Baisley & Watson, a corp, 2614 Aqueduct av; C a G; mtg \$29,500; Oct20; Nov1'11. nom

Aqueduct av, 1624, on map 1620, (11: 2876) ses, 393.4 sw Brandt pl, 42.1x118.11x 41.9x115.9; Chas Spillner to Christian Frank, 585 9 av; AL; Nov1; Nov2'11. O C & 100

Aqueduct av, 1628, on map 1624, (11: 2876) ses, 351.3 sw Brandt pl, 42.1x115.9x 41.9x112.7, 4-sty bk tnt; same to same. AL; Nov1; Nov2'11. O C & 100

Baisley av, (*) nec Fairfax av, 50x100; Frank Rauch to Mary F McGrail, 2161 Ludlow av; Oct30; Nov2'11. 500

Belmont av, (11:3075) es, 120 n 187th, 50x100, vacant; Alida Amabile & ano to Maria Buonamassa, 2159 Belmont av; mtg \$4,100 & AL; Oct28; Nov2'11. nom

Baisley av, (*) ns, 50 e Fairfax av, 25x 100; Mary F McGrail to Wellman Finance & Realty Co, 120 Westchester Sq; mtg \$2,500; Oct21; Nov2'11. O C & 100

Bronxdale av, (*) sec Hunt av, 25x—x 25x122; Fredk G Durr to Millbrook Co at Grand Central Terminal, 45th & Lex av; AL; Oct26; Nov1'11. O C & 100

Briggs av, 2765, (12:3301) ws, 240 n 196th, 20x94.1x20x93.9, 3-sty bk dwg; re mtg; Geo E Buckbee to Nathan B Levin Co, 1910 Webster av; Oct20; Nov1'11. O C & 100

Boston rd, es, at ws West Farms rd, see West Farms rd, ws, at es Boston rd.

Briggs av, 2765; re mtg; Ferdinand Alexander to same; Sept29; Nov1'11. 1,750

Brook av, 401, (9:2288) swc 144th (No 498), 25x85, 4-sty bk tnt & str, 1-sty ext; Edw Greenebaum to Henry W Boettger Silk Finishing Co, 125 Prince; mtg \$11,000 & AL; Nov1'11. O C & 100

Beekman av, 321-3, (10:2555) nwe 141st (No 607), 95.2x25x93.5x25, 5-sty bk tnt & str; Richd Pechner to Carl Schaible, 751 Forest av; mtg \$19,000; Oct 30; Nov 1'11. O C & 100

Brook av, 477, (9:2291) ws, 75 s 147th, 24.7x90, 1-sty bk str; Aug Kuhn to Bernard Castellano, 477 Brook av; mtgs \$9,000 & AL; Oct19; Oct27'11. nom

Belmont av, 2510, (11:3091) es, 107.2 s Pelham av, 25x100, 2-sty fr dwg; Robt H Scott to Otto Vogelsang, 28 Ridgewood av, Yonkers, NY; QC; mtg \$2,750 & AL; Oct6; Oct27'11. O C & 100

Belmont av, 2510; Otto Vogelsang to Teresa De Angelis, 2504 Lorillard pl; mtg \$2,750; Oct26; Oct27'11. O C & 100

Bainbridge av, (12:3286) es, 198.1 s 193d, a strip, runs s50xe0.9xw50xw1.9 to beg; also MARION AV, (12:3286) ws, 452 n Kingsbridge rd, 50x155.8 to Bainbridge av (Nos 2572-4) x50x155.3, except pt for av, 3 3-sty fr dwgs; Frank Kelly, heir Jno Kelly or Kelley to Ann Kelly, 2573 Marion av; 1-6 pt; QC; Sept27; Oct27'11. nom

Bassett av, (*) ws, abt 175 s McDonald, 24.8x100, map (1130); Hudson P Rose Co to Jno Paradiso, 2076 1 av; AL; Sept6; Nov 2'11. nom

Bainbridge av, (12:3286); same prop; Jno Kelly, heir as above to same; 1-6 pt; QC; Sept23; Oct27'11. nom

Bainbridge av, (12:3286); same prop; Michl Kelly, heir as above to same; 1-6 pt; QC; Sept21; Oct27'11. nom

Bainbridge av, (12:3286); same prop; Kath C Kelly or Lattman, heir as above to same; 1-6 pt; QC; Sept18; Oct27'11. nom

Bainbridge av, (12:3286); same prop; Anna Linnen, heir as above to same; 1-6 pt; QC; Sept21; Oct27'11. nom

Bainbridge av, 2572-4, see Bainbridge av, es, 198.1 s 193.

Bainbridge av, (12:3286); same prop; Michl Kelly, heir as above to same; 1-6 pt; QC; Sept21; Oct27'11. nom

Bainbridge av, (12:3286); same prop; Michl Kelly, heir as above to same; 1-6 pt; QC; Sept21; Oct27'11. nom

Bainbridge av, (12:3286); same prop; Michl Kelly, heir as above to same; 1-6 pt; QC; Sept21; Oct27'11. nom

Bainbridge av, (12:3286); same prop; Michl Kelly, heir as above to same; 1-6 pt; QC; Sept21; Oct27'11. nom

Bainbridge av, (12:3286); same prop; Michl Kelly, heir as above to same; 1-6 pt; QC; Sept21; Oct27'11. nom

Barker av, (*) swc Fulton, see Union, (*), ss, Barker av ws, Sheridan ns, & New Bronx Park es.

Barker av, (*) Sheridan st, Union st & New Bronx Park, block, see Union, (*) Barker av, Sheridan & New Bronx Park.

Bronx Blvd, (*) ses, 100 n 240th, 50x 100, Washingtonville; Thos J Carter to Geo & Fredk J Carter, 4612 Bronx Blvd; B&S & C a G; AT; Oct26; Oct27'11. nom

Bryant av, es, 268 n East Bay av, see Faile, cl 268 n East Bay av.

Brook av, 1354-6, (11:2894) es, 269.6 s 170th, 50x100.6, 6-sty bk tnt; Herman W Schaefer to Carl Witzel, 3202 Perry av; Aug24; Oct28'11. O C & 100

Boone av, (11:3008-09) swc 171st or Drainage, runs s30.7 to pt 340.7 s 172d xsw8.8, 46.8, 27.4 xn— to pt 40 s Drainage or 171st xw25.3xn40 to ss Drainage or 171st xe100 to beg, vacant; re mtg; Saml A Potter to Jno J Tully, 1603 Boston rd; Oct30'11. nom

Bryant av, 1454, (11:3000) nec Jennings (No 981), 25x90, 5-sty bk tnt & str; Patk J & Jos Toye to David Laemmle, 128 Christopher; mtg \$22,000; Oct28; Oct30'11. O C & 100

Barker av, (*) sec Bridge, runs se349 to ws Elliott av xs285 to ns Union xw287 to es Barker av xn284 to beg, Westchester; Esther Lidz to Joel L Schweitzer, 7 W 22; AL; Mar15'10; Oct31'11. nom

Cauldwell av, 758-64, (10:2629) es, 168.8 n 156th, 78.8x100, 2 5-sty bk tnts; Lewis S Davis to Philip Goerlitz, at Athens, Greene Co, NY; mtg \$56,000; Nov1; Nov2 '11. O C & 100

College av, 1043, (9:2437) ws, 238 n 165th, 22x92.6, 3-sty bk dwg; Maria Mayer to Bertha Hirschfeld, 17 E 107; mtg \$9,300; Oct31; Nov1'11. O C & 100

College av, 1029, (9:2437) cl, 84 n 165th, runs w122.6xn22xe122.6to said cl xs22 to beg, 3-sty bk dwg; Westown Realty Co to Nassau Mtg Co, 31 Nassau; mtg \$9,000 & A L; Oct31; Nov1'11. nom

Commonwealth av, (*) ws, 200 n Merrill 25x100; Walter Anopol to Henry F Herbst, 338 6th; mtg \$6,000; Oct21; Nov1'11. O C & 100

Cauldwell av, 695, (10:2624) ws, 325 s 156th, 16.8x115, 2-sty & b bk dwg; Heyman Roman to Delia Rowan, 444 W 48; mtg \$6,750 & AL; Oct26; Oct27'11. O C & 100

Cauldwell av, 717, (10:2624) ws, 193.9 s 156th, 18.9x115, 3-sty fr tnt; Adolf Alper to Abr Goldner, 769 E 155; mtg \$7,000; Oct27; Oct28'11. 8,000

Crotona Parkway, (11:3118) es, 60.5 n 179th, 47.4x74x44x56.9, 4-sty bk tnt; C K Realty Co to Wm C Beneke, 2067 Mohegan av; mtg \$17,500 & AL; Oct27; Oct30 '11. nom

Columbus av, (*) ss, 210 e Garfield, 25x 100; Domenick Farago to Rosina Farago, his wife, 624 Van Nest av; mtg \$6,000; Feb27; Oct30'11. O C & 100

Concord av, (10:2643) nec 151st, 151.4x 94, vacant; Benj Benenson to Benenson Realty Co, 407 E 153; mtg \$20,000; Oct27; Oct31'11. O C & 100

Eastern Boulevard, (*) ns, at stone fence bet lands hereby conveyed & land heirs of G Doty, runs nw327xsw54.9xse329 to st xne54.3 to beg; Oliver De L Coster & ano, EXRS, &c, Benj F Nelson to Wm Henderson, 3001 Eastern Blvd; mtg \$2,100; Oct6; Oct27'11. 5,300

Ellsworth av, (*) ws, 100 n Fairmount av, 50x100; Mary Kane to Dora Frank, 123 W 115; mtg \$1,300; Oct27'11. O C & 100

Elliott av, (*) nwe Union, see Barker av, (*) sec Bridge.

Elliott av, (*) swc Bridge, see Barker av, (*) sec Bridge.

Eastchester rd, (*) ses, 80.6 sw Maple, 53.8x64.6x50x—; Cath Mahon to Sarah B Hess, 207 W 118 & Simon Goldberger, 609 W 127; Oct27'11. nom

Eastern Boulevard, (*) ws, abt 200 s Coddington av, 25x109.4x25x108.7; Wm R Droege to Jos F Lippe, 228 E 69; mtg \$1,397.50 on this & adj lot 53; Dec2'06; Oct31 '11. O C & 100

Eagle av, (10:2620) ws, 150 n 161st, 175 x125, 3 & 4-sty bk & stn asylum; Vassiliki Lales to Anton D Dimon, 52 St Marks av, Bklyn, Basile D Dugundji, 113 State, Bklyn, & Nicholas J Iales, 2528 8 av, NY; Q C; Nov1'11. O C & 100

Eagle av, 825, (10:2619) nwe 159th, 50x 100, 1-sty fr dwg & str; Jas Harris to Louis Hubener, 364 E 158, & Martin Escher, 310 E 157; mtg \$5,000; Oct31; Nov1'11. O C & 100

Elton av, 761, (9:2378) ws, 64 s 157th, 33.6x100, 3-sty fr tnt & str; Christian Gutmann to Jacob Klippel & Augusta his wife, tenants by entirety, 761 Elton av; mtg \$3,500; Nov1'11. nom

Elton av, (9:2379) swc 158th (No 434), 48x100, 5-sty bk tnt & str; Chas T Streeter Constn Co to Wilhelm Lauter, 420 E 141; mtg \$52,000; Nov1; Nov2'11. O C & 100

Fairfax av, (*) nec Baisley av, see Baisley av, (*) nec Fairfax av.

Forest av, (10:2646) ws, 100 n 156th, 25 x87.6, vacant; Leonard Weill to Benenson Realty Co, 407 E 153; AL; Oct26; Oct28'11. O C & 100

Forest av, (10:2646) ws, 125 n 156th, 25x87.6, vacant; Margt A Clarke to Benenson Realty Co, 407 E 153; mtg \$2,300; Oct 27; Oct28'11. O C & 100

Forest av, S64, (10:2657) es, 51.2 s 161st, 25x100, 3-sty fr tnt & str; Earl E Randrup to Fredk A Downes, 1081 E 15, Bklyn; mtg \$7,000 & AL; Oct24; Oct31'11.

Grand av, (11:3206) ws, 150 s 180th, 120 x100, vacant; Modena Realty Co to Frank D Wilsey, Independence av & 231; Oct27 '11.

Grant av, (*) ss, 98.11 se Middletown rd, see Middletown rd, (*) ns, 281.8 w Eastern Blvd.

Houghton av, (5TH st), (*) ss, 204.2 e Castle Hill av, 25x108; Chas E Devermann to Maria Winneberg, 165 E 105; mtg \$4,600; Oct28; Oct30'11.

Hoe av, (11:2981) swe 172d, 25x100x—x60.11, vacant; Estates Settlement Co to Adela M Harrington, 1478 Vyse av; Oct30 '11.

Hull av, 3075, on map 3077, (12:3333) ws, 175 s 204th or Woodlawn rd, 25x110, 2-sty fr dwg; Geo A Woods to Isaac Rotman, 378 Belmont av, Bklyn; mtg \$5,500; Oct30; Nov'11.

Hunt av, (*) see Bronxdale av, see Bronxdale av, (*) see Hunt av.

Hughes av, (11:3080) see 180th, 122.11x 147.5x99.9x161.7, vacant; Minnie Scholz to Central Bldg Impt & Investment Co, 149 Church; mtg \$17,000; July28; Nov'11.

Jefferson av, (*) ns, 50 w Murdock av, 100x100, Edenwald; Lena Miller & ano to Sarah Feinberg, 2 Allen, & Benj Feinberg, 52 W 116; AL; June2; Oct27'11.

Jackson av, 700, see Westchester av, 695-7.

Longfellow av, (11:3016) ses, 105 ne Rodman pl, 50x100, vacant; City & County Contract Co to Millbrook Co, both at Grand Central Terminal, 45th & Lex av; B&S; Sept27; Oct28'11.

Longfellow av, (11:3016) ses, — s Boston rd, also at swe land now or formerly Chas Berrian, runs se101xsw35xsw100 to st xne20.6 to beg, except pt for Longfellow av; City & County Contract Co to Millbrook Co, both at Grand Central Terminal, 45th & Lex av; B&S; Sept27; Oct 28'11.

Morris av, 2022-4, (11:2807) es, 225 n 179th, 37.6x100, 2 2-sty bk dwgs; Knox Constn Co to Saml B Henderson, at Montgomery, Lyncoming Co, Pa; AL; July25; Nov'11.

Marion av, ws, 452 n Kingsbridge rd, see Bainbridge av, es, 198.1 s 193.

Mott av, swe 144, see Walton av, see 144.

Morris av, 591, (9:2440) ws, 93.5 n 150th, 25x100, 1-sty fr dwg & str; Henry J Goldsmith, ref, to Beatrice & Carmela De Figlio, both at 251 E 150; PARTITION; Oct3; Oct30'11.

Mt Vernon Parkway, (12:3373) ss, abt 360 e Oneida av, 50x100, except part for Mt Vernon av, vacant; Clara E Kimber, widow, by Geo Phillips, atty, to Helen G Rolf, 60 W 162; Oct27'11.

Lind av, (9:2527) ws, 202.6 n Lawrence av, 25x100, vacant; Geo W Files et al to Michl J Sullivan, 343 E 141; B&S; AL; Oct28; Nov'11.

Middletown rd, (*) ns, 281.8 w Eastern Blvd, 27.6x159x27.6x159.4; also GRANT AV (*) ss, 98.11 se Middletown rd, 25x105.9x 28.1x92.11; also MIDDLETOWN RD, (*) ns, 309.2 w Eastern Blvd, 27.6x158.9x27.6x 159; also MIDDLETOWN RD, (*) ns, 75.4 e Williams av, 50.2x108.5x50x103.9; also LOTS (*) 609-611 map (1275) of Lohbauer Park; Chas R Baxter to Chas R Baxter Constn Co, 2283 Westchester av; AL; Aug 4; Nov2'11.

Middletown rd, (*) ns, 75.4 e Williams av, see Middletown rd, (*) ns, 281.8 w Eastern Blvd.

Middletown rd, (*) ns, 309.2 w Eastern Blvd, see Middletown rd, (*) ns, 281.8 w Eastern Blvd.

Melrose av, 667-9, (9:2400) nwe 153d, (No 399) 100x24.4, 5-sty bk tnt & str; Jno G H Klemeyer to Henry Schwenker, at Scarsdale, NY; Nov1; Nov2'11.

Newton av, (13:3421) es, 294.7 s 256th, 25x151 to Albany Post rd, x26.10x160, vacant; Strofer Realty Co to Mary Keane, 1126 Jackson av; mtg \$4,000 & AL; Oct 20; Oct27'11.

Nelson av, (11:2876) see open space or plaza, runs s59.11 to ns Featherbed la xe 58.7x100x107.10 to ss Nelson av xw105.3 to beg, vacant; Jos H Jones to Hillcrest Bldg Co, 950 Ogden av; mtg \$11,500 & AL; Sept8; Oct30'11.

Old Macomb's Dam rd, nwe 181st, see 181st, nwe Old Macomb's Dam rd.

Old Croton Aqueduct av, ws, abt 240 s Kingsbridge rd, see Aqueduct av, es, 135.2 s Kingsbridge rd.

Parker av, 1427, (*) ws, 225 s Lyon av, 25x130; Edw R Millbrad to Phillip Dusch, 1427 Parker av; 1/2 pt; AT; mtg \$4,000 & AL; Oct25; Oct27'11.

Park av, (11:3041) es, 8.10 n 189th, runs enw9.3xsel6.3 to ns 189th x62.1 to ws 3 av xnw137.7xw81.10 to es Park av xsw35.4xs 68.6 to beg, vacant; Wm S Barstow & ano, TRSTES Chas H Benner & ano will Hiram Benner to Curtiss P Byron, 2224 Ams av; mtg \$8,500 & AL; Oct26; Oct27'11.

Park av, (11:3041); same prop; Curtiss P Byron to Jno C Welwood, 320 Central Park W; mtg \$24,500; Oct26; Oct27'11.

Park av, (11:3036) es, 185.10 s 180th, 75 x141, vacant; Jno J Larkin et al, heirs Michl Larkin to Franklin Av Co, 391 E 149; AL; Oct23; Oct27'11.

Park av, 4465, (11:3030) ws, 111 s 182d, 18x87.2x18x86.6, 2-sty fr dwg; Jennie E Teichman to Richd C Hart, 79 W 126; mtg \$3,200; Oct27'11.

Parker av, (*) ns, abt 188 e Castle Hill av, 25x100; Salvatore Vinciguerra to Maria Vinciguerra, 1656 Parker av; mtg \$5,500; Oct23; Oct 30'11.

Prospect av, S76-78 1/2, on map S76-80, (10:2690) es, 112 n from ws Westchester av, runs e38.11xe again 38.11 to ws Westchester av, (Nos 845-7 on map 847-9) xn 50xw56.3xw56.3 to Prospect av xs50 to beg, 2 3-sty fr tnts & 1-sty bk & 2 2-sty fr dwgs & str; Verna A Wilkens to Walter Wilkens, 1022 Grand Blvd & Concourse; QC; Oct30'11.

Plimpton av, 1325-9, (9:2522) ws, 75 s 170th, 66.7x100, 3 2-sty & b bk dwgs; Margt Kuntz to Daniel E Hanlon, 53 E 193, 3/4 parts, & Edw F Morris, 521 W 182, 1/2 pt; mtg \$21,000; Oct28; Oct31'11.

Quimby av, (*) ss, 205 e Castle Hill av, 50x108, Unionport, except pt for Quimby av or 4th; Jno & Mary Schmitzler to Fred Judge, 1433 Zerega av; Oct24; Nov'11.

So Boulevard, (10:2728) ws, 122.11 s Home, 50x100, vacant; Edw J Casey to Ambrose Realty Co, 135 Bway; mtg \$2,000; Oct30; Oct31'11.

So Boulevard (10:2728) ws, 390 n 167th, 50x100, vacant; Ambrose Realty Co to Jas M Scofield at White Plains, NY; mtg \$6,000; Oct30; Oct31'11.

St Lawrence av, 1226-28, (*) es, 200 n Gleason av, 75x100; Jno J Fischer to Benenson Realty Co, 407 E 153; mtg \$16,500; Oct30; Oct31'11.

So Boulevard, (10:2722) nws at sws Tiffany, (No 871) 35x100, 5-sty bk tnt & str; Eberhardt & Podgur to Bronx & Yonkers Realty Co, 100 Bway; mtg \$38,000 & AL; Oct25; Oct28'11.

Syracuse av (*) see Oak, see Syracuse av (*) see Cedar.

Syracuse av (*) see Cedar, 200 to Oak, x100; Leopold Jonas to Annie Marsich, 971 Trinity av; B&S & C a G; Oct26; Oct 27'11.

So Boulevard, 1468-70, (11:2981) es, 87.6 n Jennings, 37.5x100, 2 2-sty fr dwgs; Ione H Perry to Thos McWaters, 1464 So Boulevard; AL; Oct14; Oct30'11.

St Lawrence av, 1490, (*) es, 100 s Mansion, 25x100; Geo Munkenbeck, EXR Jacob Munkenbeck to Theo L Munkenbeck, 1490 St Lawrence av; mtg \$1,100; Oct30'11.

Stebbins av, 1302, (11:2973) es, 250.11 s Freeman, 25x110, 4-sty bk tnt & str; Frank Baumann to Eva Hackel, 1302 Stebbins av; mtg \$14,000 & AL; Oct31; Nov'11.

St Anns av, 595, (9:2276) ws, 180.4 s Westchester av, 27x111.5x29.9x124, 5-sty bk tnt; Johanna Brender to Erhardt Mayer, 740 2 av; mtg \$20,000; Oct31; Nov' 11.

Tinton av, 717, (10:2654) ws, 100 n 155th, 25x96.5x25.1x110.5, 4-sty bk tnt; Jacob Faude to Jas Harris, 1223 Vyse av; mtg \$11,000; Oct31; Nov'11.

Tremont av, (11:3141) nec Bronx or ns 155 se from line between land formerly Bronx Leather Co & land Est Jno Cornell, runs ne100xse75 to Bronx River xsw— to av xnw35 to beg, 2 2-sty fr bldgs & str; City & County Contract Co to Millbrook Co, both at Grand Central Terminal, 45th & Lex av; B&S; Sept27; Oct28'11.

Tyndall av, (13:3423) ws, — s 259th, being plot begins 200 n land Walter Kelly & 100 e Forest, runs e100xn50xw100xs50 to beg, being 2 lots on map land in town Yonkers belonging to Cyrus Cleveland, Jos Rosenthal & Thos C Cornell; Michl A Brophy to Margt S Brophy, Tyndall av, w s, bet Mosholu av & 259; B&S & C a G; June5; Oct30'11.

Tremont av, 1073-85, (11:3139) nwe Bronx, 105.10x100x126.10x102.7, 3 1-sty fr str & 2 & 3-sty fr tnts & str; City & County Contract Co to Millbrook Co, both at Grand Central Terminal, 45th & Lex av; B&S; Sept27; Oct28'11.

Teller av, 1053, (9:2428 & 2433) ws, 119.5 n 165th, 20x100.1, 3-sty bk dwg; Agnes Viggers to Phelan Bros Constn Co, 1910 Webster av; mtg \$2,000 & AL; Oct26; Oct 27'11.

Union av, (10:2673) nws, 26.6 ne 168th, 40 x101, except part for av, vacant; Wilhelm Lauter to Chas T Streeter Constn Co, 432 E 158; AL; Nov1; Nov2'11.

Verio av, nec 236th, see 236, nec Verio av.

Vyse av, 1165-7, (10:2752) ws, 440 n 167th, 40x100, 2 3-sty bk dwgs; Jas M Scofield to Edw J Casey, 436 E 138; mtg \$16,000; Oct23; Oct31'11.

Webster av, (12:3278) ws, 28.7 s 198th, 25x95.3x25.2x93.10, vacant; Wm Ebling to Ebling Co, 760 St Anns av; mtg \$2,200; Nov2'11.

Walton av, (9:2472) es, 211.4 n 165th, strip, 5x100x7x100; Chas A Mapes to Wm E Diller, 1054 Walton av; B&S; Aug3; Nov2'11.

Webster av, 2099, (11:3143) ws, 229 n 180th, 33x100, 4-sty bk tnt; also WEBSTER AV, 2101, (11:3143), ws, 262 n 180th, 17x100.1x20.11x100, 4-sty bk tnt; Chas Bjorkegren, Inc, to Jas B Kilsheimer, Jr, 2173 Bway; AL; Oct26; Oct27'11.

Webster av, 2101, see Webster av, 2099.

Walton av, (9:2345) see 144th (Nos 140-8) 27.9x100, 1-sty fr dwg; also MOTT AV, (9:2345) swe 144th, — (rear of above) option to purchase for \$3,000 by party of 2d pt, within 5 yrs from date the land on 144th, ss, 20x27.9 adj rear land of party 2d part; Carl J Breidbach of Madison, Conn with Carl E Breidbach, 905 Morris av; Jan14'10; Oct28'11.

Westchester av, 580, (10:2616) ss, 91.1 w Eagle av, 30.4x107.11x30x112.9, 5-sty bk tnt & str; re mtg; German Savgs Bank to City of NY; Sept5; Nov2'11.

West Farms rd (*) ses, 63 e Rosedale av, 44.3x94.5x40x75.5, Westchester; Mary J Crotty to Mary F Crotty, 64 E 120; mtg \$5,700; Oct3; Oct28'11.

Westchester av, 695-7, (10:2645) ws, at es Jackson av (No 700), runs ne39.8xsw 31.3 to Jackson av xsw53.11 to beg, gore, 4-sty bk office & str bldg; Terence J McManus ref to Brocaval Realty & Holding Co, 61 Park Row; FORECLOS, Oct10; Oct 30; Oct31'11.

Westchester av, 695-7; Brocaval Realty & Holding Co to Victoria Bitterman, 122 W 114; mtg \$10,000; Oct30; Oct31'11.

West Farms rd, 1921, see Rodman pl, 1013.

West Farms rd, 1923-5, (11:3016) nws, 25 nw Rodman pl, 50x69.9x50x70.10, 3-sty fr tnt & str & vacant; City & County Contract Co to Millbrook Co, both at Grand Central Terminal, 45th & Lex av; B&S; Sept27; Oct28'11.

Westchester av, 845-7, see Prospect av, 876-78 1/2, on map 876-80.

Waldo av, (13:3415) es, abt 157 n 244th, 70x100, vacant; Olinda A Camp to Fredk A Camp, 32 W 129; AL; Oct25; Nov2'11.

Webster av, (11:3030) es, 220 s 183d, 48 x90, vacant; Isaac Rotman to Geo A Woods, 3073 Hull av; mtg \$5,000; Oct31; Nov'11.

West Farms rd, (11:3016) ws & es Boston rd, also ws, 38.3 n land formerly of Episcopal Church, runs n, w & sw239.9 to Boston rd xs221.2xe221.3 to beg, vacant; City & County Contract Co to Millbrook Co, both at Grand Central Terminal, 45th & Lex av; B&S; Sept27; Oct28'11.

West Farms rd, (11:3021) es, abt 77.9 s Tremont av & being lots 18 & 19 map Est. Wm Crowther, 67.5x80x66.5x80, 3 2-sty fr dwgs; City & County Contract Co to Millbrook Co, both at Grand Central Terminal, 45th & Lex av; B&S; Sept27; Oct28'11.

3D av, 4370-2, (11:3061) sec 180th (No 530), 96.10x267.8x56.6x270.8, 2-sty fr dwg & str, 1-sty fr str & vacant; Saml Weil to Kellwood Realty Co, 815 Hunt's Point rd; Oct30; Oct31'11.

3D av, (11:3044) ws, 186.9 s 179th, 72x 93, vacant; Gertrude Kane to L Napoleon Levy, 18 W 72; AL; May29; Oct27'11.

3D av, nwe 189th, see Park av, es, 8.10 n 189.

3D av, 3874, (11:2929) es, 214.5 n Wendover av, 25x125, 4-sty bk tnt; Sarah Diamond to Louis Guttman, 3909 3 av; mtg \$18,000; Oct27'11.

3D av, (11:2930) es, 139.10 n 174th, 150x 100, vacant; Max M Schwarz et al to Zarlund Realty Co, 813 Westchester av; mtg \$26,000; Oct22; Nov'11.

MISCELLANEOUS CONVEYANCES.

Borough of the Bronx.

Easement (11:3135) for operation of Elevated R R from 3 av to Westchester av & So Boulevard & consent that award 258 to be paid to Jos Hamerschlag; re mtg; Annie E McGinnis et al, 233 E 49, to City of NY; QC; Sept11; Nov2'11.

Easement (11:3135) & award as above; re mtg; Title Guarantee & Trust Co to same; Aug11; Nov2'11.

Interior plot, begins 125 n 163d & 107.4 e Tiffany, runs s47xw0.9xn47xe0.9 to beg; re mtg; American Mtg Co to Getskay Realty Co, 110 5 av; Oct26; Oct27'11.

Lots 609-11 map Lohbauer Park, see Middletown rd, (*) ns, 281.8 w Eastern Blvd.

Lot 247 (12:3343) tax map; re of all land lying e of ws Tyron av; re mtg; Alfred C Bachman to City of NY; Sept8; Nov2'11.

Parcel Nos 14 to 14EE-2, (*) on Damage map to open Clasons Point rd from Westchester av to East River; Louise E Monnot to City of NY; B&S; AT; Aug5; Nov2 '11.

Parcel Nos 2E & 2EE (11:2958) on Damage map to open Mohegan av from 175th to 176th; re mtg; Wm Scudder to City of NY; Jan5; Nov2'11.

Release (12:3343-224) of tax lien to that pt as lies w of Tyron av; David Wallace to City of NY; Sept8; Nov2'11.

Parcel No 31 (*) on Damage map to open White Plains rd from n boundary of City NY to Morris Park av; consent to award Anna H Winkler, EXTRX Fred Winkler to City NY; Aug2'09; Nov2'11.

Parcel No 21 (*) on Damage map to open White Plains rd from n line City NY to Morris Park av; consent to award; Frances M O'Connor to City NY; June18 '09; Nov2'11.

Parcel No 21 (*) same prop; consent to award; same to same; June18'09; Nov2'11.

Parcel Nos 14 to 14EE-2, (*) on Damage map to open Clasons Point rd from Westchester av to East River; re dower; Clara Monnot to City of NY; Aug5; Nov2'11.

Parcel No 2 (*) on Damage map to open Tremont av from Eastern Blvd to Ft Schuyler rd; re mtg; Edw W Parsons, EXR Augustus Taber to City of NY; Aug 8; Nov2'11.

Parcel Nos 1M & 1JJ (*) on Damage map to open Tremont av from Eastern Blvd to Ft Schuyler rd; re mtg; Geo H Denman, Jr, to City of NY; Sept22; Nov2 '11. nom

Parcel No 1 (12:3360) on Damage map to open Gun Hill rd from Webster av to Elliott av; re mtg; Fannie A Dodge to City of NY; Aug17; Nov2'11. nom

Parcel No 1 (12:3360); same prop; re mtg; Adeline D Weeks to same; Aug14; Nov2'11. nom

Parcel No 4 (12:3327) on Damage map to open 210th st from Jerome av to Wayne av; re mtg; Elbert H Dickinson to City of NY; May18; Nov2'11. nom

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. 27, 28, 30, 31 & NOV. 1 & 2.

Catharine st, 27, see South, 203.

Cathedral Pkway, swc Bway, see Bway swc Cathedral Pkway.

Delancey st, 100, (2:410) str; Marcus Jallen to Crystal Drug Co, 100 Delancey; 3yf Jan1'12; Oct27'11. 1,680

Houston st, 55 E, (2:509) str; Rocco M Marasco to Thos Rosson, 278 Mott; 5yf May1; Oct30'11. 600

Hudson st, 512, (2:619), all; Emma J Storey to Adolph S Popper, 290 W 12; 5yf Feb1'12; Oct27'11. 1,200

Hamilton pl, 5 & 7, (7:1988) asn Ls; Wm J Lohrman to Jno Krell, 208 W 83; Oct3; Nov2'11. nom

King st, 23, (2:519); assigns 2 Ls; Hugo Franke to Carmine Le Bosco, 3 Commerce; Oct27; Nov2'11. nom

Lafayette st, (1:168) nec Worth (No 119) str & bs; Alfred P Gardiner & ano to Jno P Suerken, 112 E 17 & Herman P Suerken, 214 W 21; ext of Ls; 10yf May1 16; Nov1'11. 4,000

Lawrence st, 8, (7:1966) str & part c; Mary F Weston to Michl Maxwell, 8 Lawrence; 5yf May1'12; Oct30'11. 720

Liberty st, 146; also WEST ST, 102, (1:56), asn Ls; Geo P Spittall to Arthur Jost, 159 W 129; Oct26; Oct27'11. nom

Mulberry st 3, (1:161) all; Max Keve to Gaetano Carbia, 3 Mulberry; 5yf June1 '12; Oct31'11. 1,200

Pine st, nwc Water, see Water, 134.

South st, 203; also CATHERINE ST, 27, (1:250) all; Anna Schutt to Jno C Weiss, 203 South; 7yf May1'12; Oct31'11. 1,800

Thompson st, 139, (2:517) asn Ls; N Y & Brooklyn Bwg Co to Wm H Farrell, 239 Meserole, Bklyn; Oct26; Oct30'11. nom

West st, 102, also Liberty st, 146, (1:56), asn Ls; Arthur Jost to Jas Eyerards Breweries, 12 E 133; Oct26; Oct27'11. nom

West st, 102, see Liberty, 146.

Wooster st, 234; also 3D ST, 40 W, (2:534) str; Chas H Carr & ano to Ralph E Dings, 435 Convent av & ano; 2yf Feb1 (with renewal); Oct3'11. 1,500

Worth st, 119, see Lafayette, nec Worth.

Water st, 134, (1:39) nwc Pine, all; Aug Schacht to Michl Warmuth, 150 67tn, Bklyn; 10yf Nov1; Nov2'11. 3,000 to 3,600

3D st, 40 W, see Wooster, 234.

3D st, 314 E, (2:372) parlor fl & b; Sander Frankel to Zoltan Moszkowitz; 5 yf May1'09; Nov1'11. 780

5TH st, 805-9 E, (2:360-68) all; Rebecca Rouder to Jos Levine & Adolph Staller, both at 303 E 3; 5yf Nov1; Nov1'11. 7,441 & 7,266

6TH st, 806-12 E, (2:360) all; Jacob Marx to Moritz Roseman, 346 E 13 & Herman Fuchs, 218 E 11; 4yf; Nov1'10; Nov1 '11. 8,400 to 8,800

8TH st, 304-6 E, (2:390) asn Ls; Fruma R Messe to Harry Fuchs, 164 Cook, Bklyn & Max Pollock, 320 Lorimer, Bklyn; AT; Sept21'11; Oct28'11. nom

8TH st, 304-6 E, (2:390) two bldgs; Maybelle Realty Co to Fruma R Messe, 1703 Mad av; 5yf April; Oct28'11. 6,400 & 6,500

11TH st, 343 E, (2:453) all; Edw Rafter to Pietro Fiorentino, 343 E 11; 5yf Nov1; Oct31'11. 2,500

11TH st, 125 E, (2:556) nes, 100 nw 3 av, 20x100; consent to asn Ls; N Y Life Ins & Trust Co TRSTE Rutherford Stuyvesant for Mathilde E R Stuyvesant to Helena Wanderman, 125 E 11; Oct30; Nov1'11. nom

11TH st, 125 E; asn Ls; Hattie G Sprey to same; Oct31; Nov1'11. O C & 100

11TH st, 119-23 E, (2:556) asn Ls; Hattie G Sprey to Helena Wanderman; Oct31; Nov1'11. nom

11TH st, 119-23 E, (2:556) consent to asn Ls; N Y Life Ins & Trust Co trste will Rutherford Stuyvesant for Mathilde E R Stuyvesant to Helena Wanderman, 125 E 11; Oct30; Nov1'11. nom

11TH st, 119-23 E, (2:556) asn Ls; Hattie G Sprey to same; Oct30; Nov1'11. O C & 100

11TH st, 343 E, (2:453) all; Edw Rafter to Pietro Fiorentino, 343 E 11; 5yf Nov1; Nov2'11. 2,500

13TH st, 224-8 E, (2:468) all; Jos Berkowitz & ano to Moritz Rosenman, 348 E 13, et al; 3yf Nov1; Nov1'11. 13,000 & 13,250

15TH st, 304 W, (3:738) pt b & yard; Park J Mooney to Julius Waisman, 214 Forsyth; 3 9-12yf Aug1; Nov2'11. 240

18TH st, 417 E, (3:950) str; Moses Schaeffer to Frank Calascione, 417 E 18; 3yf May1'13; Nov1'11. 600

18TH st, 12-14 W, (3:819) e str & pt c; B & L Constn Co to Wm Elson & Simon Jelling, both at 4530 18 av, Bklyn; 5yf Decl; Nov2'11. 2,500

21ST st, 534-40 W, (3:692) ss, 250 e 11 av, 100x 1/2 blk, the land; Eugene Glae-nzer to Cariton Motion Picture Laboratories 1 Union sq; 10yf Nov1'11; Nov1'11. 5,500 & 6,000

25TH st W, nec 8 av, see 8 av, 300.

27TH st, 201 W, see 7 av, 300.

33D st, 221 W, (3:783), b str, 1/2 pt sud c & yard in rear; Kath Carroll to Martin S Zuckerman, 306 E 25; 3yf Oct1; Oct27 '11. 420 & 450

34TH st W, nwc 5 av, see 5 av, nwc 34.

44TH st, 238 W, see 44th, 242 W.

44TH st, 242 W, (4:1015) ss, 293.9 e 8 av, 18.9x100.5; also 44TH ST, 238 W, (4:1015) ss, 331.3 e 8 av, 18.9x100.5; sur Ls with bldgs thereon; Ellen T C Panton to Jas R Koosevit, at Hyde Park, NY, & Douglas Robinson, at Warren, NY, & Nicolas Brodie, 102 E 64, as TRSTES Wm Astor, decd, for Jno J Astor; AL; Oct24; Oct27'11. O C & 100

44TH st, 240 W, (4:1015) ss, 312.6 e 8 av, 18.9x100.5; sur Ls with bldgs; Jane T Smith et al EXRS; ANDW H Smith to Jas R Koosevit at Hyde Park, NY et al TRSTES Wm Astor decd for Jno J Astor; Oct18; Oct31'11. 2,900

49TH st, 43 W, (5:1265) ns, 551 w 5 av, 22x100.5, the land; TRSTES Columbia College in City N Y to Cornelia G Brett, 43 W 49; Mar4'10; 21yf Nov1'10, with renewal; Nov1'11. 2,091

49TH st, 43 W, (5:1265) consent to asn Ls; same to EXRS of Cornelia G Brett; Oct10; Nov1'11.

49TH st, 43 W, (5:1265) asn Ls; Cornelia G Brett EXRS & Cornelia G Brett to Paul Baerwald, 50 W 49; Nov1'11. nom

49TH st, 43 W, (5:1265) leasehold; re of rights as to occupancy, etc., Paul D & Emma C Embury, heirs, & Cornelia G Brett to Cornelius Brett, 797 Bergen av, Jersey City, NJ & Philip M Brett, 591 Lex av, NY; EXRS, Cornelia G Brett; Feb25; Nov1'11. nom

53D st E, swc 3 av, see 3 av, swc 53.

57TH st, 608-14 W, (4:1104) ss, 175 w 11 av, 100x144-11, the land; Chas E Appleby to Mason-seaman Transportation Co, 622 W 57th; 5 9-12 yf Nov1'11 (10 y renewal); Oct31'11. taxes & c 2,000

59TH st, 109 E, (5:1394) str; Abr Chopak to Geo F Reinsneider, 109 E 59; 9 9-12 yf Sept1'11; Nov1'11. excess taxes over 1913 & 1,000

60TH st, 10 W, (4:1112) 1st fl & b; Ellison Constn Co to Fischer Thomson Co, 47 W 34; 10yf Sept1; Nov1'11. 3,600 to 4,000

73D st, 249 W, see Bway, 2101-15.

74TH st, 230 W, see Bway, 2101-15.

82D st, 526-8 E, (5:1578) all; Burghard Steiner to Herman Fuchs, 218 E 11 & ano; 3yf Nov1; Nov1'11. 2,550

84TH st, 216 W, (4:1231) asn Ls; Jos Zwick to Robt Groth, 216 W 84; Nov1; Nov2'11. nom

88TH st, 119 E, (5:1517) all; Jacob Marx to Herman Fuchs, 218 E 11; 3yf Sept1; Nov1'11. 2,280

89TH st W, nec West End av, see West End av, 600.

99TH st, 62-4 E, (6:1604), all; Hermitage Co to Max Korner, 76 E 99; 3yf Nov1; Oct27'11. 3,840

100TH st, 74 W, see Col av, sec 100.

100TH st, 401 E, see 1 av, 1940.

106TH st, 401 E, (6:1700) re asn Ls; Jno D Haase to Carmine Libert, 356 E 114; AT; mtg \$1,505; Oct31; Nov1'11. nom

111TH st, 302 W, (7:1846) e str & b; Wm Oppenheim to David L Albert, 302 W 111; 4yf May1'12; Oct27'11. 660 & 720

113TH st, 211-3 E, (6:1663) ns, 154.6 e 3 av, 50x100-11, the land; Annie W Gould to Elias Gussaroff, 601 W 149 & Marie Steindler, 1815 7 av; 21yf May1'14; (21 y renewal); Oct31'11. taxes & c 900

114TH st, 351 E, double str & b; Di Benedetto Realty Co to Giuseppe Grossi, 351 E 114; 5yf Oct14; Oct31'11. 972 & 1,092

115TH st E, nwc 1 av, see 1 av, 2239.

115TH st, 135-7 W, (7:1825) two rear rms on stoop fl; The Lenox Baths to Benj Rosenthal & Louis Malich, both at 109 W 31; Oct27'11 from completion of bldg to Jan1'17; Oct28'11. 1,200 to 2,000

115TH st, 415-7 E, (6:1709) str, b & apt No 1; Sadie Price to P Antonio Tufaro, 419 E 115 & ano; 3yf Oct1; Nov1'11. 600 & 660

116TH st E, nec 3 av, see 3 av, 2125.

117TH st, 203 E, see 3 av, 2143.

119TH st, 172 E, (6:1767) str; Cath A Spiehler to Jno Dreyer, 2579 8 av; 10yf Nov1'11; Nov1'11. 1,020 & 1,080

125TH st W, (6:1722) c Lenox av, office 7 on 2d fl in Marion Bldg; Marion Realty Co to David J Lederer at Yonkers, NY; 3 8-12yf Sept1; Oct28'11. 720 to 840

130TH st E, swc Lex av, see Lex av, 2168.

172D st, 531-3 W, (7:1884) all; Jno Healey to Fredk B Lozier at Coytesville, NJ; 10yf Nov1'11; Nov1'11. taxes & c in excess of 4,800 & 22,000

180TH st, 661 W, (8:2163) nec Bway, c str & b; Barnard Realty Co to Nicholas Schmitz, 601 W 180; 5yf Decl; Nov2'11. 2,600 & 3,000

Amsterdam av, 8, (4:1151) str & b; Stern & Saalberg Realty Co to Henry Freitag on premises; 5yf July1; Oct31'11. 1,320 & 1,500

Bowery, 64 & 64 1/2, (1:203) b n pt & whole of rear of str & upper pt of bldg, except roof; United Stores Realty Co to Max & Yetta Bronstein, 159 Canal; from Oct1'11 to Apr28'16; Oct30'11. 1,800 & 2,000

Broadway, 1943, (4:1137), str; Empire Square Realty Co to Jacob Hahn, 149 W 66; 3yf Jan1'12; Oct27'11. 4,250 & 4,500

Bowery, 325 (2:458); asn Ls; Wm A Norris to Emil R Ernst, 449 W 43; Oct23; Oct27'11. nom

Broadway, (7:1893) swc Cathedral Pkway (110th) s str & 2d fl & c; Ada L Westcott et al TRSTES Robt E Westcott to Matilda, Arthur & Chas Weisbecker, all at 181 W 126; 15yf Oct1; Oct31'11. 11,250 to 13,250

Broadway, (7:1893) swc Cathedral Pkway (110th) 2d str & b from cor; also str on rear with L to Cathedral Pkway; same to Hartford Lunch Co, 1931 Bway; 10yf Oct1; Oct31'11. 4,750 & 5,000

Broadway, swc 74, see Bway, 2101-15.

Broadway, 2101-15, (4:1165) nwc 73d (No 249) runs n213.8 to ss 74th (No 230) x w185xsl00.2xw—to pt 325 e west End av, xs102.2 to ns 73d, xe249.3 to beg; Hotel Ansonia, all, paris excepted; certu & statement as to Ls; Oct30; The Onward Constn Co to Frank W Harriman & Gustav Obendorfer, both at 2101-9 Bway; 21yf Oct 1; (9 y renewal) Nov1'11.

Broadway, 2101-15; asn Ls; Frank W Harriman & Gustav Obendorfer to Ansonia, a corpn, 2101-9 Bway; AT; Oct5; Nov1'11. nom

Broadway, 2101-15; Hotel Ansonia; agmt as to assumption of covenants in Ls; Onward Const Co with Ansonia by Geo M Pinney Jr, prest, 32 Nassau; Oct6; Nov1 '11. nom

Broadway, nec 180th, see 180th, 661 W.

Columbus av, 800, (7:1854) str & b; Jacob Selig to Jonas Beermann, 118 W 97; 10yf Nov1; Nov2'11. 3,000

Columbus av, 809, (7:1835) s str rms in rear & cellar; also rms on 2d fl; Estate of Anna E Wetterer to Margt Post, 809 Col av; 5yf Mar1; Oct30'11. 1,020 & 1,056

Columbus av, (7:1835) sec 100 (No 74 W), str & b; Jno B Bogner to Chas Meyer, 275 W 145; 15yf Oct15; Nov1'11. 2,100 to 2,400

Lexington av, 2168, (6:1778) swc 130th; asn Ls; Otto Graber to Patk J O'Neill, 2168 Lex av; Oct23; Oct27'11. nom

Lenox av, e 125th, see 125th, c Lenox av.

Lexington av, 447, (5:1299) parlor fl; Morris Goldman & ano to Morris Frank, 447 Lex av; 5yf Nov1'11; Nov1'11. 720

Riverside Drive, 456, (7:1990) 4th fl, sw; B Crystal & Son to Jos J Baker on premises; 1 11-12 yf Nov1; Oct28'11. 1,350

West End av, 600, (4:1237) nec 89th, —x—; sobrn of Ls to mtg; Lionel Sutro with Metropolitan Life Ins Co, 1 Mad av; Oct23; Oct28'11. nom

1ST av, 2239, (6:1687) nwc 115th, asn Ls; Gaetano Califano to Fredk Behr, 641 E 136; June26; Oct27'11. O C & 100

1ST av, 1475, (5:1451) asn Ls; Jno Bacco to Harry A Bohn, 363 E 145; Oct30; Oct 31'11. nom

1ST av, 1940, (6:1694), nec 100th, (No 401), str & b; Jonas W Nathanson to Jno Maloney, Jr, on premises; 5yf May1'12; Oct 31'11. 720

2D av, 710, (3:919) str & b; Fredk Gebien to Terence J Lynch, 150 E 40; 5yf May1; Oct31'11. 1,125

2D av, 2109, (6:1659) c str, pt c & pt 2d fl; Jas McGee to Saml Kantor; 5y&7 1/2mos f Sept15'09; Nov2'11. 1,440

3D av, (5:1307) swc 53d, all; Danl Foley to Jno Prange, 308 E 58; 10yf Nov1; Nov2 '11. 4,000

3D av, 2125, (6:1666) nec 116th; re asn Ls; Arthur G Freeland to Geo A Sipp, 56 W 130; AT; mtg \$5,000; Oct30; Nov1'11. nom

3D av, 2143, (6:1667) & 117th, 203 E, all; Eliz L Nickerson to Philip Elting, 2143 3 av; 5yf May1'11; Nov1'11. 3,900

5TH av, 2019, (6:1749) es, 19.11 s 125th, 18x80, all; Chas N Crittenton to Isidor Lewkowicz, 40 E 67; 25yf June1'06; Nov1 '11. taxes, & c, & 1,800

5TH av, (3:836) nwc 34th, c b str & entire sub-b; Knickerbocker Trust Co to Paul Braus, 468 Riverside Dr; 5yf May1; Oct28'11. 6,000

5TH av, 1368, (6:1597) str & b; Jno H Collins & ano (agents) for Frances M Twitty & ano to Isaac Bittker, 24 W 113; 3yf Sept10; Nov2'11. 1,920

6TH av, 683, (3:815) str; Geo Martin to Feilding Gower at Yonkers, NY; 21yf Dec 1; Nov1'11. 3,000 to 4,200

6TH av, 683, (3:815) b; Geo Martin to Peter Kalozeropoulos & Wm Vrettos, both at 683 6 av; 5yf Oct15; Nov1'11. 1,200

7TH av, 300, (3:777) also 27TH ST, 201 W, asn Ls & chattels; John H Harkins to Geo B Gardner, 219 W 34; mtg \$5,236.70; Oct31; Nov1'11. nom

7TH av, 2202, (7:1936) s str; Katie Wise to Jno Kalakanis, 90 Cherry; 2 9-12yf Apr 1; Nov2'11. 480 & 540

7TH av, 2202, (7:1936) s str; Jno Kalakanis to Antonio Jennett, 2202 7 av; 2 2-12yf Nov1; Nov2'11. 480 & 540

8TH av, 300, (3:775) nec 25th, 25x95, all; Jno P Windolph to Jas J Shiel, 357 W 41; 10yf Oct1; Oct30'11. taxes & c & 3,600 to 5,000

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MORTGAGES

19TH av, 521, (3:736) c str & b; Beadleston & Woerz to Wm J O'Brien & Thos Pryor, both at 521 9 av; 3yf Nov1; Nov2 '11. 1,800
10TH av, 599, (4:1072) str, bake shop & 4 rms 1st fl; also shed in yard; Katie Muller to Michl Maerkle, 599 10 av; 3yf May 1; Nov1'11. 1,200

LEASES

Borough of the Bronx.

Freeman st, 908, (11:2975), 20 apartments, Nos 3 to 22, incl; Louis Levy to Wm Reilly, 2533 7 av; 2yf Oct1 (3y ren); Oct27'11. 362 monthly
Ittner pl, nwc Park av, see Park av, 4077-85.
138TH st, 426 E, (9:2282) str & b; Oscar Ballschuss to Max Voigt & Jos Moedl all at 426 E 138; 5yf May1; Oct30'11. 1,440
143D st, 372 E, (9:2305) all; Caroline W & Grace A Fraser to Geo A Belmont, 1239 Lex av; 9½yf Nov1; Oct30'11. 2,200 to 2,700
151ST st, swc Prospect av, see Prospect av, 609.
162D st, nec Melrose av, see Melrose av, 912.
180TH st, sec 3 av, see 3 av, sec 180.
180TH st, 441 E, (11:3037) nec Park av; re asn Ls; Wm Zoll to Jno A Devine, 441 E 180; AT; mtg \$4,500; Oct31; Nov1'11. nom

180TH st, 940 E, (11:3127) str; Krabo-Ernst Realty Co to Angelo Amuso, 1974 Daly av; 5yf May1; Nov1'11. 360 & 420
189TH st, 615 E, (11:3028) c str & b & 5 rms in rear of str; Chas Reinecke to Ferdinando Penna, 2428 Arthur av; 3yf Nov1'11; Nov1'11. 360 & 420
194TH st, nec Briggs av, see Briggs av, 2646.
214TH st, 728 E, (*) swc Holland av; ground fl & b; Rosa Amelia to Gennara Volpe, 728 E 214; 3yf Sept1; Oct28'11. 240
214TH st (*) nec White Plains rd, see White Plains rd (*) nec 214.
Briggs av, 2646, (12:3294) nec 194th, str & c; Nicholas Hodes to Saml E Rosenblum, 557 E 183; 5yf Sept1; Oct27'11. 540 to 900
Crotona Pkway, 2068, (11:3118); sur Ls; Caroline Kell to C K Realty Co, 2061 Ryer av; Oct26; Oct30'11. nom
Glebe av (*) nec Westchester av, see Westchester av, 2251.
Holland av (*) swc 214, see 214th, 728.
Longwood av, nwc So Blvd, see So Blvd, nwc Longwood av.
Lafayette av, nec Longwood av, see Longwood av, nec Lafayette av.

Longwood av, 1061, (10:2731) nec Lafayette av; re asn Ls; Davies J Marshall to Balthasar Kelsch, 1102 Garrison av; AT; mtg \$1,500; Nov1'11. nom
Melrose av, 912, (9:2384) nec 162d, str & c; Mrs Carl G Tiemann EXTRX Carl J Tiemann to Wm Sudbrink, 564 Robbins av; 5yf May1; Nov1'11. 840 & 960
Park av, 4077-85, (11:2899) nwc Ittner pl nr 175th; ground fl; Trablinc Realty Co to Hirschhorn Schoenberg & Krieger, 455 E 173; 5yf Dec1; Oct30'11. 1,000 & 1,200
Prospect av, 609, (10:2674) swc 151st; asn Ls; Frank L Ness to Arthur Jost, 159 W 129; Oct30'11. nom
Park av, nec, 180, see 180th, 441.
Sheridan av, (9:2458-57) ws, 208 n 153d Ward No blk 1578 lot 160, 23d Ward; City of NY to N Y City Bond Co; Mar23'09; tax Ls; 1,000 yf Oct10'06; Oct31'11. 93.96
Sheridan av, (9:2458-57) same prop; asst of tax sale lease, 470 of y '06; N Y City Bond Co to Jos Goodman at Hamden, Conn; AT; Oct7; Oct31'11. nom
So Boulevard, (10:2721) nwc Longwood av, c str; also str adj on Longwood av; Geo Daily & Jno A Carlson to Jno P Bastone, 801 So Blvd; 10yf Oct1; Oct31'11. 2,400 to 3,600
Westchester av, 2366 (*) Bill of Sale; asn Ls; Mark Trautfield to Jno J O'Brien on premises; Oct26; Oct30'11. 300
Washington av, 1242, (9:2373) all; Wm J Diamond & ano to Jos Konovitch & Morris Schneider, both at 3778 3 av; 3yf Nov1; Oct30'11. 3,800
Willis av, 314, (9:2285) str & b; also WILLIS AV, 310, 1st flat s; Kathie Danzeisen to Chas F Berls, 314 Willis av; 5 7-12yf Oct1; Oct27'11. 1,080 & 1,200
Willis av, 310 see Willis av, 314.
Westchester av, 2251 (*) nec Glebe av; asn Ls; Frank Sams to Anna Goll, 2251 Westchester av; Oct25; Oct27'11. nom
White Plains av (*) nec 214th, 120x30; sur Ls; Francesco Romano to Pasculina Belotti, 724 E 212; AT; Oct18; Oct30'11. nom
3D av, (11:3061) sec 180th, 20x55; str & b; Kellwood Realty Co to Patk F Conroy, 4372 3 av; 10yf Oct31; Nov1'11. 2,400 to 3,600
3D av, 2649, (9:2322) all; Emilie W Holbert to H Newcorn & Son, 2649 3 av; 5yf May1'13; Oct31'11. 1,200

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. 27, 28, 30, 31 & NOV. 1 & 2.

Broome st, 387, (2:471); ext of \$12,000 mtg to Oct27'13 at 6%; Oct27; Oct30'11; Jos Yeska with Allesandro Delli Paoli, 216 E 19. nom
Bedford st, swc Christopher, see Christopher, 128.
Beekman pl, 39 (5:1362) es, 80.5 n 50th, 20x100; Oct31; Nov1'11, due, &c, as per bond; Gustav J Staats to Mary Van Buren Vanderpool, 30 E 53. 12,000
Bank st, 140-58, (2:638), swc Washington (Nos 728-32), runs w256xs100xe176xn 25xe80 to Washington, xn75 to beg; PM; Oct31; Nov1'11; 5y5%; Frank L Froment to Seamens Bank for Savings, 76 Wall. 150,000
Bond st, 7, (2:529); ext of 3 mtgs aggregating \$40,000 to May17'14 at 5%; June 1; Nov2'11; Greenwich Savgs Bank with Wm L Detmold, 60 W 111, & Anna M Romaine, 52 E 50. nom
Cannon st, 133, (2:335) ws, 80 s Houston, 20x100; Nov1; Nov2'11, due, &c, as per bond; Martin Goldfarb to Julius Mendelson, 167 Westminster rd, Bklyn. 1,000
Canal st, 350, (1:211) ss, 51.3 w Church, runs s2.6xw25xn57.9 to Canal xw25.7 to beg; Nov1; Nov2'11, 5y5%; Ida Lachtrup, Bklyn to Esther Surut, 138 W 121. 17,000
Cathedral Parkway, 201 (7:1826) nwc 7 av (No 1800) 70.11x100; Nov1'11; 3y5½%; Winston Holding Co to Max M Warburg, 75 Ferdinand Strasse, Hamburg, Germany. 250,000
Cathedral Parkway, 201; certf as to above mtg; Nov1'11; same to same.
Cathedral Parkway, 201; pr mtg \$250,000; Nov1'11, demand, 6%; same to Sender Jarmulowsky, 16 E 93. 4,000
Cathedral Parkway, 201; certf as to above mtg; Nov1'11; same to same.
Cherry st, 177, ss, 94.4 e Market sl, 18x 60; Oct30; Nov1'11; 5y5%; Jno A Weekes, Oyster Bay, NY, & Bernard Golden, Bklyn, to Frederic D Weekes, Oyster Bay, NY. 5,000
Cherry st, 105½, (1:251) ss, 50.2 e Oliver, runs s60xs8.9xs0.4xe10.5xn60.6 to st, xw16.8 to beg; also CHERRY ST, 107, (1:251), ss, 65.10 e Oliver, 16.8x60; pr mtg \$—; Nov1'11, demand, 6%; Thos F Connerly, Jr, to Bernheimer & Schwartz Pilsener Brewing Co, Ams av & 128th. 1,200
Cherry st, 107, see Cherry, 105½.
Christopher st, 128, (2:585) swc Bedford, —; Oct28; Oct30'11; 5y % as per bond; David Laemmler to Jos Toye & Patk Toye, 1215 Vyse av. 10,000
Catherine Slip, 27, (1:250) nec South (No 203); leasehold; PM; pr mtg \$3,500; Oct30; Oct31'11, due, &c, as per notes; John C Weiss to Henry Nothel, 1929 83d, Bklyn. 4,000
Division st, 259, (1:287) ss, 108 e Montgomery, runs s23.6xn42 to ss Division, x w20.6 to beg; May15; Oct28'11, due Aug1 '16; 6%; Jacob Margulies to Sarah G Margulies, 259 Division. 2,750
Dyckman st, (8:2246) sws, 100 se B st, 150x141.5, to New st x175x156.10; Oct27; Oct31'11, due, &c, as per bond; Richd J Burns of NY & Owen Burns of Sarasota, Fla, to Adolph Flegenheimer, 427 Ft Wash av. 10,000
East Broadway, 114, (1:282); certf as to mtg for \$14,000; Oct27; Oct30'11; Lippman Katz Est. Inc to Annie Pearl. —
Essex st, 83, (2:409) ext of mtg for \$17,000 to Oct24'16; 4½%; Oct30'11; Benj Keller, 83 Essex, et al heirs &c Annie Keller with Union Trust Co of NY, 80 Bway. nom
Essex st, 120 (2:353) es, 105 s Rivington, 20x100; Oct16; Oct30'11; 1y6%; Bertha Oppenheim to Lewis Johnston, 52 W 85. 1,100
East Bway, 114 (1:282) ns abt 25 w Pike, 21.2x75x21.3x75; Oct27'11; 3y4¾%; Lippman Katz Estate Inc to Annie Pearl Hoffman House, Jessica av, Arverne, LI. 14,000

Emerson st, (8:2255) es, 688.5 s Prescott av, runs e217.5 to ws Nichols pl xsw217.6 xw100.1xn100xw40xn100 to beg; ext of \$12,000 mtg to July1'14 at 6%; Oct24; Oct30'11; Edw O Power, trste Douglas Gordon with Westchester Av Realty Co, 159 Nassau. nom
Forsyth st, 65, (1:305); ext of \$38,000 mtg to Nov26'16 at 5%; Oct26; Oct27'11; East River Savgs Instn with Marie Leschnik, 55 W 116. nom
F st, (8:2247) ws, 242.10 n Dyckman, runs n44.3xw150.7xs92.11xe157.9 to beg; Oct13; Oct30'11; 1y6%; Fredericka S wife Sebastian G Brinkman to Flora Hegaman, 1001 Jackson av. 1,500
Ft Charles pl E, sec Jacobus pl, see Jacobus pl, ses, 246 ne 225.
Houston st, 121 W, (2:517) ss, 25 e Sullivan, 25x95; Oct28'11; demand; 6%; Jos Tassi to Lion Bwy, 960 Col av. 817
Henry st, 183, (1:285) ext of mtg for \$25,000 to Sept15'16 at 5%; Oct30'11; N Y Life Ins & Trust Co, 52 Wall; trste Louis C Hamersley with Simon Dinerstein, 78-80 Av B. nom
Jay st, 34-8 (1:142) sec Washington (No 319), 80x25; Oct28; Oct30'11; 3y4½%; Anna C Willard D & Roy Duckworth heirs Wm H Duckworth to Title Ins Co NY. 8,000
Jumel pl (8:2112), ws, 166.3 n 167th, 75 x100; ext of \$8,000 mtg to Nov4'13, at 5½%; Oct26; Oct30'11; Jno Soltan with Fannie F Ely. nom
Jacobus pl, sec Ft Charles pl, see Jacobus pl, ses, 246 ne 225.
Jacobus pl, (13:3402) ses, 246 ne 225th, runs se100xne63.2 to Ft Charles pl E, xw 80 to Jacobus pl. xsw13.8 to beg; Oct31; Nov1'11; 3y6%; Wm A Mark of Bklyn, to Park Mtg Co, 41 Park row. 3,250
Lawrence st, 8, (7:1966) sal Ls; Oct24; Oct30'11, demand; 6%; Michl Maxwell to Lion Bwy, 104 W 108. 3,510.20
Mulberry st, 88, (1:200) es, abt 100 s Canal, 25x100; 1-6 pt; pr mtg \$17,000; Oct 27'11, 2y6%; Gaetano Malzone, Bklyn, to Lillian E McCormick, 310 Hudson av, Albany, NY, as committee Wm D McCormick. 703.81
Manhattan st, 3, (2:357); ext of \$14,000 mtg to Nov1'14 at 5%; Oct6; Oct27'11; Jno S Turnbull & ano with Abr B Rossin, 68 Columbia. nom
Manhattan st, (7:1995) sws, 284.3 nw Bway, 50x150; PM; Oct27; Oct28'11; 2y 5%; Harvey T Brown to Wm H Schmohl, 1457 Lex av & ano trste Chas H Reed. 26,000
Madison st, 331, (1:267) nwc Scammell, 25.7x85.10x26.2x84.2; ext of \$36,000 mtg to July26'14 at 5%; July21; Nov1'11; Therese Q Maurer et al, exrs, &c, Henry Maurer with Maurice Robinson. nom
Nichols pl, ws, 61.6 s Prescott av, see Emerson, es, 688.5 s Prescott av.
Oliver st, 88, (1:251) es, 42 s Cherry, runs s29xe50.8xn11.1xw0.6xn18.1xw50.2 to beg; Oct27'11; 3y6%; Benedetta Torregrossa to Frank Torregrossa, 1353 69th, Bklyn. 2,500
Pine st, nwc Water, see Water, 134.
Rutgers pl, 10, (1:257) ss, 103.4 e Jefferson, 25.9x127.7x25.9x128.2; Nov1; Nov2'11, 3y5%; Saml Zeretky, Bklyn to Adelaide C Housman, Babelyn, LI. 35,000
Scammell st, nwc Mad, see Madison, 331.
Sylvan pl, 17, (8:2109) ns, 20.8 w Jumet Terrace, 20.8x34.6; ext of \$2,500 mtg to Nov1'14 at 5%; Nov1'11; Honor B Douglas & ano, extrx Wm R Barr with Jos Gottlieb, 17 Sylvan pl. nom
St Marks pl, 26 (STH st), (2:463) ss, 360 e 3 av, 26x120; pr mtg \$—; Nov2'11, 5y 5%; Maria N Anderson to Chas Steckler, "Hendrik Hudson," 110th & Riverside Dr. 5,000
Suffolk st, 21, (1:312) sal Ls; Aug30; Nov2'11, demand, 6%; Bessie Schnur to H Koehler & Co, 501 1 av. 3,000
Scammell st, 59, (1:260) nwc Water (No 630) 68x24.8x68x24.1; Oct30'11, due &c as per bond; Amelia Haines of Waterbury, Conn & Florence H Gauthier of same place to Title Guar & Trust Co. 4,000
South st, 203, see Catharine Slip, 27.
Water st, 347, (1:110); ext of \$5 500 mtg to Nov28'16, at 5%; Oct31'11; East River Savings Instn with Jennie Benning, 6 James Slip. nom
Washington st, 319, see Jay, 34-8.
Water st, 630, see Scammell, 59.
Washington st, 728-32, see Bank, 140-58.
Water st, 134, (1:39) nwc Pine; leasehold; Nov1; Nov2'11, due, &c, as per notes; Michl Warmuth, Bklyn, to Aug Schacht, 335 1st, Bklyn. 6,000
1ST st, 13 E, (2:456); ext of \$16,000 mtg to June30'16 at 5½%; July5; Oct27'11; Jas B Potter & ano, trstes Mary L Potter with Giuseppe Dimarco, Andrea Ribando & Domenico Cuccia. nom
3D st, 11 E, (2:459) ns, 300 w 2 av, 25x 83.9; PM; Oct31; Nov2'11, 3y5%; Wm H Schmohl to Wm Bruce-Brown, 13 E 70. 22,000
4TH st, 128 E, (2:445) ext of \$10,000 mtg to Oct31'16; at 4½%; Oct31; Nov1'11; Greenwich Savng's Bank with Jno H Iden, 228 W 136. nom

- 9TH st, 717 E**, (2:379) ns, 208 e Av C, 25 x92.3; Oct18; Oct30'11; 5y4½%; Davis Weinstock, 119 1 av to Timothy Davenport, 26 Belmont ter, Yonkers & ano, trus Roswell Smith. 21,000
11TH st, 615 E, (2:394) ns, 218 e Av B, 25x103.3; PM; Ost27'11, 5y5%; Sarah Kohn to Malvina Miller, 408 W 130. 18,000
11TH st, 119-25 E, (2:556), ns, 100 w 3 av, 90x100; leasehold; pr mtg \$20,000; Oct 31; Nov1'11, installs, 6%; Helena Wanderman to Max Kobre, 43 E 123. Notes 14,000
13TH st, 106-S W, (2:608) ss, 120 w 6 av, 40x103.3; Oct19; Oct27'11, due, &c, as per bond; Sol Silk & Jos Harbater to Kath De La V Stevenson, 128 E 34. 63,000
13TH st, 106-S W, (2:608) ss, 120 w 6 av, 40x103.3; pr mtg \$73,600; Oct27; Oct28'11, due &c as per bond; Solomon Silk & Jos Harbater to Etel wife Solomon Silk, 1217 50th, Bklyn. 5,000
14TH st, 234-40 E, (2:469), ss, 139 w 2 av, 92.9x103.3; pr mtg \$143,500; Oct31; Nov 1'11, due, &c, as per bond; Stuyvesant Constn Co to Isaac Shiman, 614 Superior, Cleveland, Ohio. 5,000
14TH st, 234-40 E; certf as to above mtg; Oct31; Nov1'11; same to same.
15TH st, 514 E, (3:972) ss, 227.6 e Av A, 30.6x103.3; Oct30; Oct31'11, due, &c, as per bond; Mary J Gaffney to Title Guarantee & Trust Co. 5,000
15TH st, 330 E, (3:921) ss, 323.4 e 2 av, 25.8x103.3; pr mtg \$33,000; Oct31'11, due July1'14, 6%; Max Heller, 234 E 14 to Wm Engel, 38 W 92. 8,000
16TH st, 432 E, sws, 144 nw Av A, 25x 103.3, leasehold; Oct16; Oct28'11, due July 1'14; 6%; Elise Schaeffer, Sayville, LI to Victor Kapfer, 1135 1 av. 1,500
18TH st, 347 W, (3:742) ns, 200 e 9 av, 25x92; Oct25; Oct27'11, due &c as per bond; Anna M Ryan, 347 W 18 to Frank J Sinnott, Mamaroneck, NY. 400
18TH st, 417 E, (3:950) sal Ls; Oct30; Nov1'11, demand, 6%; Frank Calascione, 418 E 18, to Henry Elias Brewing Co, 403 E 54. 2,000
19TH st, 405-7 E, (3:951), ns, 96 e 1 av, 40x92; pr mtg \$—; Nov1'11; 2y, without interest; Walter Herbert, 405-7 E 19, to Chas A Bondy, 405 E 19. 1,000
22D st, 100 W, see 6 av, 355.
23D st, 158 W (3:798) sal Ls; Oct28; Oct 30'11; demand; 6%; Jas Devaney to Lion Bwy, 104 W 108. 7,000
25TH st W, nec 8 av, see 8 av, 300.
29TH st, 137-41 W, (3:805) ns, 346.1 e 7 av, 60.6x98.9; bldg loan; Nov1; Nov2'11, 5y 6% for 1y & 5% thereafter; Twenty-fifth Constn Co to Irving Savgs Instn, 115 Chambers. 210,000
29TH st, 137-41 W; certf as to above mtg; Nov1; Nov2'11; same to same.
29TH st, 137-41 W sobrn agmt; Nov1; Nov2'11; State Realty & Mtg Co with same. nom
31ST st, 450-4 W (3:728) ss, 141.8 e 10 av, 50x104.3x50.2x108; Oct24; Oct27'11, 1y 6%; Saml Blumenstock, of Bklyn, to Harry Armor, 81 Irving av, Bklyn. 1,000
33D st, 311 W, (3:757), ns, 182 w 8 av, 22.8x98.9; pr mtg \$8,000; Oct27'11, 3y5%; Robt E Walsh to Emigrant Industrial Savgs Bank, 51 Chambers. 40,000
35TH st, 60 W, (3:836); ext of \$25,000 mtg to Oct26'14 at 4½%; Oct9; Oct27'11; Bankers Trust Co & Wm B Baldwin trste Moses G Baldwin with Mary A C wid Thos F Riley, Hotel Marie Antoinette, Bway & 67th. nom
35TH st, 27 E, (3:865) ns, 150 e Mad av, 25x98.9, 4-sty & b bk dwg; pr mtg \$70,000; Oct27; Oct28'11; 1y6%; Almira H Torrey to Thos E Wing, 135 Central Park W. 10,000
35TH st, 131-7 W, (3:811) ns, 350 e 7 av, 75x98.9; ½ pt; June23; Oct31'11, 1y, % as per bond; Leonard M Thorn Jr, 1947 Bway to Lena F Vanner, at Ramsey, NJ. 17,400
35TH st, 131-7 W; pr mtg \$17,400; Oct 27; Oct31'11, due June23'12, int as per bond; same to same. 3,000
36TH st, 44 W, (3:837) ss, 503.7 w 5 av, 16.8x98.9; Oct30'11, due &c as per bond; Chas E Quimby to Union Dime Savgs Bank, 701 6 av. 5,000
36TH st, 44 W, (3:837) ss, 503.7 w 5 av, 16.8x ½ blk; ext of two mtgs for \$27,000 & \$3,000, to Nov1'12 at 5%; Oct30'11; Chas E Quimby, 278 W 86, with Union Dime Savings Bank, 701 6 av. nom
38TH st, 60 W, ss, 183.4 e 6 av, 20.10x 98.9; Oct16; Nov1'11, due, &c, as per bond; Alice A Moorehead, Margt Moorehead & Mary C McCarville to Caldwell R Blake-man, 58 W 38. 1,000
40TH st, 34 E, (3:869) ss, 225 e Mad av, 25x98.9; PM; Nov1; Nov2'11, due, &c, as per bond; Ambrose Realty Co to Fredk L Rodewald, 145 W 58. 76,000
40TH st, 40 W, (3:841) ss, 388 e 6 av, 18x98.9; Oct26; Oct27'11, due, &c, as per bond; Jasper J Garmany to Title Guar-antee & Trust Co. 10,000
41ST st, 18-20 E, (5:1275) ss, 248.4 e 5 av, runs s98.9xe25x51.2xe25xn99.2 to st, x w50 to beg; pr mtg \$190,000; Oct27; Oct 28'11, due &c as per bond; Martin Holding Co to Clifford V Brokaw, Glen Cove, LI. 25,000
41ST st, 18-20 E, certf as to above mtg; Oct27; Oct28'11; same to same.
42D st, 236 E, (5:1315) ss, 80 w 2 av; 25x98.9; ext of mtg for \$12,500 to Oct23'16; 4½%; Oct23; Oct27'11; Emma L Stanley, 1748 Bway with Wilson M Powell. nom
42D st, 230 E, (5:1315), ss, 155 w 2 av, runs w25x98.9xw25x31.2xsel139.7xne94.1x w75xn98.9 to beg; Oct27'11, 3y4½%; Jen-nie E Gordon to Orphan Asylum Society, 22 Wm. 40,000
43D st, 204 W, (4:1014) ss, 80 w 7 av, 20 x60.5; Oct25; Oct30'11; 1y5%; Danl S Mc-Elroy to Bway Savgs Instn, 5 & 7 Park pl. 75,000
45TH st, 308 E, (5:1337); ext of \$12,000 mtg to Aug1'14, at 5½%; Aug8; Nov1'11; Trust Co of America with Salvatore Di Caprio & Vincenzo Carlino. nom
45TH st, 306 E, (5:1337); ext of \$12,000 mtg to June30'16, at 5½%; Sept28; Nov1 '11; Francis H Macy, Jr, & ano exrs Sarah L Macy with Emma J Bergman, Rosina Di Caprio & Clara Uhl. nom
45TH st, 600-2 W, see 11 av, 599-603.
45TH st, 12 W, (5:1260) ss, 208.7 w 5 av, 16.5x100.5; Nov2'11, due, &c, as per bond; Jas A Farley to Marie E Powell, gdn Robt I Powell & ano, 10 E 96th. 56,000
48TH st, 234 W, (4:1019) ss, 225 e 8 av, 17x100; Oct30'11; 1y% as per bond; Wessex Realty Co & West Forty-Eighth St Co, 31 Liberty to Morry Leweck, 1460 51st, Bklyn. 21,000
48TH st, 234 W, (4:1019) ss, 225 e 8 av, 17x100; certf as to mtg for \$21,000; Oct25; Oct30'11; West Forty-Eighth St Co to Morry Leweck.
48TH st, 234 W, certf as to above mtg; Oct25; Oct30'11; Wessex Realty Co to same.
49TH st, 219 E, (5:1323) ns 219.6 e 3 av, 19.6x74; Oct24; Oct30'11; 3y5%; Jeannette E Braden of Highland Falls, NY to Francis H Schaefer, Newburgh, NY. 400
49TH st, 239-45 W, (4:1021) ns, 150 e 8 av, 71x100.5; pr mtg \$105,000; Oct30'11, due Aug9'13; 5%; Roman Catholic Church of St Malachy to Emigrant Ind Savgs Bank. 46,000
49TH st, 462 W, see 10 av, 700.
51ST st, 311 W, (4:1042) ns, 162.6 w 8 av, 20.10x100.5; pr mtg \$12,000; Oct31; Nov 2'11, due, &c, as per bond; Georgine Oat-man to Susan C Barrett, 248 W 123. 3,500
52D st, 449 W, (4:1062) ns, 150 e 10 av, 25x100.5; Oct26; Oct27'11, due Sept1'14; 6% Ernest, Frank, Jos M & Aug J Petrucci to Paolo Gazzolo, 196 Waverly pl. 1,800
52D st, 241 W, (4:1024), ns, 286.9 e 8 av, 18.9x100.5; Oct30'11, due, &c, as per bond; Thos J Daley to Title Guarantee & Trust Co. 16,000
52D st, 411 E, (5:1364), ns, 175.3 e 1 av, 18.9x92.6x—x96; pr mtg \$5,000; Oct1; Nov1 '11, due Mar1'15, 5%; Jennie G Lewis to Eliese Hanenstein, Harrison, NY. 1,000
52D st, 261-3 W, (4:1024), ns, 128 e 8 av, runs n100.5xw9.3xn100.5 to 53d (Nos 260-2) xe87.6xsl00.5xw0.3xsl00.5 to 52d, xw28 to beg; also 53D ST, 256 W, (4:1024), ss, 175 e 8 av, 18.9x100.5; pr mtg \$85,000; Nov1'11, 1y6%; Geo J Bascom to Sayles Zahn Co, 128 6 av. 9,745.35
53D st, 256 W, see 52d, 261-3 W.
53D st, 260-2 W, see 52d, 261-3 W.
53D st, 53 E, ns, 265 e Mad av, 20x 100.5; Oct21; Oct30'11, 3y5%; Chas W San-ders to Henry M Sanders, 9 E 39. 10,000
54TH st, 109 E, see Park av, 401-3.
54TH st, 101-7 E, see Park av, 401-3.
57TH st, 10 E, (5:1292) ss, 200 e 5 av, 25 x120.10; PM; Oct24; Oct30'11, due, &c, as per bond; Annie Douglass to Robt S Clark, Cooperstown, NY. 145,000
59TH st, 416-18 E, (5:1370) ss, 231 e 1 av, 37.6x100.4; bldg loan; Nov2'11, 3y6%; Peter A Broe to Title Insurance Co of N Y, 135 Bway. 15,000
61ST st, 154 E, (5:1411) ss, 241 w 3 av, 19x100.5; ext of mtg for \$30,000 to Nov1 '13, 4½%; Oct25; Oct30'11; Augusta Linde-man with Alex J Bruen, 41 Park Row. nom
61ST st, 303 E, (5:1436), ns, 75 e 2 av, 25x75; pr mtg \$15,000; Oct31; Nov1'11, in-stalls, 6%; Maria Mayer, 1043 Clinton av to Bertha Hirschfeld, 17 E 107. 1,650
62D st, 130 E, (5:1396), ss, 114 w Lex av, 20x100.5; pr mtg \$18,000; Oct31'11, due, &c, as per bond; Jos Pfeiffer to Alice E Sloane, 55 Montrose av, So Orange, NJ. 6,000
63D st, 185 W, see Ams av, 81-7.
64TH st, 132 W, (4:1135), ss, 316 w Col av, 23x100.5; Oct 30'11, 3y4½%; Joshua S Piza to W Irving Clark, 127 E 30 trste Richd S Clark. 18,000
64TH st, 317 E, (5:1439), ns, 200 e 2 av, 25x—x25.3x—; PM; Nov1'11; 5y5%; Sloane & Moller to Jno A Weekes exr Cath A DePeyster, Oyster Bay. 8,000
66TH st, 431 E, (5:1461); ext of \$35,000 mtg to June12'14 at 5%; June20; Oct28'11; Cooper Union for the Advancement of Science & Art with Emergency Realty Co. nom
69TH st, 67 W, see Col av, 201-9.
69TH st, 213 E, (5:1424); ext of \$17,500 mtg to Nov26'14 at 5%; Oct23; Oct27'11; Michl Maier with Rachel Edelmuth, 1187 Lex av. nom
69TH st, 213 W, (4:1161) ns, 164.2 w Ams av, 20x100.5; PM; pr mtg \$10,000; Nov1; Nov2'11, 3y6%; Wm B Thom, 175 W 72, to Emil Talamini, 149 Lenox rd, Bklyn. 5,000
69TH st, 360 E, (5:1443) ss, 491.8 e 2 av, 16.8x77.4; ext of \$6,000 mtg to Jan1'15 at 5%; Oct16; Nov1'11; Phebe W McConihe with Albt J Rifkind, 200 Bway. nom
70TH st, 127 W, (4:1142), ns, 255 w Col av, 20x100.5; Oct30'11, due, &c, as per bond; Sarah A Punderford of Freneau, NJ, to Title Guarantee & Trust Co. 5,000
72D st, 162 E, (5:1406) ss, 116 e Lex av, runs s104.4xel1.8xel16.4xn102.2 to st xw18 to beg; Oct27'11, due, &c, as per bond; Therese Hirschfeld to Title Guarantee & Trust Co. 13,500
72D st, 302 W, (4:1183) ss, 27.6 w West End av, runs s36xel13.6xs9xw13.6xs0.6xw 17.1lxn45.6 to st xel17.1 to beg; Oct17; Oct 31'11, 3y4½%; Cornelius E Byrne to Ger-man Savings Bank, 100 E 14. 16,000
76TH st, 338-40 E, (5:1450) ss, 200 e 2 av, 50x102.2; Oct31'11, 5y5%; Rosie Hul-nick & Rachel Cohen, 1656 Wash av to Met Savings Bank, 59 Cooper sq E. 20,000
78TH st, 129 E, (5:1413) ns, 46.8 w Lex av, 16.8x102.2; Oct30; Oct31'11, due, &c, as per bond; Henry B Montgomery to Title Guarantee & Trust Co. 24,000
78TH st, 171 W, (4:1150) ns, 52.6 e Ams av, 22.6x102.2; PM; Nov1; Nov2'11, 5y4%; Rudolph Schweizer, 790 E 181, to Frank J Schweizer, 2123 Vyse av. 4,000
79TH st, nwe Ams av, see Amsterdam av, nwe 79.
80TH st, 170 E, (5:1508) ss, 178 w 3 av, 22x102.2; ext of mtg for \$18,000 to Jan1'15, 5%; Oct30'11; Mamie Hagemeyer, 71 Ham-ilton av, White Plains, NY, with Fritz Doerrhoefer, 1643 2 av. nom
80TH st, 250 W, see Bway, 2231-9.
83D st, 100 E, see Park av, 977-9.
83D st, 65 W, (4:1197) ns, 158.4 e Col av, 16.8x102.2; Oct31'11, 3y4½%; Peter Bia-setti to Standard Mtg Co, 128 Bway. 13,500
84TH st, 127 E, (5:1513) ns, 296.10 e Park av, 20.5x102.2; Oct27'11, due, &c, as per bond; Ellen Murphy to Title Guar-antee & Trust Co. 10,000
85TH st, 225 E, (5:1531) ns, 325 e 3 av, 25x102.2; also 86TH ST, 228 E, (5:1531) ss, 325 e 3 av, 25x102.2; Oct13; Oct27'11; 1y 5%; Kreutzer Quartette Club, 228 E 86 to Crescent Star Realty Co, 211 E 55. 15,000
85TH st, 437 E, (5:1565) ns, 169 w Av A, 25x102.2; ext of \$4,500 mtg to July1'13, at 6%; April'10; Oct31'11; Frank Riva with Franz Foerster, 513 E 86. nom
85TH st, 437 E, (5:1565), ns, 169 w Av A, 25x102.2; ext of 10,000 mtg to Mar1'14, at 5%; Feb18; Oct31'11; Fredk H Man exr Wm F A Fuller with Frank Riva. nom
86TH st W, see West End av, see West End av, 528-36.
86TH st, 442 E, (5:1565); ext of \$39,000 mtg to Nov1'14 at 5%; Nov2'11; Independ-ent Realty Co with Rutherford Realty Co. nom
86TH st, 151 E, (5:1515), ns, 62.2 e Lex av, 25.6x100.8; equal lien with mtg re-corded in L 218 mp 284; pr mtg \$—; Nov1'11; 5y5%; Edwin M Stern & Gustav Hirschberg exrs Mathilda Hirschberg to Babbette Bachrach, 28 E 68, exrs, &c, Saml Bachrach. 3,000
86TH st W, see West End av, see West End av, 528-36.
86TH st, 228 E, see 85th, 225 E.
87TH st, 376 W, see Riverside Dr, 147.
89TH st, 222-4 E, (5:1534); ext of 2 mtgs for \$19,000 each to July24'14 at 5½%; Aug 29; Oct27'11; Trust Co of America with Adolph Schmeidler. nom
89TH st, 32 W, (4:1202); ext of mtg for \$20,000 to Nov1'14 at 4½%; Oct30'11; Edw H R Green trste Edw Robinson with Carl Gutmann, 32 W 89 & ano exrs Lilly Gut-mann. nom
89TH st, 223 E, (5:1535) ns, 225 w 2 av, 25x100.8; Oct30; Oct31'11, due May1'14, 6%; Frank J Gunther to Cath Quinn, 72 Oak, Bklyn. 1,000
93D st, 175-7 E, (5:1522), ns, 220.6 w 3 av, 59.10x100.8; pr mtg \$51,000; Sept14; Nov1'11, due Dec19'11, 6%; Rosanna Rosenfeld to Isaac Berliner, Rahway, NJ. 1,500
98TH st, 65 E, (6:1604), ns, 250 e Mad av, 25x100.11; ext of \$20,000 mtg to Nov5 '14, at 5½%; Oct26; Oct31'11; Frank Wall-lach with Sigmund Mayer & Abr Feldman. nom
100TH st E, nec 1 av, see 1 av, nec 100.
104TH st, 126-S E, (6:1631); ext of \$37,000 mtg to June30'14 at 5½%; July26; Oct 27'11; N Y Life Ins Co with Anna J Doyte. nom
105TH st, 141 W, (7:1860) ns, 448.10 e Ams av, 33.5x134.10; pr mtg \$12,000; Oct30 '11, 1y5%; Wm Cotman to Nelson A Far-rand, 159 Chambers. 2,000
105TH st, 102-4 E, (6:1632); ext of \$39,000 mtg to June30'14 at 5½%; Aug8; Oct 27'11; N Y Life Ins Co with Nathan Glass-heim & Harry M Goldberg. nom
107TH st, 2 E, (6:1612); ext of \$25,000 mtg to Dec15'16, at 5%; Oct20; Nov1'11; Moses Oppenheimer to Adolph B Ansbach-er, 15 W 75. nom
108TH st, 116-S E, (6:1635) agmt as to share ownership in mtg Feb7'08; Oct28 '11; Edw H Reynolds with Lawyers Mtg Co, 59 Liberty. nom
109TH st, 409-11 E, (6:1703) ns, 145 e 1 av, 50x100.10; Oct27'11, due, &c, as per bond; Annie Reilly & Mary Gilmartin, Bayshore, LI, to Title Guarantee & Trust Co. 7,000
109TH st, 409-11 E, (6:1703) AT; pr mtg \$7,000; Oct27'11, due, &c, as per bond; Mary Gilmartin to Annie Reilly, Bay-shore, LI. 3,500
111TH st, 87-9 E, (6:1617) ns, 63.6 w Park av, 38.3x100.11, 6-sty bk tnt & str; pr mtg \$47,500; Oct27; Oct28'11; 5y6%; Theo D Kauffer, Mt Vernon to Adolph Lewisohn, 9 W 57. 5,000
112TH st, 51 E, (6:1618) ns, 145 e Mad av, 25x100.11; transfer of tax lien for yrs 1866 to 1907, assessed to unknown; July15 '09; Oct30'11, 3y5%; City of N Y to Man-nados Realty Co, 100 Bway. 6,553.92
113TH st, 565 W, (7:1885) ns, 650 w Ams av, 25x100.11; PM; pr mtg \$25,000; Oct28; Oct30'11, 2y6%; N Y Delta Assn to Martha M Dederer, 551 W 113. 20,000
114TH st, 95-100 E, (6:1641) ss, 34.10 e Park av, 40x100.11; ext of mtg for \$38,000 to Oct18'14, 5%; Oct10; Oct30'11; Rondout Savings Bank with Saml Shapiro. nom

THE GEORGE A. JUST CO.

239 VERNON AVENUE
LONG ISLAND CITY NEW YORK

IRON WORK FOR BUILDINGS

114TH st, 351 E, (6:1686); sal Ls; Oct21; Nov2'11, demand, 6%; Giuseppe Grossi to Jacob Ruppert, Inc, 1639 3 av. 1,500

115TH st, 119 W, (7:1825) ns, 225 w Lenox av, 24.1x100.11x25x100.11; PM; pr mtg \$20,000; Nov1; Nov2'11, 3y6%; Hyman Feuerstein to Mary E Bachmann, 1234 Theriot av. 2,000

115TH st W, (7:1825) ns, 500 w Lenox av, 40x100.11; pr mtg \$50,000; Oct24; Oct27'11; 18 mos6%; Lenox Baths to Harry Wolpin, 679 Bway & ano. 5,500

116TH st, 228 W, (7:1831) ss, 425 e 8 av, runs s103.7xne8.10xe16.10xn100.11 to st w 25 to beg; Sept12; Oct27'11, due Nov1'15, 5%; Milton & Edna Berlinger to Minnie Lipstine, 60 Euclid av, Hackensack, NJ. 2,000

117TH st, 413 E, (6:1711) ns, 144 e 1 av, 25x100.10; pr mtg \$21,000; Oct31; Nov1'11; 3y6%; Donato Gerardo to Giuseppe Tomasulo, 99 W Houston. 900

118TH st, 309-11 E, (6:1795), ns, 150 e 2 av, 50x100.11; agmt as to share ownership in mtg; July10; Oct28'11; Stephen P Sturges with Pauline Starr. nom

119TH st, 226-30 E, (6:1783); ext of two mtgs for \$36,000 each to Aug6'14, at 5½%; Oct4; Nov1'11; Trust Co of America with Manhattan Av Holding Co. nom

119TH st W, nwc Morningside Dr, see Morningside Dr, nwc 119.

120TH st W, swc Morningside Dr, see Morningside Dr, nwc 119.

121ST st W, nwc Manhattan av, see Manhattan av, 507.

121ST st, 509-15 W, (7:1976) ns, 175 w Ams av, runs n100.11xw25x5xw125x95.11 to st xel50 to beg; pr mtg \$375,000; Oct27'11, demand, 6%; Setlow Realty Co to Louis Eisenberg, 561 W 143. 53,618.53

121ST st, 509-15 W; certf as to above mtg; Oct27'11; same to same.

123D st, 342 W, (7:1949) ss, 74 w Manhattan av, 16x100.11; Oct30'11, 3y5%; Mary Olmsted to Cath A Concklin, 285 Central Park W. 2,000

129TH st, 235 W, (7:1935) ns, 406.3 e 8 av, 18.9x99.11; Oct31'11, 3y5%; Horace L Ingersoll to Effie Goff at Boulder, Colorado, et al. 7,500

130TH st, 260 W, (7:1935), ss, 169 e 8 av, 16x99.11; pr mtg \$—; Sept29; Nov1'11, due as per bond, 6%; Asher Miller to Aaron S Ratkowsky, 47 Norfolk. 2,500

131ST st, 258 W, (7:1936) ss, 220 e 8 av, 15x99.11; Oct31'11, 3y5%; Wm J Williams to North River Savings Bank, 31 W 34. 6,000

135TH st, 612 W, (7:2001) ss, 293.2 w Bway, 38.8x99.11; pr mtg \$42,000; Nov1; Nov2'11, due, &c, as per bond; D & L Block Co to Hattie Block, 69 W 181. 6,000

135TH st, 612 W; certf as to above mtg; Oct30; Nov2'11; same to same.

142D st, 528 W, (7:2073) ss, 295 e Bway, 20x99.11; Oct31'11, due, &c, as per bond; Josephine M Carney to Title Guarantee & Trust Co. 12,000

142D st, 548 W, (7:2073), ss, 122.2 e Bway, 16.8x99.11; pr mtg \$8,000; July1; Nov1'11; 2y5%; Judd A Lockwood to Chas W Gaudineer, So Orange, NJ. 1,500

143D st, 470 W, (7:2058); ext of \$10,000 mtg to Sept1'16 at 5%; Sept22; Oct27'11; Knickerbocker Trust Co & ano, trstes Julie D Moulton for Julien A Ripley with Caroline W Sweezey. nom

147TH st, 523 W, (7:2079) ns, 350 w Ams av, 16.8x99.11; Nov1'11; 3y5%; Everett N Blanke of Greenwich, Conn, to Frank M Tichenor at Foster & Primrose avs, Mt Vernon, et al exrs Robt J Wright. 6,000

147TH st, 308-10 W, see Bradhurst av, sec 147.

147TH st, 600 W, see Bway, 3571-9.

147TH st, 547-53 W, (7:2079) ns, 125 e Bway, 100x99.11; certf as to reduction of mtg; Nov2'11; Isaac Schorsch & ano to Bertha Heidelberg, 272 W 90.

148TH st W, (7:2095) ns, 225 w Bway, 50x99.11; ext of mtg for \$18,000 to Nov27'14, 5%; Oct7; Nov1'11; Thos H O'Connor, 24 W 86, with Willard H Olmsted, 610 W 146. nom

148TH st, 305 W, (7:2045) ns, 100 w 8 av, 25x99.11; ext of \$15,000 mtg to Feb23'15 at % as per bond; Oct23; Oct27'11; Ernest Bocker, 1750 1 av with trstes of Syracuse University at Syracuse, NY. nom

148TH st W, ss, 324.11 e Bway, see 148th, 540 W.

148TH st, 540 W, (7:2079) ss, 325 e Bway, 17x99.11; also 148TH ST, (7:2079) ss, 324.11 e Bway, 0.1x99.11; also LAND in Queens & Nassau Counties, NY; pr mtg \$32,000; Oct30; Oct31'11, due, &c, as per bond; Jacob M Ehrlich to Emeline Pappeler, 421 W 47. 15,000

151ST st, 449-53 W, (7:2066) ns, 200 e Ams av, 100x99.11; leasehold; Oct27; Oct28'11; 3y6%; Dorman L Ormsby to Charlotte E Moorhouse, 87 Av Henri Martin, Paris, France. 4,000

162D st, 600 W, see Bway, 3875.

164TH st, 600 W, see Bway, 3915.

170TH st W, sec Audubon av, see Audubon av, sec 170.

172D st, W, (8:2128) ss, 100 w Audubon av, 62.6x95; Oct31'11, 3y5%; Paterno & Son Contracting Co to Priscilla T P Starin, 169 W 93 & ano exrs Ransom Parker. 60,000

172D st W, (8:2128), same prop; certf as to above mtg; Oct31'11; same to same.

172D st W, nec Audubon av, see Audubon av, 145-55.

173D st W, sec Audubon av, see Audubon av, 145-55.

178TH st, 604-10 W, (8:2144) ss, 100 w St Nicholas av, 2 lots ea, 50x99.10; 2 mtgs, ea \$5,000; two pr mtgs, \$47,000 ea; Oct26; Oct28'11; 3y6%; Saginaw Holding Co to Louis Wolfsheim, 21 Claremont av & ano. 10,000

178TH st, 604-10 W, 2 certfs as to above mtgs; Oct26; Oct28'11; same to same.

179TH st W, nec Pinhurst av, see Pinhurst av, swc 180.

179TH st, 521 W, (8:2152) ns, 63 e Audubon av, 16x75; pr mtg \$6,000; Oct28; Oct30'11, 1y6%; Zelica G Tojetti to Jas E Taylor, 337 W 35. 1,200

180TH st W, nwc Pinhurst av, see Pinhurst av, nwc 180.

180TH st, W, swc Pinhurst av, see Pinhurst av, swc 180.

180TH st, W, sec Pinhurst av, see Pinhurst av, sec 180.

181ST st W, sec St Nicholas av, see St Nicholas av, 1416-20.

187TH st, 501 W, see Ams av, 2560.

Av A, 174-6, (2:405) nec 11th, (Nos 501-3) E, 51.7x95.5; certf as to reduction of mtg; Oct31; Nov2'11; Bernard Feifer to Corcoran Realty Co. nom

Audubon av, 63, (8:2125) es, 75 n 168th, 25x95; pr mtg \$2,500; Oct27'11, due June7'12, 5%; Margt Brandreth to Emigrant Industrial Savgs Bank. 1,000

Amsterdam av, 81-7; also 63D ST, 185 W, (4:1135); ext of \$30,000 mtg to Jan1'15 at 4½%; Oct24; Oct27'11; Edw A Meridan & ano, trstes Louis Gans with Moses Selig, 697 West End av. nom

Audubon av, nec 172, see Audubon av, 145-55.

Amsterdam av, 464, (4:1230) ws, 53.5 n 82d, 27x100; PM; pr mtg \$24,000; Oct27; Oct28'11, due &c as per bond; Albt H Niehaus & Isaac Mansbach to Ella M Mott, 143 W 75. 22,500

Audubon av, 145-55, (8:2129) sec 173d, 194.6 to 172d x95, given as collateral security for payment of mtg covering 536 5 av; pr mtg \$—; Oct27; Oct28'11; 1y6%; Henrietta C Schroeder-Burley to Kathleen O'Connor, South Orange, NJ. 25,000

Amsterdam av, (4:1227) nwc 79th, —x—; ext of \$525,000 mtg to Mar1'17 at 5%; Oct30; Oct31'11; Geo C Engel with Met Life Ins Co, 1 Mad av. nom

Audubon av, (8:2126) sec 170th, 25x95; bldg loan; Aug25; Oct31'11, 1y6%; Morris Simon Constn Co to New York Mortgage & Security Co, 135 Bway. 27,000

Audubon av, (8:2126), sec 170th, same prop; certf as to above mtg; Aug25; Oct31'11; same to same.

Audubon av, (8:2126), sec 170th, same prop; sobrn agt; Aug24; Oct31'11; Robt M Silverman with same. nom

Amsterdam av, 2560, (8:2159), nwc 187th (No 501), 94.10x100; Oct31; Nov1'11; 2y6%; Napoleon Constn Co to Title Ins Co of NY. 27,500

Amsterdam av, 2560, certf as to above mtg; Oct31; Nov1'11; same to same.

Bradhurst av, (7:2045), sec 147th (Nos 308-10), 49.11x100; Oct27; Nov1'11, due Jan27'12, 6%; J Willett Fox, Yonkers, to Henry M Baird, Jr, trste, Yonkers, NY. 12,000

Broadway, 3571-9, (7:2093), swc 147th (No 600), 99.11x25.6; pr mtg \$75,000; Oct31; Nov1'11, due, &c, as per bond; Mary C O'Brien, 262 W 94, to Albt Zimmerman, 168 Bay 26, Bklyn. 5,000

Broadway, 2231-9, (4:1227) swc 80th (No 250); ext of 2 mtgs aggregating \$150,000 to Oct24'12 at 4½%; Oct24; Oct27'11; Greenwich Savgs Bank, 246 6 av, with Thos Dimond, 70 W 73. nom

Broadway, 152, (1:64) es, 25.3 n Liberty, runs e92xn15.2xe5.9xn7.8xw98.6 to Bway x s22.11 to beg; Oct26; Oct27'11, due, &c, as per bond; Pauline A Piffard, of Piffard, NY, to Title Guarantee & Trust Co. 40,000

Bowery, 64 & 64½, (1:203), sal ls; Oct20; Oct30'11, demand, 6%; Max & Yetta Bronstein to Lion Brewery, 104 W 108. 1,800

Broadway, 2637-9, (7:1871), leasehold; certf as to mtg for \$35,000; Oct24; Oct31'11; Carlton Terrace Restaurant Co to Paul Salvin. —

Broadway, 3875, (8:2137) swc 162d (No 600) 97.7x100; ext of \$150,000 mtg to Nov1'16 at 5%; Nov1'11; Waunegan Realty Co with Union Dime Savgs Bank, 701 6 av. nom

Broadway, 3915, (8:2137) swc 164th (No 600), 99.11x125; equal lien with mtg for \$185,000; Nov1; Nov2'11, 5y5%; Waunegan Realty Co to Title Insurance Co of N Y. 15,000

Broadway, 3915; certf as to above mtg; Nov1; Nov2'11; same to same.

Columbus av, 786, (7:1853), sal ls; Oct30; Oct31'11, demand, 6%; Jos Goldgraben to Lion Brewery, 104 W 108. 670.83

Columbus av, 201-9, (4:1122) nec 69th (No 67) 100.9x70.8; Oct27'11; 5y4½%; Edw B Corey to Trstes Columbia College in City N Y, 63 Wall. 110,000

Lexington av, 1066, (5:1410) ws, 85.8 n 75th, 16.6x85; pr mtg \$10,000; Oct31'11, 5y5%; Henry Meyers, 783 Mad av to Robt Rogers, 48 E 61. 4,000

Lenox av, 348-50, (6:1725), es, 49.11 s 128th, 50x100; PM; pr mtg \$54,000; Oct31; Nov1'11, 1y6%; Lillie Tarler to Max Marx 419 Convent av. 5,000

Madison av, 1822, (6:1745), ws, 80.11 s 119th, 20x75; Nov1'11; 5y5%; Alter M Brody to Ida M Otz, Hoboken, NJ. 12,000

Madison av, 1526, (6:1609), ws, 51 s 104th 25x95; Nov1'11; 5y5%; Christian Kuhner, 822 Faile, to Betty Blum, Cedarhurst, LI. 20,000

Manhattan av, 507, (7:1948), nwc 121st, 20.11x90; ext of \$16,000 mtg to Dec1'14, at 5%; Oct31'11; Lathrop Colgate with Harry Schwitzer, 16 E 96. nom

Morningside Dr, swc 120th, see Morningside Dr, nwc 119.

Morningside Dr, (7:1962), nwc 119th, 163.5 to 120th, x127.4x161.10x150; bldg loan; Sept26; Nov1'11, due Mar26'13, 6%; West Side Constn Co to Chelsea Realty Co, 135 Bway. 380,000

Morningside Drive, (7:1962) same prop; Sept11; Nov1'11; same to same.

Madison av, 1845, (6:1747) ext of \$11,000 mtg to May18'14 at 5½%; May17; Oct28'11; Lillie G Phoenix with Geo W O'vany. nom

Madison av, 304, (5:1276), ws, 49.4 n 41st, 16x100; Oct30'11, due, &c, as per bond; Mary A Jordan to New York Savings Bank, 81 8 av. 15,000

Manhattan av, 340-44, (7:1848) es, 25.11 n 114th, 75x95; pr mtg \$80,000; Oct30'11, due, &c, as per bond; Moritz Kollender to Moses Mendelsohn, 314 W 107 & ano, 10,000

Pinhurst av, (8:2177) swc 180th, 200.5 to 179th, x100x200x112.10; certf as to mtg for \$20,000; Apr22; Oct28'11; Rountree Realty Constn Co to Jacob Hirsh. —

Park av, 401-3, (5:1309), nec 54th (Nos 101-7), 75.5x72; also 54TH ST, 109 E (5:1309), ns, 72 e Park av, 18x75.5; also PARK AV, 405, (5:1309), es, 75.5 n 54th, 25x90; PM; Oct27; Nov1'11; 1y4½%; Park Avenue & 54th Street Co to W Emilen Roosevelt, 804 5 av. 230,000

Park av, 977-9, (5:1511), sec 83d (No 100) 27.2x100; pr mtg \$52,500; Nov1'11; 3y6%; Jos McNamara to Harry C Hart, 133 E 92. 12,500

Park av, 405, see Park av, 401-3.

Park av, 977-9, (5:1511), sec 83d (No 100) 27.2x100; Nov1'11; 3y5%; Jos McNamara to Emigrant Indust Savings Bank, 51 Chambers. 52,500

Pinhurst av, nec 179, see Pinhurst av, swc 180.

Pinhurst av, (8:2177) sec 180th, 100x100; pr mtg \$50,000; Oct27'11; 4y6%; Cotta Realty & Constn Co to Jas Douglas, Spuyten Duyvil. 25,000

Pinhurst av, (8:2177) sec 180th, 100x100; certf as to above mtg; Oct27'11; same to same.

Pinhurst av, (8:2177) nwc 180th, 53.6x109.1x53.6x106.9; Oct30'11, 3y5%; Solow Constn Co to Adeline S P McConihe, Jacksonville, Fla. 62,500

Pinhurst av, (8:2117); same prop; certf as to above mtg; Oct30'11; same to same.

Park av, 944, (5:1493), ws, 52.2 n 81st, 52.2x100; Oct27'11, 3y4½%; Arthur Bloch to Bank for Savings, 280 4 av. 10,000

Riverside Dr, 147, (4:1248) sec 87th (No 376), 25x100, 4-sty & b bk dwg, 2-sty ext; Oct24; Oct28'11, due Sept24'12; 6%; Helen S White to Jas B Mackie, 2273 85th, Bklyn. 10,000

St Nicholas av, 1416-20, (8:2153) sec 181st, 100x25; pr mtg \$—; Nov2'11, 1y6%; Wadsworth Bldg Co to Robt Gray, 413 W 146. 6,000

St Nicholas av, 1416-20; certf as to above mtg; Nov2'11; same to same.

West End av, 528-36, (4:1233) sec 86th, 102.2x80; sobrn agmt; Oct30; Nov1'11. Eighty-sixth St & West End Av Co & Leicestershire Realty Co with Met Life Ins Co, 1 Mad av. nom

Wadsworth av, (8:2166) es, 100 s 187th, 50x150; Nov1; Nov2'11, due, &c, as per bond; Jos P Fallon to Henry McCaddin, Jr, Fund for Education of Candidates for Roman Catholic Priesthood in Poorer Dioceses of the U S & Elsewhere, 113 E 117. 5,000

West End av, 528-36, (4:1233) sec 86th, runs e80xs83.2xe20xs19xw100 to av xn102.2 to beg; bldg loan; Oct30; Oct31'11, due Oct1'16, 6% to completion of bldg & 5½% thereafter; Eighty-Sixth St & West End Av Co to Met Life Ins Co, 1 Mad av. 475,000

HECLA IRON WORKS

North 10th, 11th, 12th and 13th Streets
BROOKLYN, NEW YORK

Architectural Bronze AND IRON WORK

MISCELLANEOUS MORTGAGES.

Borough of Manhattan.

West End av, 528-36; sobrn agmt; Oct 30; Nov1'11; same with same. nom
West End av, 528-36; sobrn agmt; Oct 30; Nov1'11; Eighty-sixth St & West End Av Co & Wm R Rose with same. nom
West End av, 528-36; certf as to above mtg; Oct30; Oct31'11; same to same. —
West End av, 367, (4:1186) ws, 55 n 77th, runs n30xw82.6xs15xe27.6xs5xe30xs10x e 25 to beg; Oct31'11, 5y5%; A Richd Stern to Lawyers Mtg Co, 59 Liberty. 27,000
1ST av, (6:1694) nec 100th; sal ls; June 29; Oct31'11, demand, 6%; Jno Maloney Jr to Lion Brewery, 104 W 108. 3,055.61
1ST av, 61, (2:445); ext of \$18,000 mtg to Oct31'16, at 4½%; Oct31; Nov1'11; Greenwich Savings Bank with Jno H Iden, 228 W 136. nom
1ST av, 179, (2:453) nwc 11th (Nos 343-5), 22.11x100; ext of \$40,000 mtg to Sept14 '16 at 5%; Nov2'11; Francis R & Jas W Appleton trste Danl F Appleton with Edw Rafter, 43 W 86. nom
3D av, 874, (5:1307) sal ls; Nov2'11, demand, 6%; Jno Prange to Geo Ehret, 1197 Park av. 1,000
5TH av, 398, (3:838); ext of \$300,000 mtg to Nov1'14, at 4½%; Oct18; Nov1'11; Adelaide R Read et al exrs Jno Downey with Albt Simonson, 2170 Bway. nom
5TH av, 99&101, (3:846); ext of \$100,000 mtg to Oct28'13, at 6%; Oct31; Nov1 '11; 101 Fifth Av Co with Richd Sidenberg, 157 W 57. nom
5TH av, 536, (5:1260) ext of \$300,000 mtg to May17'13 at 6%; Oct27; Oct28'11; NY Life Ins Co with Henrietta C Schroeder-Burley at Spencer Arms, Bway & 69th & County Holding Co. nom
5TH av, 536, (5:1260) agmt modifying terms of mtg; Oct27; Oct28'11; Henrietta C Schroeder-Burley with Fort Amsterdam Realty Co. nom
6TH av, 355, (3:797) swc 22d (No 100), 23x65; Oct30'11, 5y4½%; Amy E Parker, London, Eng, to Lawyers Title Ins & Trust Co. 60,000
6TH av, 695, (3:815) sal ls; pr mtg \$2,450; Oct30'11, demand, 6%; Gustave Ringe to Geo Ehret, 1197 Park av. 1,000
6TH av, 630, (3:838), es, 24.8 s 37th, 24.8 x60; Nov1'11, due, &c, as per bond; Codington Co to Title Guar & Trust Co, 176 Bway. 55,000
6TH av, 630; certf as to above mtg; Oct 31; Nov1'11; same to same. —
7TH av, 200, (3:771), ws, 49.7 s 22d, 24.7 x100; PM; pr mtg \$42,500; Nov1'11, 10y6%; Jos Meyer, Benj & Chas Freeman to Salo Cohn, 62 E 81. 12,000
7TH av, 1800, see Cathedral Parkway, 201.
7TH av, 202, (3:771), ws, 25 s 22d, 24.7x 100; pr mtg \$42,500; Nov1'11, 10y6%; Jos Meyer, Benj & Chas Freeman to Salo Cohn, 62 E 81. 14,000
7TH av, 45, (2:609) es, 149.1 s 14th, 15.5 x100; PM; Oct18; Oct28'11; 2y6%; Cnas F Hogeman of Orange, NJ to Mary McKay, 260 W 16. 3,000
7TH av, 200, (3:771) ws, 49.7 s 22d, 24.7x 100; ext of \$42,500 mtg to July16'16 at 5%; Aug18; Nov1'11; Fred Hirschhorn with Salo Cohn, 62 E 81. nom
7TH av, 202, (3:771) ws, 25 s 22d, 24.7x 100; ext of \$42,500 mtg to July16'16 at 5%; Feb24; Nov1'11; Fred Hirschhorn with Salo Cohn, 62 E 81. nom
8TH av, 975-9, (4:1048) ws, 25.5 n 57th, 75x100; Oct26; Oct27'11, demand, 6%; Circlet Realty Co to Michl Dryfoos, 307 W 100, & ano. 20,000
8TH av, 975-9; certf as to above mtg; Oct26; Oct27'11; same to same. —
8TH av, 681, (4:1034), sal ls; Oct31'11, demand, 6%; Patk J McGuinness to Geo Ehret, 1197 Park av. 1,000
8TH av, 300, (3:775) nec 25th; sal ls; pr mtg \$8,600; Oct30'11, demand, 6%; Jas J Shiel to Geo Ehret. 1,000
8TH av, 373, (3:752); ext of \$9,000 mtg to June1'18, 6%; Apr10; Nov1'11; N Y Life Ins & Trust Co with Frank C Lindeboom, 373 8 av. nom
8TH av, 2798, (7:2034); ext of \$7,000 mtg to Nov1'14, at 6%; Nov1'11; Asher Simon Realty Co with Abr Goldsmith, 50 W 75. nom
8TH av, 877, (4:1043), ws, 67.5 n 52d, 22 x80; PM; pr mtg \$—; Nov1'11, due, &c, as per bond; Louis M Goldberg to Ferdinand Kassler, 548 W 136th, et al exrs, &c, Isaac Hirsch. 30,000
9TH av, 521, (3:736) sal ls; Nov2'11; demand, 6%; Wm J O'Brien & Thos Pryor to Beadleston & Woerz, 291 W 10. 7,000
10TH av, 709, (4:1058) sec 49th (No 462), 20x81.6; Oct31'11, 3y6%; John C Krumwiede to John Pfaff, Garward, NJ. 3,500
11TH av, 599-603, (4:1092), swc 45th (Nos 600-2), 75.3x100; Oct30; Nov1'11; 5y 4½%; Jno J Radley to Margt O Sage, 604 5 av. 110,000

MISCELLANEOUS MORTGAGES.

Borough of Manhattan.

Certf as to mtg for \$30,000, covering land in Nassau Co, NY; Oct26; Oct28'11; Queens Land & Title Co to Bankers Life Ins Co. —
Consent & certf as to mtg for \$6,000, dated June29; Oct28'11; Jackson Bros Realty Co to Simon Russek. —
Certf as to mtg for \$2,000 covering land at Yonkers, NY; Oct28; Oct31'11; South Yonkers Home Constn Co to Theo R Van Ness. —
Certf as to mtg dated Nov18'10, covering land in Queens Co, NY; Oct25; Nov2 '11; N Y & Lebanon Realty Co with Granville Whittlesey. —
Certf as to mtg for deed of trust dated Oct1; Nov2'11; Lake Superior Iron & Chemical Co to Continental & Commercial Trust & Savgs Bank. —
Certf as to mtg for \$15,000 covering land in Nassau Co, NY; Oct31; Nov2'11; Kensington-Great Neck Corpn to Mary E Prior. —
Certf as to mtg for \$13,000 covering land in Nassau Co, NY; Oct31; Nov2'11; same to same. —
Underhill av, Bklyn; certf as to mtg for \$10,000; Oct31; Nov2'11; Levy Bros Realty Co to Title Guarantee & Trust Co, 176 Bway. —

MORTGAGES

Borough of the Bronx.

Butler pl, (*) nws, 150.4 sw Greene av, see Westchester av, (*) es, 125.6 ne Av B.
Cedar st, (*) sec Syracuse av, see Syracuse av, (*) sec Cedar.
Charlotte st, nec Jennings, see Minford pl, nwc Jennings.
Devoe st, ss, at ses Cromwell av, see Cromwell av, ses, at ss Devoe.
Dawson st, swc Leggett av, see Leggett av, swc Dawson.
Evelyn pl, (11:3197) nec Davidson av, 46x100; Oct30; Nov1'11, 3y5%; Edw Hurlley to Wm L Condit, Hoboken, NJ. 32,000
Freeman st, (11:2968) ns, 138.8 e Union av, 20x86.10; pr mtg \$—; Oct31; Nov1'11, installs, 6%; Emilie & Simon Sicher to Morris I Nova, 443 Knickerbocker av, Bklyn. 2,500
Freeman st, (11:2979) swc Hoe av, runs w100xs60.11xe36.11xn5.10xe63.9 to av xn50 to beg; pr mtg \$64,000; Oct31; Nov1'11, 3y 6%; Saml Lytle to Richd O Smith, 210 Sands, Bklyn. 8,000
Feathered la, nwc Nelson av, see Nelson av, ss, at es Plaza.
Fox st, 1031, (10:2717) ws, 194.5 n 165th, 16.8x100; Oct31'11, due &c as per bond; Estelle B Dearborn of Orient, LI to Title Guar & Trust Co. 1,200
Fox st, (10:2684), ns, 353.9 e Av St John, 2 lots, each 40.7x125; 2 bldg loan mtgs, each \$23,000; Oct26; Nov2'11; 1y6%; Maze Realty Co to Title Guar & Trust Co, 176 Bway. 46,000
Fox st, ns, 353.9 e Av St John, \$0.3x 125; certf as to above mtg; Oct26; Nov2 '11; same to same. —
Hall pl, (10:2691), ws, 99.11 s 167th, 25x 103.5x26.2x105; Nov2'11, due, &c, as per bond; Mary Daly to Ellen Dowling, 114 E 120. 2,000
Irvine st, (10:2761) es, 175 n Seneca av, 25x100; Oct27'11, 3y5%; Jeanette E Hassard to Fredericka A Jarks, 19 W 107. 7,000
Jennings st, swc Vyse av, see Vyse av, swc Jennings.
Jennings st, nwc Minford pl, see Minford pl, nwc Jennings.
Jennings st, nec Charlotte, see Minford pl, nwc Jennings.
Loring pl, (11:3225), es, 217.11 n 183d, runs n 45xe110xs41.4xe3.3xs3.5xw113 to beg; Nov2'11; 5y5%; Henry A Brann to Jno S Bussing, 26 E 10. 13,500
Minford pl, 1446, (11:2977), es, 325 n Jennings, 37.6x100; Oct25; Nov2'11, due, &c, as per bond; Victor Gerhards to Jos E Dutey, 1415 Crotona av. 2,000
Minford pl, 1533, (11:2977), ws, 100 n 172d, 33.3x100; PM; pr mtg \$16,500; Nov1; Nov2'11; 3y6%; Andreas Fuchs to Sandow Realty Co, 198 Bway. 2,500
Macy pl, 862, (10:2688); ext of mtg for \$4,000 to Oct1'14, 5%; Oct6; Oct30'11; Charlotte M Dickinson with Jno F Dunn. nom
Marvin pl, (*) ns, 145 w 4th, 45x87.3x46 x—; Oct26; Oct27'11, due Jan1'15, 5½%; Natalia Baragiola & Rosa Ferri to Julia Hammond, 500 Hancock, Bklyn. 3,500
Melville st, (*) ws, 200 n Van Nest av, 25x100; Nov1'11, 5y5%; A Rezzano, 1126 Walker av, to Helene G Benjamin, 215 W 98. 6,000
Melville st, (*) same prop; certf as to above mtg; Nov1'11; same to same. —
Minford pl, (11:2977) nwc Jennings, 122 x116.10 to Charlotte x164.4 to Jennings x6.6; PM; pr mtg \$75,000; Oct27; Oct31'11, 1y6%; Crispi Constn Co to Jennings St Realities, 1509 Bryant av. 4,000

Oak st, (*) swc Syracuse av, see Syracuse av, (*) sec Cedar.
Tiffany st, (10:2714) es, 125 n 163d, 47x 106.5; PM; pr mtg \$40,000; Oct26; Oct27'11, 1y6%; B V Constn Co to Getskay Realty Co, 110 5 av. 2,500
Tiffany st, nec 163, see 163, nec Tiffany.
Teasdale pl, swc Cauldwell av, see Cauldwell av, swc Teasdale pl.
137TH st, swc Willis av, see Willis av, swc 137.
138TH st, 474-8 E, (9:2282) ext of three mtgs for \$8,000 ea to Oct27'14 at 5%; Oct 24; Oct28'11; Jno S Daly exr Jno B McKean with Henry C Strahmann, 1803 Albemarle rd, Bklyn. nom
142D st, 496 E, (9:2286); ext of \$4,000 mtg to May 19'16 at 5½%; Apr22; Oct27 '11; Louisa B Van Nostrand with Mary E Day. nom
143D st, 372 (9:2305) sal ls; Oct24; Oct 30'11, demand; 6%; Geo A Belmont to Lion Bwy, 104 W 108. 4,400
145TH st, 448-50, (9:2289) ss, 475 e Willis av, 50.2x104.3x50x100; bldg loan; Oct 31'11; demand; 6%; McAfee Constn Co to City Mtg Co, 15 Wall. 36,000
145TH st, 448-50; certf as to above mtg; Oct31'11; same to same. —
148TH st, 241 E, (9:2337) ns, 275 w Morris av, 25x106.6; PM; pr mtg \$10,000; Oct 31; Nov1'11, due, &c, as per bond; Michele Landa to Minnie Heck, 786 E 149. 500
151ST st, nec Concord av, see Concord av, nec 151.
153D st, nwc Melrose av, see Melrose av 667.
153D st, 347, (9:2413) ns, 100 w Colttlandt av, 25x100; Oct26; Oct27'11, 3y5%; Cath Turley to Emma Unger, 897 Crotona Park N. 3,000
156TH st, 1016, (10:2675) ss, 95 e Union av, 20x100x20.10x100; pr mtg \$6,000; Mar 25; Oct31'11, due Apr1'13; 6%; Frieda Steinhaus to Chas Miltenberger at Four Corners, SI. 1,000
160TH st, 462-4, (9:2381) ss, 100 e Elton av, 50x99; PM; pr mtg \$34,000; Oct31; Nov 1'11, 3y6%; Jacob Faude to Hubener-Escher Co, 748 Melrose av. 8,000
161ST st, (10:2668) ns, 35.8 e Tinton av, 19.1x100; Oct31'11; 3y5%; Meta C Allen to Francis B Chedsey, Yorktown, NY trste for Anna C Norton will Chas A Chedsey. 3,000
162D st, 433 E, (9:2384), nes, abt 305 e Melrose av, 35x100; PM; pr mtg \$5,500; Nov 1; Nov2'11, due, &c, as per bond; Benj Benenson to Herman D Junge, 951 Grant av. 1,000
163D st, (9:2384) ss, 225.6 e Melrose av, 50x100x50.1x100; PM; pr mtg \$3,500; Oct 30; Oct31'11; 4y6%; Josephine C Fischer to Benenson Realty Co, 407 E 153. 10,250
163D st, (10:2714) ns, 107.4 e Tiffany, 31.4x78; Oct26; Oct27'11, due July 1'12; 6%; Getskay Realty Co to American Mtg Co, 31 Nassau. 5,500
163D st, (10:2714); same prop; certf as to above mtg; Oct26; Oct27'11; same to same. —
163D st, (10:2714) nec Tiffany, 76.4x78; PM; pr mtg \$62,500; Oct26; Oct27'11, 1y 6%; B V Constn Co to Getskay Realty Co, 110 5 av. 6,000
163D st, (10:2714) ns, 74.4 e Tiffany, 62.4 x78; PM; pr mtg \$47,500; Oct26; Oct27'11, 1y6%; B V Constn Co to Getskay Realty Co, 110 5 av. 5,000
163D st, (9:2384) ss, 225.6 e Melrose av, 50x100; Oct30'11, 3y5%; Benenson Realty Co to Jno Hyslop, 4 Riverview Terrace. 34,000
163D st, (9:2384) same prop; certf as to above mtg; Oct30'11; same to same. —
165TH st, 725 E, (10:2650) ext of \$4,500 mtg to July24'14 at 5%; Oct2; Oct28 '11; Wm G Low & ano trste Mott Bedell with Theresa Does. nom
165TH st, (10:2715) ss, 55.2 w Tiffany, runs s73 & 22.3xw25xn21.4 & 72.2 to st, xe25 to beg; bldg loan; Oct30; Oct31'11; 5y6% until completion of bldg & thereafter 5%; Gross & Herman, a corpn to Title Guar & Trust Co. 17,000
165TH st, (10:2715); certf as to above mtg; Oct30; Oct31'11; same to same. —
172D st, swc Hoe av, see Hoe av, swc 172.
173D st, (11:2889) ns, extends from Anthony av to Clay av, 26.7x296.3x95.2x295.3; sobrn agmt; Oct27; Oct30'11; Mellwin Realty & Constn Co & Ernest Wenigmann with Bronx Invest Co, 128 Bway. nom
173D st, (11:2889) ns, extends from Anthony av to Clay av, 26.7x296.3x95.3x295.2; bldg loan; Oct27; Oct28'11, due June1'12; 6%; Mellwin Realty & Construction Co to Bronx Investment Co, 128 Bway. 88,000
173D st, (11:2889); same prop; certf as to above mtg; Oct27; Oct28'11; same to same. —
173D st, nec Clay av, see 173d, ns, extends from Anthony av to Clay av.
173D st, nwc Anthony av, see 173d, ns, extends from Anthony av to Clay av.
174TH st, nec Bathgate av, see Bathgate av, nec 174.

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175TH st. (11:2953) nes, 150 se Prospect av, 50x200, except pt for 175th; July 31; Nov'11, due, &c, as per bond; Michl Mercurio to Maryon J Fisher, 1075 3 av, 7,000

175TH st. (11:2944) swc Crotona av, 26.4x99.5; ext of \$8,500 mtg to Nov'14 at 6%; Oct'20; Oct'27'11; Jno McNulty with Ernst O Becher, 839 E 155. nom

175TH st. (11:2800) ns, 45 e Topping av, 50x95, except pt for st; bldg loan; Sept'21; Oct'27'11, due Aug'29'14, 6% to May'12 & thereafter at 5%; Louise H Wassman to Ida B Iden, 31 W 12. 15,000

179TH st. 777, (11:3109) ns, 125.2 w Mapes av, 20x62.8; PM; pr mtg \$—; Oct 27; Oct'30'11, 1y6%; Eliz Erbe & Caroline L Schmidt to Minnie M Ferguson, 779 E 179. 350

180TH st. 530, see 3 av, 4370-2.

181ST st. (11:3070) ns, 115.3 w Hughes av, 17.2x95; ext of mtg for \$1,200 to Nov 13'12; 6%; Sept'28; Oct'30'11; Max Rosenwald & Saml P Goldman with Sophie Baroff. nom

181ST st. nwc Prospect av, see Prospect av, nwc 181.

182D st. swc Jerome av, see Jerome av, swc 182.

184TH st. (11:3024) ses, 113.3 s Bainbridge av, 28.8x83.8x25x96.8; Oct'30; Oct'31'11; 4y5½%; Rosa wife Raffael Luongo to Mutual Benefit Soc of The Members of the East German Conference of the Methodist Episcopal Church, 48 St Marks pl. 3,000

189TH st. nwc 3 av, see Park av, es, 8.10 n 189.

189TH st. see Arthur av, see Arthur av, sec 189.

196TH st. see Valentine av, see Valentine av, sec 196.

205TH st. 407 W, (8:2202) ns, 150 w 9 av, 50x99.11; PM; pr mtg \$30,000; Nov'1, due &c as per bond; Dyckman Tract Realty Co to Jos Balmford Constn Co, 509 W 146. 18,000

205TH st. (12:3311) sec Grand Blvd & Concourse, 28.8x103x30.7x101.9; Oct'31'11; 2y5½%; Mary Kelly wid to Wm G Wood, 62 Maple av, New Rochelle, NY & ano trste for Christina A Phillips. 6,500

220TH st. (*) ss, 181 e White Plains rd, 50x114, Wakefield; Oct'6; Oct'30'11, 1y5%; Hermine R Stephens, of Georgetown, Conn to Wappinger Savgs Bank of Wappingers Falls, NY. 500

226TH st. (*) ss, 403.9 w Laconia av, 50 x109; Oct'31'11; installs; 6%; Kate B Higgins to Railroad Co-Op Bldg & Loan Assn, 103 Park av. 4,000

234TH st. (12:3383) ns, 460 e Katonah av, 50x100; Oct'31'10; Oct'27'11, demand, without interest; J C Vreeland Bldg Co to Gilbert C Brown, — Hobart av, Short Hills, NJ. 3,500

235TH st. 515, (12:3397) ns, 221.1 w Webster av, 25x100; PM; pr mtg \$—; Oct'28; Oct'30'11, 1y6%; Annie wife Jos W Tucker to Louise Hopkins, 413 W 240. 400

235TH st. 515, (12:3397) ns, 221 w Webster av, 25x100; PM; Oct'28; Oct'30'11, 5y 5%; Annie Tucker to Florence C Speranza, Irvington, NY. 3,800

240TH st. (12:3394) ns, 175 e Martha av, 82.8x106, ws, Oct'31'10; Oct'27'11; demand without interest; J C Vreeland Bldg Co to Gilbert C Brown, — Hobart av, Short Hills, NJ. 3,500

Av A, (*) ws, 103 n 15th. see Westchester av, (*) es, 125.6 ne Av B.

Anthony av. nwc 173d, see 173d, ns, extends from Anthony av to Clay av.

Arthur av. (11:3077), see 189th, 25x80.6x 25x80.7; PM; Oct'21; Oct'31'11; 6y5%; Carmine & Maria Radicone, 833 2 av, to Michl Jordan, 2494 Cambreling av. 6,000

Aqueduct av. 1624, (11:2876), ses, 393.4 sw Brandt pl, 42.1x118.11x41.9x115.9; PM; Nov'1; Nov'2'11; 5y5%; Christian Frank to Chas Spillner, 1624 Aqueduct av. 20,000

Aqueduct av. 1628, (11:2876), ses, 351.3 sw Brandt pl, 42.1x115.9x41.9x112.7; PM; Nov'1; Nov'2'11; 5y5%; same to same. 20,000

Brook av. 477, (9:2291) ws, 75 s 147th, 24.7x90; PM; Oct'19; Oct'27'11, 3y6%; Bernard Castellano to Aug Kuhn, 120 W 57. 2,000

Brook av. 500, (9:2274) es, 50 n 147th, 20x100; Oct'27'11, 5y5%; Jno Diehl to Lawyers Mtg Co, 59 Liberty. 6,000

Bryant av. 1501, (11:2995) ext of \$7,500 mtg to Aug'18'16 at 5½%; Sept'28; Oct'28'11; Harry N Wessel with Allen Constn Co. nom

Beekman av. (10:2555) ws, 25 s Oak Terrace, 50x100; Oct'30'11, 3y5%; Cath Turley to Loomis L White, Shrewsbury, N J, & ano, trstes Emma W White. 7,000

Beekman av. (10:2555) same prop; sobrn agmt; Oct'27; Oct'30'11; Patk Minehan with same. nom

Bathgate av. (11:2922) nec 174th, 25x 95.6; ext of \$20,000 mtg to Aug'17'14 at 5½%; Aug'17; Oct'28'11; Alice C Holden with Mina Klopfer. nom

Bergen av. 606, (9:2361) es, 76.5 s 152d, runs e4.9x38.8xw76.8 to av, xn38 to beg; Oct'31'11; 10 y; installs; 5½%; Jos F Feltenstein & Chas Maurer to Title Guar & Trust Co. 2,500

Barnes av. (*) es, 175 s Morris Park av, 25x100; Oct'28; Oct'31'11; 1y5½%; Delia Fetzer to Karoline Behrens admk Die-drich Behrens, 2255 Story av. 3,500

Brook av. (11:2894) es, 287.3 n 169th, 43x100.6; ext of mtg for \$30,000 to Nov'16 5%; Oct'30'11; East River Savgs Instn with Henry J Semke, 1956 Crotona Pkway. nom

Baisley av. (*) nwc Kearney av, 25x100; Oct'23; Nov'11, 3y6%; Mary F McGrail to Andrew J Bilhoefer, 108 W 119. 2,800

Belmont av. es, 120 n 187th, 50x100; PM; pr mtg \$4,100; Oct'10; Nov'11, due, &c, as per bond; Maria Buonamassa to Alida J Amabile, 2316 Hughes av, & ano. 500

Bassett av. (*) ws, abt 175 s McDonald, 24.8x100; PM; Sept'6; Nov'2'11; 3y5%; Jno Paradiso to Hudson P Rose Co, 32 W 45. 340

Cromwell av. (11:2857) ses, at ss Devoe, 92.10x108.2x43.8x46; Oct'30; Nov'11, due, &c, as per bond; Peter N Quinton, Hoboken, NJ, to Mary D Nesmith, 14 E 16. 750

Crotona Parkway. (11:2985) es, 384.3 s Tremont av, 54.11x129.5x2.2x136.9; pr mtg \$36,000; Nov'11, 2y6%; Rosa Realty Co to Mary A Gordon, 103 Montague, Bklyn. 7,000

Crotona Parkway. (11:2985) same prop; certf as to above mtg; Nov'11; same to same.

Clay av. nec 173, see 173d, ns, extends from Anthony to Clay avs.

Cauldwell av. (10:2621) swc Teasdale pl, 100x33.9; Oct'26; Oct'28'11, due July'16; 5%; Richd Dudensing to Carl Fischer, 2211 Bway. 30,000

Columbus av. (*) ns, 75 e Melville av, 25x100; pr mtg \$3,250; Oct'23; Oct'27'11, 2y 6%; Alberto Schirentino to Antonia Schmidt, 733 Van Nest av. 500

Commonwealth av. es, 19.7 n 177th or Tremont av, 50x100; Oct'26; Oct'30'11, 3y 6%; Rose F & Jas P Begen to Annie B Fink, 600 West End av. 4,500

Crotona av. swc 175th, see 175, swc Crotona av.

Concord av. (10:2643) nec 151st, 151.4x 94; bldg loan; Oct'27; Oct'31'11; 1y6%; Benenson Realty Co to Greenwich Mtg Co, 391 E 149. 60,000

Concord av. (10:2643) same prop; certf as to above mtg; Oct'27; Oct'31'11; same to same.

Cedar av. (11:2883) ws, 246.6 s 178th, 25x110.3x25.1x112; Oct'30; Oct'31'11, due &c as per bond; Abelon Jacobsen to Manhattan Mtg Co, 200 Bway. 3,500

Cambreling av. (11:3090), es, 120 n 187th 50x89.8 to Old Crescent av x52.10x72.4; Oct 31'11, due Mar'10'12, 6%; Kate Griffin to Maria A Reilly, 2320 Cambreling av. 500

Davidson av. nec Evelyn pl, see Evelyn pl, nec Davidson av.

Daly av. (11:2985) ws, 353.8 s Tremont av, 50.6x129.5x2.2x136.9; pr mtg \$34,000; Nov'11, 2y6%; Rosa Realty Co to Mary A Gordon, 103 Montague, Bklyn. 6,000

Daly av. (11:2985) same prop; certf as to above mtg; Nov'11; same to same.

Eagle av. (10:2620) ws, 150 n 161st, 175 x125; PM; Nov'11, 5y5%; Vassilike Lales to American Mtg Co. 22,000

Eagle av. (10:2620) same prop; pr mtg \$22,000; Nov'11, due, &c, as per bond; Vassilike Lales to Hyman Epstein, 1382 Boston rd. 5,500

Elton av. (9:2378), ws, 64 s 167th, 33.6 x100; pr mtg \$3,500; Nov'11; 3y5%; Jacob Klippel to Christian Gutman, 761 Elton av. 3,500

Findlay av. 1308, (11:2783), es, 175.7 n 169th, 20x100; sobrn agmt; Oct'31; Nov'2'11; Alfred D Senftner & Thornton Bros Co with Met Savings Bank, 59 Cooper sq E. nom

Fulton av. 1719, (11:2930), ws, 36.11 s 174th, 18x86.2x18x86.10; Nov'1; Nov'2'11; 5y 5%; Rebecca Barr, 1719 Fulton av, to Lorin S Bernheimer, 2 E 59, exr Simon Bernheimer. 5,500

Fulton av. 1719; sobrn agmt; Oct'31; Nov'2'11; same & Millie E Weiss with same. nom

Fulton av. 1719; sobrn agmt; Oct'31; Nov 2'11; Wm Salinger with same. nom

Forest av. (10:2658) ses, 183.6 ne 161st, 26.1x15.2x26.1x14; Oct'30; Nov'11, 5y5%; Chas F Seelig to Barbara Seelig, Homestead, Pa. 3,000

Findlay av. 1308, (11:2783) es, 175.7 n 169th, 20x100; Nov'11, 5y5%; Alfred D Senftner, 428 W 154, to Metropolitan Savgs Bank, 59 Cooper Sq E. 4,200

Forest av. (10:2646) ws, 100 n 156th, 25 x87.6; PM; Oct'27; Oct'28'11; 1y6%; Benenson Realty Co to Margt A Clarke, 247 Mt Hope pl. 1,700

Grand Blvd & Concourse. see 205, see 205th, sec Grand Blvd & Concourse.

Grace av. (*) es, 325 s Lyon av, 25x130; Nov'2'11; 5y5½%; Jacob P Hock to Eliz Trotter, 330 E 161. 4,250

Hoe av. (11:2981) swc 172d, 25x100x—x 60.11; pr mtg \$—; Oct'30'11, due, &c, as per bond; Adela M Harrington to Manhattan Mtg Co, 200 Bway. 18,000

Hull av. 3075, (12:3333) ws, 175 s 204th or Woodlawn rd, 25x110; pr mtg \$5,500; Oct'31; Nov'11, due, &c, as per bond; Isaac Rotman, 378 Belmont av, Bklyn, to Max Gerstenfeld, 506 W 173. 1,200

Houghton av. (*) ss, 204.2 e Castle Hill av, 25x108; PM; pr mtg \$3,000; Oct'28; Nov 1'11, 3y6%; Maria Winnenberg to Chas E Deverman, 2220 Houghton av. 1,600

Hoe av. swc Freeman, see Freeman, swc Hoe av.

Jerome av. (11:3195) swc 182d, 100x150; Oct'26; Oct'27'11, 5y5%; Vaclav Spatenka to Louis Haberstroh, 1550 St Nicholas av. 10,000

Jones av. (*) es, 100 s Jefferson av, 25x 100, Edenwald; Oct'27; Oct'28'11; installs; 6%; Wilhelm Feist to German American B & L Assn, 1-3 3 av. 2,000

Jackson av. 700, see Westchester av, 695-7.

Kearney av. (*) nwc Baisley av, see Baisley av, (*) nwc Kearney av.

Leggett av. (10:2686) swc Dawson, 25.1 x91.1x25x90; ext of \$21,000 mtg to July'6 '14 at 5%; July'25; Oct'28'11; Harriet W Winslow & ano, trstes Jno F Winslow, with Baruch H Schnur. nom

Macombs rd. (11:2872) ws, abt 151.7 s Featherbed la, 126.6x144.9x125x124.3; certf as to mtg for \$10,000; Oct'24; Oct'27'11; Upland Realty Co to Patk Ryan.

Mulford av. (*) ws, 100 n Libby, 25x 100; Oct'31'11, due Jan'15; 5½%; Christian Swenson to Augusta Comes, 500 Hancock, Bklyn. 2,800

Melrose av. 667, (9:2400), nwc 153d, 100 x24.4; Oct'26; Nov'2'11, due, &c, as per bond; Henry Schwenker of Scarsdale, NY, to Title Guar & Trust Co. 24,000

Melrose av. 667; pr mtg \$24,000; Nov'1; Nov'2'11; 5y6%; same to Jno G H Klemeyer, 404 E 141. 10,000

North Oak Drive. (*) ss lot 47 map (917 in West Co) of Bronxwood Park, —x95.8x 50x91.11, ws; Oct'26; Oct'27'11, due, &c, as per bond; Alfred H Graham to Title Guar-antee & Trust Co. 4,000

Nelson av. (11:2876) ss, at es Plaza, runs s59.11 to ns Featherbed la x58.7xn 100xnw10.7 to av xw105.3 to beg; bldg loan; Oct'30'11, demand, 6%; Hillcrest Bldg Co to City Mtg Co, 15 Wall. 43,000

Nelson av. (11:2876) same prop; certf as to above mtg; Oct'30'11; same to same.

North Oak Drive. (*) ss, abt 140 w South Oak Drive, —x103x100x92.5; pr mtg \$11,000; Oct'30'11, 2y6%; Margt J T Cannon to Sidney Katz, Hotel Bartholdi, Bway & 23d. 1,000

Ogden av. (9:2512) es, 269 n 164th, 19x 141x19x139.8; pr mtg \$—; Oct'31; Nov'1'11, due as per bond; Patk B Ledy to Mutual Life Ins Co of N Y, 34 Nassau. 1,000

Prospect av. (11:3097) nwc 181st, runs n66.1xw100.1xn44xw50x110.1 to st xel50.2 to beg; Oct'31; Nov'11, demand, 6%; Worth Realty & Constn Co to Rockland Realty Co, 509 Willis av. 3,000

Prospect av. (11:3097) same prop; certf as to above mtg; Oct'31; Nov'11; same to same.

Perry av. (12:3346) ss, 45.5 e 205th, 25x 100; ext of \$5,000 mtg to Oct'31'16 at 5%; Oct'31'11; Albin Wiegner with Jno J Bresnan, 3188 Perry av. nom

Parker av. 1427, (*) ws, 225 s Lyon av, 25x130; Oct'26; Oct'27'11, 1y6%; Philip Dusch to Annie Moss. 600

Park av. (11:3036) es, 185.10 s 180th, 73 x141; PM; Oct'26; Oct'27'11, due Apr'26'12, 6%; Franklin Av Co, 391 E 149, to Jno J Larkin, 1694 Mt Hope av, trste Jno J Larkin et al. 6,000

Prospect av. 876-78½, on map 876-80, (10:2690) es, 112 n Westchester av, runs e38.11x again e38.11 to ws Westchester av (Nos 845-7, on map 847-9) xn50xw56.3xw 56.2 to Prospect av xs50 to beg; pr mtg \$20,000; Oct'30'11, due, &c, as per bond; Walter Wilkens to City Real Est Co, 176 Bway. 6,000

Park av. (11:3041) es, 8.10 n 189th, runs e99.3xsel6.4 to ns 189th xe62.1 to ws 3 av xnw137.7xw81.10 to es Park av xsw35.4xs 68.6 to beg; Oct'26; Oct'27'11, 3y6%; Curtiss P Byron, 2224 Ams av, to Edgar S & Jno S Appleby, both at Glen Cove, LI. 16,000

Powell av. (*) ns, 180 e Castle Hill av, 50x108, Unionport; Jan'5; Oct'31'11; 3y6%; Max Hausle to Marie Strauss, 515 Van Buren, Bklyn. 2,000

Syracuse av. (*) sec Cedar, 200 to Oak x100; PM; Oct'26; Oct'27'11, 1y5%; Annie Marsich to Leopold Jonas, 118 W 119. 5,450

Syracuse av. (*) sec Cedar, 200 to Oak x100; bldg loan; pr mtg \$—; Oct'26; Oct 27'11, 1y6%; same to same. 500

Summit av. 911, (9:2523) ws, 184.3 s 162d, 24.3x116.4 to es Sedgwick av x25x 122.8; Oct'26; Oct'27'11, due, &c, as per bond; Augusta Schachtel to Title Guar-antee & Trust Co. 7,000

Syracuse av. (*) swc Oak, see Syracuse av, (*) sec Cedar.

St Lawrence av. 1490, (*) es, 100 s Man-sion, 25x100; PM; Oct'30'11, due, &c, as per bond; Theo L Munkenbeck to Title Guar-antee & Trust Co. 3,000

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Sedgwick av. es, abt 184.3 s 162d, see Summit av, 911.

So Boulevard, (11:2981) es, 87.6 n Jennings, 37.5x100; PM; Oct30; Oct31'11; 3y 6%; Thos McWatters to Ione H Terry, at Pittsfield, Mass. 1,500

So Boulevard, (10:2728) ws, 390 n 167th, 50x100; Oct30; Oct31'11; 3y6%; Ambrose Realty So to American Mtg Co, 31 Nassau. 6,000

So Boulevard, (10:2728); same prop; certf as to above mtg; Oct30; Oct31'11; same to same.

St Anns av, 595, (9:2276) ws, 180.4 s Westchester av, 27x111.5x29.9x124; pr mtg \$20,000; Oct31; Nov1'11, 3y6%; Erhardt Mayer to Johanna Brender, 1878 7 av. 2,000

So Boulevard, (10:2735), es, 100 n Barretto, 112.6x100; Nov1; Nov2'11; 5y5½%; Rotterdam Holding Co to Lawyers Mtg Co, 59 Liberty. 115,000

Sedgwick av, ws, at pt where land of Croton Aqueduct appropriation adj lands late of est Matthew Kyle runs nw305.11xn 107xe24.9xe279.6 to av, xs90.1 to beg; Nov2 '11; 3y6%; Wm G Rose to Danl Seymour, 2 Dunwoodie, Yonkers, NY, & ano, exrs, & C H Louisa Mulford. 10,750

Trinity av, 1054, (10:2640), es, 371.2 n 165th, 20x87.5; ext of \$4,500 mtg to Janl '15, at 5%; Oct28; Nov1'11; Eliz Dwyer with Alice M Reville, 1054 Trinity av. nom

Tremont av, (11:2809) ns, 100 nw Prospect av, 25x100, except pt for Tremont av; pr mtg \$—; Oct30'11, due, & c, as per bond; Alex Anderson to Manhattan Mtg Co, 200 Bway. 17,000

Tremont av, (11:2809) same prop; sobrn agmt; Oct30'11; Saml Bitterman with same. nom

Teller av, (11:2782) es, 549 n 169th, 25x 80.3x25x80.4; pr mtg \$6,000; Oct27'11; 3y 6%; Hildor E A Hansson to Empire Mtg Co, 66 Bway. 1,500

Union av, 573, (10:2664) ws, 30 s 150th, 21x80; pr mtg \$6,000; Oct31'11; demand; 6%; Marie wife Alex Schmidt to Fred Hollander & Co, 123 Lafayette. 4,000

Vyse av, (11:2987) swc Jennings, 36x 100; ext of \$34,000 mtg to Oct27'14 at 5%; Oct27; Oct28'11; Philip Rhineland, exr, & c, Cornelia B Kip, 16 E 55, with Crispi Constn Co. nom

Vyse av, (11:2987) ws, 36 s Jennings, 39x100; ext of \$31,000 mtg to Oct27'14 at 5%; Oct27; Oct28'11; Philip Rhineland, exr, & c, Cornelia B Kip, 16 E 55, with Crispi Constn Co. nom

Valentine av, (12:3300) sec 196th, 44.5x 85x44.5x86.8; pr mtg \$27,000; Oct31'11; 2y 6%; Aug Nelson to Oscar Hentschel, 1177 Forest av. 5,000

Vyse av, 1426, (11:2994) es, 275 n Freeman, 25x100; pr mtg \$17,500; Oct30; Oct 31'11; 2y6%; Mary Diamond to Chas Diamond, 157 E 89. 3,500

Vyse av, (11:3127) ws, 39.1 s 179th, 25x 100; Apr22; Nov1'11, due, & c, as per bond; Carlo Zolessi to Umberto Buldrini, 248 W 38. 600

West Farms rd, (11:3016) ws, 105.2 s Rodman pl, 63.5x155.6x62.6x152.4; Nov1'11, 3y5½%; Jas C Green to Julia A Ford, 2259 Aqueduct av. 6,000

White Plains rd, (*) es, 81 n 243d, 54x 100x52x100, except pt for rd; bldg loan; Oct26; Oct27'11, due Apr26'12, 6%; Jacob Brandon to Title Guarantee & Trust Co. 4,000

Westchester av, (*) es; sal Ls; Oct25; Oct 27'11, demand, 6%; Anna Goll to A Hupfelds Sons. 2,500

Wendover av, (11:2928) sec 3 av; sal Ls; July10; Oct31'11; demand; 6%; Karl A Michel to Lion Bwy, 104 W 108. 4,992.17

Walton av, 571, (9:2347) ws, 100 s 150th, 25x97.10x25x96.4; Oct30; Oct31'11, due, & c as per bond; Kate E Schmid to Title Guar & Trust Co. 3,000

Walton av, (11:3186) ws, 148 s 183d, 20 x95; also WALTON AV, ws, 168 s 183d, 20 x95; Oct25; Oct31'11; Frank Maerdian to Jule A Cahn, 96 Hamilton av, Yonkers, NY. 600

Westchester, 695-7 (10:2645) nws at es Jackson av (No 700) runs ne39.1xnw31.3 to Jackson av, x53.11, gore; PM; Oct30; Oct31'11, due & c as per bond; Brocaval Realty & Holding Co to Maximilian Fleischmann Co, 1 Mad av. 10,000

Westchester av, 845-7, on map 847-9, see Prospect av, 876-78½, on map 876-80.

Westchester av, (*) es, 125.6 ne Av B, runs ne25.2xse100xne85.6xnw100 to said av xne25.2xse—xne30.7xnw2xne26.11&25.11 x se 50.9&38.6 to nws Butler pl at pt 150.4 sw Greene av xse41 to cl said pl x— along cl Cebric or Seabury Creek — to ws Av A xs154 to pt 103 n 15th xw700xn148 to beg; agmt defining boundaries of land covered by 2 mtgs; June20; Oct30'11; Harlem Savgs Bank, 124 E 125, with Sarah D Munn, 2284 Westchester av. nom

Westchester av, (*) ss, 30 w Greene av; sal Ls; Oct26; Oct30'11, demand, 6%; Jno J O'Brien to A Hupfelds Sons, a corp, 842 St Anns av. 2,874.58

White Plains rd, (*) es, 170.10 s 216th, runs e40.10xse5.2xs42.5xw49.5 to rd, xn43; Nov1; Nov2'11, due, & c, as per bond; Adelaide Burlando to Julius Wolf, 40 Edgecombe av. 1,000

Woodlawn rd or 204TH st, (12:3357) ns, 66.11 e Webster av, 37.8x80.9x36x69.8; Nov 2'11; 3y5%; Chas T Streeter Constn Co to Workmens Sick & Death Benefit Fund of the U S of America, 1 & 3 3 av. 20,000

Woodlawn rd or 204th st; same prop; certf as to above mtg; Nov2'11; same to same.

Willis av; (9:2299), swc 137th, 25x81.6; Nov2'11; 5y5%; Caroline M Behnken to Lawyers Mtg Co, 59 Liberty. 25,000

3D av, nwc 189th, see Park av, es, 8.10 n 189.

3D av, 3874, (11:2929) es, 214.5 n Wendover av, 25x125; pr mtg \$14,000; Oct27'11, 4y6%; Louis Guttman to Sarah Diamond, 3872 3 av. 4,000

3D av, sec Wendover av, see Wendover av, sec 3 av.

3D av, 4370-2, (11:3061) sec 180th (No 530) 96.10x267.8x56.6x270.8; PM; Oct30; Oct 31'11, due Nov10'21; 5%; Kellwood Realty Co to Saml Weil, 222 Lenox av. 65,000

3D av, (11:2930) es, 139.10 n 174th, 150x 100; pr mtg \$26,000; Nov1'11, due Apr29'12, 5%; Zarland Realty Co to Max M Schwarcz, 137 Riverside Drive, & ano. 3,000

JUDGMENTS IN FORECLOSURE SUITS.

OCT. 26.

121ST st, ns, 20 w 4 av, 20x100.11; Maurice S Bondy agt Jos Meyer; Wm Bondy, atty; Chas Brandt, Jr, ref. Amt due, \$10,- 356.25.

Walton av, ws, 129.9 n 184th, 19.10x96.6; Bell A Davol agt Liberty Investing Co et al; Noble & Camp, attys; Roger A Pryor, ref. Amt due, \$6,748.25.

Walton av, ws, 149.7 n 184th, 19.10x96.6; Same agt same; same attys; same ref. Amt due, \$6,730.16.

OCT. 27.

Audubon av, ws, 63 n 166th, 37x70; Jno Robertson agt Jos J Meaney; Rose & Putzel, attys; Wm A Keener, ref. Amt due, \$9,577.67.

Franklin av, sec 166th, 100x31.6; German Savings Bank in the City of N Y agt Hermalgas Realty Co et al; A Henry Mosle, atty; Cambridge Livingston, ref. Amt due, \$31,241.25.

OCT. 28.

11TH st, 510 E; Louis Feldman agt Pine Moon Realty Co et al; Abramson & Potter, attys; Jno J Rooney, ref. Amt due, \$7,- 531.22.

OCT. 30.

College av, 1023; Bronx Investment Co agt Jos Reiss; Merrill & Rogers, attys; Arthur M Levy, ref. Amt due, \$7,874.69.

College av, 1025; Same agt same; same attys; same ref. Amt due, \$7,874.69.

OCT. 31.

No Judgments in Foreclosure Suits filed this day.

NOV. 1.

Cretona av, ws, 100 n Oakland pl, 25x 125; Fredk A Southworth agt Kate Reilly; Wm R Brinkerhoff, atty; Jno Quinn, ref. Amt due, \$4,692.50.

Grant av, es, 107.9 n 165th, 25x102.2; Tressa L Taylor agt Jos E Guillaume; Kafert & Wilds, attys; Jno Cardonex, ref. Amt due, \$1,750.28.

LIS PENDENS.

OCT. 28.

Lexington av, 696; Richard J O'Brien et al agt Louis B Bock et al; counterclaim; F P Burns, atty.

183D st, 508 W; Bluthenthal & Bickart, Inc, agt Mary Donnelly et al; action to declare lien; L B Eppstein, atty.

235TH st, ss, 230 w White Plains rd, 50x 114; Helen M Knapp agt Josephine C Tassi et al; action to remove encroachments, etc; R B Bach, atty.

Creston av, es, 198.7 s 196th, 40x74.7; Jos Rice agt Wm Kaufmann; action to foreclose mechanics lien; S T Stern, atty.

Grand Boulevard, ws, 154.4 ne 181st, 26.6 x61.6, ½ part; also LIND AV, es, 54.8 s 166th, 22.9x100, ½ part; Jno Reiner, Jr, agt Jno S Reiner et al; action to set aside conveyance; H A Himmelmann, atty.

OCT 30.

Leggett av, swc 146th, 100x50; Mary Mitchell agt Johanna Hogan et al; partition; J F Conran, atty.

77TH st, 332-6 E; David Greenwald agt Otto Doepfner et al; action to foreclose mechanics lien; Grauer & Rathkopf attys.

OCT. 31.

Becker av, nes, lot 34, map of Washingtonville, Bronx; Meta Broderick et al agt Annie Fisher et al; partition; T H Smith, atty.

25TH st, 127-31 W; Max Mandle agt Jno E Olson Construction Co et al; action to impress lien, & c; L M White, atty.

34TH st, 314-16 W; also 136TH ST, 607- 13 W; Robt M Silverman agt Troy Realty Co et al; action to rescind contract, & c; Weed, Henry & Meyers, attys.

84TH st, 216 W; Lena Grossman agt Henry G K Heath; action to impress trust; M Grossman, atty.

NOV. 1.

112TH st, 51 E; Mannados Realty Co agt Wm G Betts et al; foreclosure of transfer of tax lien; M S & I S Isaacs, attys.

30TH st, 139-141 E; Chas M Gray Marble & Slate Co agt Louise A Phillips et al; foreclosure of mechanics lien; W B Marx, atty.

129TH st, 20-22 W; J Archibald Murray agt Anna B Dana et al; partition; D Sage, atty.

35TH st, ss, 515 w 5 av, 60x98.9; Peter Beck et al agt Jno C Duffy Co et al; action to foreclose mechanics lien; B J Kelly, atty.

NOV. 2.

13TH st, 111-21 E; also 14TH ST, 114 E; Robt J Mahoney, Inc, agt City Theatre Co et al; action to foreclose mechanics lien; Douglas & Armitage, attys.

49TH st, 247 W; Katherine A Fitzpatrick agt Stella T Edwards; specific performance; Wesselman & Kraus, attys.

152D st, 615-17 W; Celia Uhlfelder et al agt Jos Boltan et al; action to compel reconveyance; Morrison & Schiff, attys.

Amsterdam av, ws, 259.10 n 175th, 199.10 x100; A Pardi Tile Co agt Gingold Realty Co et al; action to foreclose mechanics lien; Foulds & Galland, attys.

NOV. 3

29TH st, 407 E; Jno B Owens agt Mariano Cicero et al; action to set aside deed; Foulds & Galland, attys.

Beach av, ss, lots 173 & 257, map of Laconia Park, 50x100; Constant J Spero agt Barney Kalisher; action to establish boundary line; J A Allen, atty.

118TH st, 232 E; Hyman Cohen agt Gusie Englander et al; notice of attachment; B H Bernstein, atty.

FORECLOSURE SUITS.

OCT. 28.

116TH st, 338 E; Amelia A Corse agt Eliza Celie et al; Brady & Brady, attys.

OCT 30.

Beekman av, nwc 141st, 95.2x25.6; Carl Schaible et al agt Richd Plecher et al; E J Krug, Jr, atty.

Hoffman st, es, 26 n 189th, 37x118; Eliza O'Kennedy agt Philip Cohen et al; J J K O'Kennedy, atty.

115TH st, 20 E; Sidney Wallach agt Carol Dryfoos et al; S Wallach, atty.

Madison st, 252; Julius A Weigand agt Saml Birnbaum et al; Cary & Carroll, attys.

73D st, 503-7 E; two actions; Union Bank of Brooklyn agt Ruben Rubenstein et al; L Goldstein, atty.

Perry st, 161-5; Jas H Cruikshank et al agt McSweeney Realty Co et al; amended; Bowers & Sands, attys.

2D av, ws, 25.11 s 97th, 50x75; two actions; August Tognola agt Right Real T Co; L & A U Zinke, attys.

94TH st, ns, 287.5 w Central Park West, 12.11x100.8; Audubon Mortgage Co agt Theresa Steinmann et al; S H Freedman, atty.

101ST st, ss, 100 e 1 av, 100x100.11; N Y Mortgage & Security Co agt Ashbrooke Building Corp et al; H M Bellinger, Jr, atty.

128TH st, ss, 375 w Lenox av, 75x99.11; Title Ins Co of N Y agt Margt T Canaugh et al; H M Bellinger, Jr, atty.

Morris av, 1057; Morris Krinsky agt Mary Markowitz; Goldberg & Erenstoff, attys.

Hudson st, 420; A Gertrude Cutter agt Mary E Flannery et al; F M Tichenor, atty.

134TH st, 60 E; Henry H Jackson agt Block Construction Co; S H Jackson, atty.

Pinehurst av, sec 178th, 127.6x96.4; Lincoln Mortgage Co agt Peto Realty Co et al; H A Blumenthal, atty.

College av, ws, 128 n 165th, 22x92.6; Wm Dixon et al agt Westown Realty Co et al; B E Edsall, atty.

OCT. 31.

East Broadway, 234; also DIVISION ST, 223; American Savings Bank agt Bertha Kremer et al; J V Irwin, atty.

Heath av, es, 258.11 s 230th, 20.10x100.7; Malvina P Augur agt Alex Anderson et al; R K Brown, atty.

Heath av, es, 238.2 s 230th, 20.10x100.7; Hannah W Cromwell agt Alex Anderson et al; R K Brown, atty.

100TH st, ns, 265 w West End av, 20x 100.11; M Orme Wilson et al agt Leah Sonneborn et al; Lord, Day & Lord, attys.

103D st, ns, 150 w 2 av, —; Robt R Moore agt Jos Focarile et al; C B Campbell, atty.

75TH st, 327-9 E; Franklin S Keller agt Muriel V Spencer et al; Eisman, Levy, Corn & Lewine, attys.

166TH st, ss, 69 e Franklin av, 37.6x36x irreg; Matthew McNamara agt Fiorella G Gore et al; T I Bannon, atty.

98TH st, 141 W; Levi Rothenberg agt Marsa Loeb et al; L E Warren, atty.

Greene st, 78; Robt D Einthrop et al agt Solomon Cohen et al; C Wood, atty.



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163D st, 725 E; Anna Schneider agt Liz-zie Fetzner et al; H Herst, Jr, atty.

Hughes av, es, 100 s William, 50x65.6; Carmine Vetrano et al agt European Con-struction Co et al; action to foreclose me-chanics lien; A J Romagna, atty.

Fulton av, ws, 175 s 171st, 100x100; Geo Colon & Co agt Bethel Construction Co et al; action to foreclose mechanics lien; Gettner, Simon & Asher.

Spofford av, ns, 250 w Brown av, 44.6x 120; Sophia Gorsch agt Carl Ernst et al; action to declare deeds void; G M Bode, atty.

Bryant av, ws, 175 n Lafayette av, 25x 100; Hahnemann Hospital of the City of N Y agt West Mount Vernon Realty Co et al; J H Seymour, atty.

NOV. 1.

17TH st, 112-114 E; Morgan J O'Brien et al agt Geo H Pigueron et al; A B Board-man, atty.

College av, 1342; Lincoln Trust Co agt Kingston Securities Co et al; Bowers & Sands, attys.

College av, 1344; Lincoln Trust Co agt Bertha Knauf et al; Bowers & Sands, attys.

Greenwich st, 560; Jas G King agt Arch-ibald C Gill et al; H Swain, atty.

25TH st, 127-131 W; Hudson Mortgage Co agt Jno E Olson Construction Co et al; W F Clare, atty.

Webster av, 2040; Hannah W Cromwell agt Julia R Foley; R K Brown, atty.

NOV. 2.

Birmingham st 2-12; also MADISON ST, 139-39 1/2; Maria L Vanderpoel agt Lewis Krulewitch et al; Man & Man attys.

Rogers pl, es, 350.1 n Westchester av, 50 x90; Margt Paulding agt Rogers Building Co et al; Baylis & Sanborn, attys.

105TH st, 207-9 E; Harry Fischel agt Morris Steiner et al; amended; J A Seid-man, atty.

119TH st, 133 E; Mary N Crosby agt Alice M Doughty et al; J M Rider, atty.

133D st, 123 W; Morris Bloch agt Fredk Ferber; Freyer & Hyman, attys.

Hoffman st, 2385; Jno Davis Jr agt Jno Cook et al; J Davis, atty.

Lot 39, map of Daly Estate; Mary A Mc-Cormack agt Salvatore Vinciguerra et al; Clocke, Koch & Reidy, attys.

34TH st, ss, 100 w 9 av, 25x98.9; Thos Doyle et al agt Jas M Hanley et al; J F Higgins, atty.

Bradhurst av, sec 148th, 25x75; Stephen Roeser et al agt Mary A Nally et al; Ferriss, Roeser & Storck, attys.

132D st, 7 E; Metropolitan Savings Bank agt Saml Scher et al; A S & W Hutchins, attys.

Monroe st, 332; Francis K Pendelton agt Hyman Small et al; E O Anderson, atty.

NOV. 3.

Bryant av, ws, 100 n Lafayette av, 25x 95; Julia G De Haven agt West Mount Vernon Realty Co et al; J H Seymour, atty.

Broad st, sec Woodruff av, 100.5x100; Northern Bank of N Y agt Margt Robin-son et al; Breed, Abbott & Morgan, attys.

7TH av, sec 136th, 49.11x75; The Green-wood Cemetery agt Philip Simon et al; Miller, King, Lane & Trafford, attys.

54TH st, 432 W; Metropolitan Savings Bank agt C N Shurman Investing Co et al; A S & W Hutchins, attys.

57TH st, 138-140 E; Paul Tuckerman et al agt Thos F O'Reilly et al; F de P Fos-ter, atty.

9TH av, nwc 81st, 102.2x134; also 9TH AV, swc 82d, 102.2x134; two actions; Susan L Vivian agt Chas A Fuller et al; Thompson, Freedman & Cooke, attys.

JUDGMENTS.

In these lists of judgments the names alphabetically arranged and which are first on each line are those of the judgment debtor. The letter (D) means judgment for deficiency. (*) means not summoned. (i) Signifies that the first name is fictitious, real name being unknown. Judgments entered during the week and satisfied before day of publication do not appear in this column, but in list of Satisfied Judgments.

The judgments filed against cor-porations, etc., will be found at the end of the list.

- Oct. and Nov. 28 Abelow, Louis—American Fashion Co. \$24.91 28 Ali, Sam—Hall's Safe Co. 77.21 30 Adler, Herman—N Y Telephone Co. 25.20 31 Albert, Pius—H Werger. 460.00 31 Aronstein, Abram—I Zapinkow. 154.40 31 Altman, Bernard—W Salomon. 88.41 31 Archibald, Frank D—W J Kollisch et al. 139.40 31 Adler, Lillian—H W Guilshan. 124.03

- 1 Alexander, Meyer—C J Hillis. 67.36 1 Adams, Henry C—A Reid. 170.10 1 Archer, Lucien M—M A Price. 254.92 2 Altman, Chas—N Y Telephone Co. 26.17 2 Adelman, Isidore—T Robertson et al. 120.11 2 the same—the same. 120.61 2 Arnold, Edw S, Alex S Locke & Edw Tilden—M R Ciusti. 62.67 2 Amelia, Rosie—Ebling Brewing Co. 380.18 28 Bronz, David* & Isaac H Kaplan—S Marinbach. 136.72 28 Bamrick, Chas A, Sylvester B W Van Preuss & Annie Greenwood—Dieges & Clust. 1,438.46 28 Bernfeld, Benj—American Fashion Co. 40.81 28 Barr, Benj—D L Gillespie. 691.79 28 Bumb, Julius—W Bumb. 586.04 28 Bull, Wm L Jr—K O Gutierrez. 3,344.06 30 Benderefsky, Barnard—C F Bishop et al. 131.41 30 Bloch, Michael—A Muller. costs, 8.67 30 Bayman, Jacob—Barrett Mfg Co. 325.93 30 Bonanno, Vincenzo—A Costelli. 362.42 30 Benjamin, Isaac R—Monticello Dis-tilling Co. 136.91 30 Baust, Jacob P—H W Kiralfy. 34.72 30 Bernfeld, Sam—A Leiman. 68.95 31 Boom, Maurice—N Y Telephone Co. 20.67 31 Benjamin, Saml—A Goldstein. 31.31 31 Burdick Willard M—P A Smith. 700.98 31 Bimburg, Harry—S Solomon. 59.96 31 Beck, Jno & William Grossman—Peo-ple, &c. 300.00 31 Birnbaum, Arthur K—N Y Telephone Co. 32.47 31 Byrnes, Wm H—Hires Condensed Milk Co. 84.12 31 Ball, Leonard* & Mary—Improved Property Holding Co of N Y. 132.15 31 Barbella, Mike & Nicolai Parisi—M R Black et al. 762.66 31 Buchhalter, Chas—Murtha & Schmohl Co. 344.50 31 Bodker, David & Meyer Tanzman—H Silverstein. 310.00 1 Bopp, Fredk J—Lauchman & Jacob of N Y. 62.38 1 Barton, Eugene S Jr—Thatcher Fur-nance Co. 233.34 1 Brennan, Martin—E Scannel. costs, 118.18 1 Bergman, Saml & David Turkel—H Coen. 10,113.67 1 Borg, Max B—Sternberger Sinn & Co. 1,828.70 1 Berkowitz, Herman & Simon Spiegel—S Lipschitz. costs, 81.50 1 Berger, Henry—D Saladino. 455.91 1 Berkowitz, Harry—A Wolfowitz. 52.31 1 Benedict, Julian—Acker, Merrill & Condit Co. 32.18 1 Beckert, Wm J—Audubon National Bank. 269.70 1 Bartolocius, Emil—Lukens Iron & Steel Co. 367.81 2 Bandler, Jacob B—N Y Tel Co. 29.88 2 Bolton, Max or Jos—the same. 330.06 2 Bokshytsky, Paul—E Quat. 37.37 2 Bennett, Geo—H M Rogers & Co. 91.93 2 Bonwick, Albt—S H E Jennings et al. 229.30 2 Bigley, Frank—J M Fishel et al. 104.47 3 Brooks, Morris—G E Draper. 134.31 3 Barr, Benj M—Chas M Decker & Bro. 449.34 3 Berlinger, Milton—S Brown. 70.25 3 Berkowish, Louis—N Y Tel Co. 27.88 3 Bannon, Georgia L—R Jordan. 104.98 3 Bannon, Jno—E Altman & Co. 54.35 3 Boughton, Henry L—White Enamel Refrigerator Co of N Y. 148.18 3 Baker, Wm E & Wm H Robinson—N Y Telephone Co. 33.20 3 Beniello, Salvatore & Antonello Ben-iello, Vito M Silvia* & Rocco Silvia—I Cohen. 273.40 3 Baker, Stanley P & David Corin—N Y Telephone Co. 41.96 3 Bromberg, Gersher—S Kandel. 127.01 3 Berkowitz, Abraham & Benisch Kap-lan—I P Rose. 59.65 3 Bodker, David, Meyer Tauzman* & Nathan Bloom—S Sulsky et al. 131.21 3 Bodker, David, Max Sherman* & Meyer Teinzman—Kreger Bros. 180.85 3 Boudin, Phillip—Cairo Thread Works. 35.91 3 Bruno, Perry—Colgate & Co. 23.54 3 Burnan, Ada M—J A Bloom. 259.42 3 Berman, Louis & Solomon Starr—Sterling Ceiling & Lathing Co. 292.73 28 Coyle, Katherine S—M Levy. 82.31 28 Catts, Robt M—Hartford Rubber Works Co. 65.49 28 Curtis, Chas L—P G Hicks. 292.24 28 Carre, Jos—A Glaser. costs, 69.82 28 Carreno, Manuel A—E G Von Duhn et al. 143.74 30 Circasuolo, Congetta—P Nunganelli. 27.18 30 Convisser, Abraham L—H Simon. 79.41 30 Crowley, Jno—O Dannath. 3,133.51 30 Caulking, Mary A—W H Schmohl. 70.82 30 Cutter, Wm O—W G Fay. 375.64 30 Clarke, Anna M—N Y Telephone Co. 39.19 31 Clark, Ambrose R—S Chard. 1,041.72 31 Corn, Henry—Greenwich Savings Bank. 2,931.60 31 Cassidy, Jas—Empire Trust Co. 1,304.37 31 Coan, Robt A—A B Leavitt. 27.91 31 Carrillo, Jos—American Pressing Iron Co. 52.76 31 Clerkin, Jno J—N Y Telephone Co. 21.07 31 Cowley, Edw A—the same. 18.09 31 Corry, Chas H P—Sackett & Wilhelm Co. 144.40 31 Csoke, Gabriel & Erszi—American Union Realty Co. 82.42 31 Corbet, Valentine—Bloomingdale Leasing Co. 178.87 31 Chabot, Jos G—F N Du Bois & Co. 147.03 31 Cjoman, Anthon—A H Joline et al. costs, 74.00 31 Cory, Elie—M S Photogravure Co. 219.21 1 Cowell, Thos C—M E Cowell. costs, 436.16 1 Colver, Fredk—Martin Evens Co. 66.55 1 Cesler, Hyman—M L Gabrielson. 57.31 1 Cahill, Geo S—C L Gimbernat. 1,195.76 1 Cohn, Hyman & Saml—B Kraus. costs, 66.72 1 Cohen, Annie & David—H Weiss et al. 236.65 2 Cascio, Sebastian—S Zuckerman, Jr. 436.16 2 Cohen, Saml—L C McIlroy. 94.41 2 Cicciani, Domenico—People, &c. 200.00 2 Cohen, Rachael—the same. 100.00 2 Crossland, Kenneth C—J Gordts. 239.72 2 Cahen, Gustave W—L F Smith. 462.51 2 Cassel, Jacob—H J Boldt. 126.93 2 Campbell, Alexander J—A Perito. 39.78 3 Criscotiello, Jno—R Garguilo. 179.93 3 Clark, Jas—A L Mortimer. 127.91 3 Conti, Thos O—Davis & Weiss. 49.40 3 Czarschewski, Meshier or Michael—S Boniello. 524.00 3 Collins, Josephine—M A Downs. 219.02 3 Condren, Wm J—E Smolka Plumbing Supply Co. 81.93 3 Casinelli, Peter J—Pelham Bay Chem-ical Co. 495.15 3 Chancellor, Wm E—E S Richards. 2,192.27 3 Coco, Peter M—Lord & Taylor. 47.91 3 Candelora, Agostino—J Ferrando. 131.76 28 Driscoll, Mary A—N Y Telephone Co. 26.72 28 Dixon, Milton A & Louis S Dixon—Su-preme Realty Co. 211.10 28 Dayton, Fredk M—Hodgman Rub-ber Co. 1,369.37 28 Duffau, Mary—M B Hoguet et al. 195.77 28 Davis, Lewis K—Duntley Mfg Co. 56.41 28 Dempsey, Michael J, Elizabeth Nealis, exrs—J L McCloud. costs, 117.02 28 Di Casero, Russell & Jas Di—Geo Ringler & Co. 1,085.90 30 Doherty, Daniel—Geo Ringler & Co. \$10.50 30 Diopavio, Vito & Wm Klein—Kalt Lumber Co. 185.24 30 De Brest, Harold—I D Steinhardt. 147.79 30 Darmody, Jno—H Gebhardt. 28.79 30 Dodge, Albt C—Wallace S Todd Co. 73.65 30 Dichman, Ernest—E Hewitt. 1,018.09 30 Demmerle, Henry—E C Van Altena. 789.39 30 the same—H Creaner. 792.71 31 Dean, Rita O—W C Gilday. 196.65 31 Drunstadter, Henry & Jacob Klein—N Y Telephone Co. 16.21 31 Dooley, Frank L—J Morrison. 19.58 31 De Vellers, Yues—Lebolt & Co. 392.81 31 De Vellier, Wm A—F H Schlinger. 202.86 31 Diamond, Geo—Sheppard Knapp & Co. 217.23 31 Davidson, David—Lang & Co. 578.46 1 Darling, Geo—Pittsburg Metal Co. 31.13 1 Doyle, Elizabeth & Robt J—M Meyer. 230.72 1 Dazey, Chas T—Hotel Netherlands Co. 980.14 1 De Carlo, Jas—W Klein. 82.29 1 Dietrich, Jennie—Audubon National Bank of N Y. 87.87 1 Donohue, Mathew—Vero Form Hy-genic Co. 34.80 1 De Luca, Felix—J A McCafferty. 49.08 2 Dreyfus, Carrie—N Y Tel Co. 63.28 2 Degenkolb, Max—M Roth. costs, 202.70 2 Deutsch, Louis—H Schmalwitz. 29.29 2 Dill, Clarence E—American News-papers Publishers Ass'n. 141.62 2 Donohue, Helen by gdn—J Lucey. costs, 109.02 3 Dix, Leonard R—L Weiskopf et al. 11.59 3 Dykeman, Oliver J—C S Kohler. 1,526.37 3 De Witt, Wm B—N Y Tel Co. 27.10 3 Dally, Ellen—B Friedman. 27.82 3 Doyle, Mary A—M Lewinger. 64.41 3 Dressing, Herman H—Gould Merser-eau Co. 30.47 28 Epstein, Edwin I—H Hyman. 376.81 28 Epstein, Abraham—American Fash-ion Co. 32.07 28 Ewing, Jos—Ethridge Co. 346.91 30 Emdin, Lionel—Fidelity & Casualty Co of N Y. 141.07 30 Evans, Fredk W—C Bruhn. 20.65 30 Entemann, Chas—S Valentine's Sons. 60.31 30 Enright, Jno E—H A Green et al. 167.17 2 Edwards, Wm H—Equitable Trust Co of N Y. 235.75 2 Eaton, Archibald L—Saks & Co. 98.95 2 Engle, Clara—J Edelman. 30.17 3 Emmons, Stephen A & Thos I Dixon* —Paterson Bros. 113.54 3 Erlacher, Geo—N Y Tel Co. 27.13 3 Ellis, Robt, exr—H Burden et al. 86.07 3 Evans, Anna—F C Turner. 161.81 3 Eiden, Helen—German Exchange Bank. 1,023.32 30 Friedman, Robt—A Ast. 215.00 30 Fine, David—M Weiner. 44.40 31 Elkan, David—L Hesse. 112.22 31 Fleming, Jno J—Washington Heights Development & Construction Co. 80.31 31 Friesiello, Luigi & Jas Varallo—Peo-ple, &c. 300.00 31 Forcey, Chas A—Brentwood Realy Co. 312.13 31 the same—the same. 397.52

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- 31 Flood, Wm E—N Y Telephone Co. 45.39
 1 Flough, Fredk K—G Henschel. 146.01
 1 Frankel, Irving W & Alphonse Weil
 —L Auerbach. 194.11
 1 Forrester, Maria—K L H Goodkind. 488.14
 1 Friedel, Julius, admr—E S Coffin. costs, 110.52
 1 Flagg, Wm H—Acker, Merrall & Condit Co. 40.41
 2 Frank, Kathlyn D—W H Fales. 369.93
 2 Fritz, Jacob & Adam J Roth—Brounrigg & Stevenson Co. 243.40
 2 Fisher, Thos & Jno N Vogel—People, & Co. 500.00
 2 Frisch, Henry* & Martin Steinmetz—I Hirschhorn et al. 520.90
 3 Forbes, Mary E or Mary E Eager, gdn—W C Rothkranz. 96.55
 3 Fearrington, Fredk S & C A Parkinson—F H Wilson et al. costs, 15.17
 3 Feldman, Jacob & Nathan Abrahams—N Y Telephone Co. 25.29
 3 Frank, Jay—J S Ehrlich et al. 75.91
 3 Frankel, Justus—H Daubert. 322.91
 3 Farber, Philip J & Jos Ginsberg—Hermitage Co. 257.68
 3 Faliano, Francesco, Raffaele Sirico & Angelo Sirico—People, & Co. 500.00
 28 Grinberg, David & Adolph—C Spielmann et al. 544.16
 28 Goldfinger, Morris—E Freund. costs, 107.95
 28 Gignoux, J Ernest—Sydenham Corp. 258.02
 31 Glickman, Nathan—N Y Telephone Co. 17.15
 31 Gilbert, Frank—A Obricht. 105.64
 31 Goldberg, Wolf—Westchester Avenue Bank. 321.97
 31 Greenberg, Morris—M Kurtin et al. 93.48
 31 Grant, Harriet & Belle—R N Hull. 23.87
 31 Grant, Hattie & Bella*—A J Kamarow. 47.41
 31 Gilbert, Louis—People, & Co. 200.00
 31 Goldman, Sadie—A Davis. 998.51
 1 Gass, Otto—J Esterman. 29.72
 1 Gold, Morris—T H McCarthy et al. 68.81
 1 Guidone, Raphael F—I Lebowitz. 44.66
 1 Grimes, Robt H—M A Price. 254.92
 1 Giangrasse, Leonardo—J Giangrasse. costs, 48.10
 1 Gill, Louis—M Katz. 389.87
 1 Goldfarb, Felix—M Blumberg. 186.81
 2 Carmichael, Vivian L—Aetna Life Ins Co. 115.41
 2 Gallo, Denis M—J W Fiske Iron Works. 385.74
 2 Griffith, Walter B—International Paint Mfg Co. 163.55
 2 Glassman, Saml—I N Burdick. 260.92
 2 Granger, Isadore A—Kalils Restaurant. 39.41
 2 Goldstein, Harry & Saml*—Etzel & Son Coal Co. 78.82
 2 Gomprecht, Jacob & Alfred Epstein—Carnegie Trust Co. 8,796.50
 2 Gatto, Salvatore—N Y Tel Co. 27.06
 2 Greenwaldt, Wm F—the same. 39.80
 2 Gerstein, Isaac, Morris Lesser, Solon H Newmark, Isaac, Krulewitch & Wm Jacobs—Bowers Bank of N Y. 9,389.69
 2 Gerding, Benj F—J G Bradford. 7,829.30
 2 Ginn, Lowen E—W Martin. 434.57
 2 Gogolin, Adolph J—Atlantic Rubber Co. 197.10
 2 Gladman, Geo J—T F Carr. 68.91
 2 Griffith, Harry A—M Tannenbaum. 46.07
 2 Gloeckner, Carl, Paul Krause & "Buds"—E B Dunne. 130.56
 2 Gehringer, Martha—S C Barnum. 68.22
 2 Goldstein, Philip—S Vairo. 99.72
 28 Hoffman, Fred—N Y Telephone Co. 25.96
 28 Heslin, Robt E—M Rooney. 58.25
 28 Hobart, Geo W—Dawson Construction Co. 131.81
 28 Hill, Mildred* & Edw Strauss—Dawson Construction Co. 141.81
 28 Hendrick, Abraham—American Fashion Co. 20.67
 30 Henderson, Fredk D—Garden City Estates. 113.90
 30 Huntington, Belle W et al—H C Irving. 2,954.90
 30 Hughes, Thos J—N Y Telephone Co. 25.03
 30 Hornstein, Saml & David Schifter—J Meurer. 711.20
 31 Harris, Mary E—N Y Telephone Co. 18.93
 31 Henig, Abraham—the same. 39.89
 31 Hirschenbein, Morris—Globe Silk Co. 539.65
 31 Hendrickson, Charlotte—A H Joline et al. costs, 82.50
 31 Hatch, Edw J—J B Martin. 55.41
 31 Heine, M Caswell—Dover Trust Co. 9,162.81
 1 Heidel, Anton—S Turner. 47.32
 1 Hopke, Andre—David Mayer Brewing Co. costs, 68.50
 1 Harowitz, Wm & Abraham Reece—J & C Fischer. 534.41
 1 Hawkins, Martha V & Sarah A Dixon—First National Bank of Hastings upon the Hudson. 126.34
 1 Heid, Jos & Louis Nathan—R Auerbach et al. 112.15
 2 Horton, Elizabeth—M Pecker. 83.85
 2 Hanlon, Wm—J Levy. 64.31
 2 Henderson, Chas E—Jordan, Moriarty & Co. 28.87
 2 Horowitz, Harry & Isidore—E J Gillies et al. 24.26
 2 Hayden, Thos—A H Joline et al. 146.38
 2 Hand, Wm B & Walter S—Jas Taylor & Sons. 173.88
 2 Humphrey, Jas K—Standard Gas Light Co et al. 32.31
 2 Honnmann, Ella—A T Morton. 35.41
 2 Hahn, Jno H—J E Heins. 373.31
 2 Hill, Chas L—A Swan. 43.51
 2 Hurwitz, David—P Bernstein. 519.41
 2 Higgins, Chas H—A Rothschild. 129.21
 2 Henry, Robt & Chas—City of N Y. 3,108.50
 3 Haubenhause, Isaac—A C Durschaug. 65.16
 3 Hirsch, Harvey—A Mervan. 35.61
 30 Isabel, Chas—L C Pils. 480.31
 31 Joline, Adrian H & Douglas Robinson recvrs—R Morris. costs, 100.85
 31 Jerger, Jos A—J W Armstrong. 345.01
 31 the same—the same. 345.01
 31 Joline, Adrian H & Douglas Robinson recvrs—P Flynn. costs, 50.00
 1 John, Geo C—Hewitt Realty Co. 684.40
 2 Jaeger, Chas R—Hinede Florist Co. 87.17
 2 the same—Dayton Paper Novelty Co. 78.00
 2 Joline, Adrian H & Douglas Robinson, recrs—C P Elsesser. 91.50
 2 Joseph, Martha—F V Butler et al. 273.66
 3 Jacobs, Abraham—M Corin. 164.98
 3 Jacobs, E Louis—S M Weeks. 66.22
 28 Kleb, Wm P—Peck Bros & Co. 142.71
 28 Kluber, Jno C & Jno T Ryan—Western Electric Co. 416.47
 28 Kraemer, Jacob—A Nelken. 250.65
 30 Konrath, Emil—Geo Ringler & Co. 847.31
 30 Kozalki, Adelberg & Henry—A Green. 60.41
 30 Kohn, Ignatz & Theresa—Excelsior Meat & Produce Co. 192.46
 30 Kobrik, Isadore & Anna—S Burchofsky. 342.15
 30 Ketcham, Frank D—N Y Telephone Co. 55.97
 30 Kelaher, Jno & Geo Baldwin—McElreavey & Hauck Co. 173.55
 31 Koller, Saml—L S Field et al. 516.20
 31 Henninger, Albt—Lang & Co. 206.07
 31 Kochman, Bernard—Wood & Selick. 4,618.13
 31 Kastendieck, Julian T W—Jas McCutcheon & Co. 73.35
 31 Keating, Jas T—N J Packard et al. 157.26
 1 Kornbluh, Sam—B Flaum. 79.60
 1 Kaufman, Jno—D Klein. 41.65
 1 Kain, Jos—A Fay. 306.41
 1 Kissel, Morris—J Kraus. 523.91
 1 Klaristenfeld, Sam—H Davidson. 259.97
 1 Janof, Louis—J Mangan et al. 43.76
 1 Koller, Saml—Benedict Mfg Co. 246.73
 1 Kaplan, Benj—S Feinberg. costs, 13.03
 1 Klein, Louis—S Breakstone et al. 54.59
 1 Kraemer, Harry—A Brand. 49.41
 1 Kaufman, Lou B—A Michaels. 420.41
 2 Krausch, Philip H—L P Lee. 84.31
 2 Kissam, Wm A—Borden & Lovell. 3,197.80
 2 Koch, Franz & Edw Pietsch—M Wolte & Sons. 197.15
 3 Kellogg, Jno K—N Y Tel Co. 76.61
 3 Kooperstein, Leah—V E Meyers et al. 103.41
 3 Kidder, Wellington H—Rockton Construction Co. 74.31
 3 Kane, Mary—R Mansons Sons. 152.22
 3 Kaplan, Chas P & Fanny or Fanni—M Seligson. 654.47
 3 Keiser, Isidor—J Stern. 220.38
 3 Kaplan, Harry—M Malawsita. 186.43
 28 Leezenbaum, Morris, Isidor Leezenbaum & Harry Wallin—N Y Telephone Co. 19.84
 28 Levy, Nathan, Morris Wormser & Saml Wormser—W Livingston. 274.31
 28 Lipfeld, Abram—L Pugh. 57.74
 30 Leslie, Warren admr—K Tojetti. costs, 107.28
 30 Levinson, Leo—L F J Weiher. 251.31
 30 Lauter, Sigmund M—N Y Telephone Co. 30.27
 31 Levin, Louis—N Y Telephone Co. 86.92
 31 Lioacono, Dominick—the same. 18.76
 31 Leifer, Meyer D—the same. 23.12
 31 Lefkowitz, Jos—M Friedlander. costs, 122.45
 31 Lancaster, Jas H—J Cook. 116.81
 31 Levy, Morris—H W Perlman. 386.02
 31 Levine, Harry—S Levine & Bros. 122.46
 31 Latz, Lillian & Ethel M Rollins—J Litwin. 330.40
 31 Lynch, Dennis & Jno C Horgan—People, & Co. 500.00
 31 Lever, Otto—M Kurtin et al. 23.51
 1 Levy, Edwin J—Acker, Merrall & Condit Co. 35.23
 1 Levitan, Benj W—W E Falkenberg. 190.38
 1 Lippman, Israel—Meyer-Denker Sinar Co. 460.11
 1 Leaderman, Abraham—A Aspegren et al. 93.61
 1 Lawrie, Marion G—Rosenbaum & Co. 653.55
 2 Livingston, Emanuel J—P Korn. 161.22
 2 Linker, Jos—Thomson Crocker Shoe Co. 371.76
 2 Leroy, Jos—F Mangialetti. 89.16
 2 Lieberman, Morris—M Salzman Co. 505.12
 2 Lennon, Patk H—Municipal Lighting Co. 47.06
 3 Lindsay, Hattie—N Y Tel Co. 26.05
 3 Lewis, Laura M—Conavan Investing Co. 92.73
 3 Lefkowitz, Jno, Max Zuckerman* & Jacob Wetzendler*—A Berman et al. 42.20
 3 Lane, Henry & Thos Crookes—J N Schepp. 151.39
 3 Lippman, Israel—G L Burnham. 26,013.27
 3 Linder, Charles & Caroline—A J Kohn. 111.81
 3 Lowenhaupt, Walter J—Jersey City Printing Co. 519.41
 3 Lawrie, Marion G—Oppenheim, Collins & Co. 129.88
 28 Miller, Wm S & Buel S Haft—N Y Telephone Co. 43.70
 28 Moore, Jno & Michl McMahon—the same. 37.91
 28 Mayer, Max, Marcus H Marks* & Geo J Steibel*—M A Lewis. 73.58
 28 Miller, Mary—J M Adler. 70.06
 28 Miller, Jno W & Geo E Wallace—Commercial Trust Co. 97.13
 28 Merritt, Herbt L—Sydenham Corp. 258.02
 28 Miller, Alex B—E W Drucker. 59.41
 30 Meyer, Fanny—A Cohn et al. 113.41
 30 Maurer, Ludwig & Jacob Leopold—P H Krausch. 116.67
 30 Macleone, Rodney D—Edw Coyne Hotel Co. 298.24
 30 Myers, Simon—Jefferson Bank. 1,920.50
 30 MacDonald, Neil—N Y Bank Note Co. 538.99
 31 Meyer, Louis P—N Y Telephone Co. 19.14
 31 McSweeney, Maude H—Maze Realty Co. 172.22
 31 McSweeney, Geo R—Maze Realty Co. 241.97
 31 Maier, Frank B—Western Film Exchange of N Y. 102.21
 31 Moore, Louis I—H R Storm. 84.65
 31 Mackin, Thos—Jos P McHugh & Co. costs, 71.84
 31 Meaney, Jno—T M McCarthy et al. 61.28
 31 Machet, Nathan—Western Film Exchange of N Y. 39.06
 31 Mallory, David D—J M Ehrlich. costs, 118.84
 32 MacCulley, Caleb S—R Fitzpatrick. 138.18
 31 Mangel, Henry—Third United Cities Realty Corp. 97.52
 31 the same—the same. 44.52
 31 Munstermann, Henry—M Oberscheimer. 67.22
 31 Michalowski, Bella—Long & Co. 362.35
 1 Moran, Jos B—C Warfield. 387,680.19
 1 Mitchell, David H—Progress Knitting Mills. 32.31
 1 Margulis, Jacob & Leo Lerner*—M Wachsmann. 61.46
 1 Mitchell, Wm F—New System Napkin & Towel Supply & Steam Laundry Co. 20.96
 1 Marrin, Chas C & Waldo S Godwin—C L Doran. 417.41
 1 Markoff, Nathan—A H Joline et al. costs, 117.36
 1 Mannarini, Enrico & Frank Miano*—J N Flowerman. 39.97
 2 McDonough, Chas J—L L Aube. 89.68
 2 MacBride, Jas E & Herbert T Auerbach—Albany Trust Co. 518.33
 2 Marchant, Sam—A Kohn. 39.84
 2 Mahlstedt, Jno—E J Gillies et al. 23.79
 2 Maas, Martin—Geo Gorman & Co. 16.90
 2 McCoy, Ray* & Wilbur J—H Ressler. 388.55
 2 Miller, Jos S—Equitable Trust Co of N Y. 59.65
 2 Meyer, Henry—the same. 34.23
 2 Morinio, Antonio & Maria—J D Hamilton et al. 66.40
 2 Miller, Morris—H Max. 422.06
 2 Martin, Jno—N Y Headquarters Knights of Columbus. costs, 112.85
 3 Martin, Martin P—N Y Telephone Co. 25.71
 3 Metzger, Joseph—A S Norton. 3,525.25
 3 Metzger, Joseph, Louisa Renz & Adam Renz, Jr—A S Norton. costs, 245.89
 3 McDermott, Roderick—M B Faulkner. 203.16
 3 Mendoza, Albert A—W Fischman et al. 121.91
 3 Muir, Joseph—R C Kenner. 87.49
 3 Mandlowitz, Francis & Carmine Adie—K A Husselrath et al. 111.91
 3 Marz, Bennett or Mark—E Hemminger. 42.46
 3 McCarthy, John J—H Adler. 147.83
 3 Morica, John A—F W Whitridge. costs, 85.00
 3 Mayper, Henry M—Wiertz Silk Mfg Co. 252.12
 3 Marshall, Chas B—P Manz et al. 196.31
 3 Marino, Jos & Luigi Ogibone—People, & Co. 100.00
 28 Nuremberg, Usher—B Flaum. 507.40
 30 Nelson, Albt G—Aetna Life Ins Co. 219.40
 30 Nadler, Wolf—H Weingarten. 34.65
 30 Nowak, Arthur M—A S Walker. 73.97
 31 Nelson, Nathan—S Glatstono. 87.34
 31 Newmark, Wm & Isaac Davis—N Y Telephone Co. 23.32
 31 Nassauer, Gustave—E Ochs. 534.31
 31 Norris, Henry M—Dinkelspiel & Davis. 146.63
 1 Norton, Sheridan S—M J McDonnell. 86.29
 1 Nichols, Katherine—Brooklyn Heights R R Co. 107.22
 1 Nouskajian, Manase H—F L Stryker Jr. 19.15
 1 Neubert, Jno—Diamond Cork Co. 69.24
 1 Nicholson, Peter—Acker, Merrall & Condit Co. 19.85
 2 Nadler, Fred H—M Friedman et al. costs, 22.65

ATLAS PORTLAND CEMENT

30 BROAD STREET, NEW YORK

- 2 Nawi, Robt H—V P Sahner costs, 12.70
- 2 Nichols, Marion L—C J Greenstreet costs, 69.25
- 3 Nicholas, Aggelalkos D—N Y Telephone Co costs, 32.18
- 3 Nelson, Henry M, Jas J Blaine & Chas M Williams—P N Guthrie, Jr. costs, 92.91
- 28 Oelbaum, Max, Ascher Sender & Saml Stein—National Metal Spinning & Stamping Co. costs, 113.32
- 30 Orenstein, Annie—H Weingarten costs, 34.63
- 31 Orlando, Paola, Vincent J Orlando & Gaetano Florio—S J Hyman & Bros costs, 274.04
- 31 O'Donnell, Mary F—N Y Telephone Co costs, 32.46
- 31 O'Dierne, Errico—H R Stern costs, 34.65
- 31 O'Brien, Morgan J & U S Trust Co exr—M B Herman costs, 550.00
- 1 Oring, Jennie & Sam—A Holtzer costs, 123.91
- 1 Olsen, Jno E—M A Duffy costs, 87.91
- 1 Oring, Solomon—S Breakstone costs, 200.15
- 2 Oppenheim, Jacob—N Y Tel Co costs, 102.48
- 3 O'Brien, Morgan J & U S Trust Co, exrs—A E Thomson costs, 872.94
- 3 O'Connell, John—W R H Martin et al costs, 280.62
- 28 Pinchon, Wm C Jr—W F Garner, Jr costs, 27.30
- 28 Parks, Frank J—S L Hommedieu et al costs, 144.61
- 30 Pollacek, Edw—H Heid costs, 179.39
- 30 Plaut, Wm L—D Brakman costs, 120.94
- 31 Price, Jos J—Park & Tilford costs, 457.00
- 31 Peduzzi, Eugene* & Frank D'Eufemio—Saml Wilde's Sons Co costs, 103.44
- 31 the same—W F Corwin costs, 577.76
- 31 the same—Bennett, Sloan & Co costs, 73.61
- 1 Palmer, Wm M—J M Keatns costs, 132.99
- 1 Proud, Taylor I—H W Showers costs, 34.41
- 1 Pierce, Albin E—J S Wylie costs, 89.65
- 2 Philbin, Jno M—Fluri Construction Co costs, 39.72
- 2 Preuss, Wm—N Y Tel Co costs, 40.76
- 2 Pertz, Max—L & S Realty Co costs, 74.65
- 2 Podolsky, Robt—L S Silverstein costs, 33.67
- 2 Plummer, David S—N Y County National Bank costs, 268.12
- 2 Peyser, Herman C—C Bertrand costs, 2,120.73
- 3 Portman, Jacob—E Grossman costs, 65.72
- 3 Pike, Wm—Sutton Cummins Co costs, 490.39
- 3 Polansky, Jacob—L Marcus et al costs, 82.38
- 3 Pastern, Henry—Beech Nut Packing Co costs, 32.28
- 1 Quimby, Jno H—City of N Y costs, 220.36
- 1 Quinn, Geo B—the same costs, 505.79
- 28 Roberts, Alonzo—Hall's Safe Co costs, 49.04
- 28 Reimer, Harry M—M Goldberg et al costs, 117.71
- 30 Rank, Henry—A Green costs, 65.38
- 30 Reilly, Jno F—Press Pub Co costs, 174.91
- 30 Roedel, Emil—J Bergman costs, 92.00
- 30 Rulyck, Frank—Rodgers & Hagerty, Inc costs, 39.86
- 30 Rings, Julius A—J B Ryer costs, 14.03
- 30 Riesdorf, Frank J Jr—N Y Telephone Co costs, 49.19
- 30 Riciputi, Prine—New Rochelle Coal & Lumber Co costs, 133.00
- 31 Reichstein, Abraham—T Arison costs, 26.31
- 31 Rumors, Jno—Geo Ringler & Co costs, 873.53
- 31 Richmond, Dorothy or Dorothy Dodge—S Joseph et al costs, 32.61
- 31 Rishell, M M or Mary M—Audubon National Bank of N Y costs, 670.34
- 31 Ringer, Fredk C—Hawley Down Draft Furnace Co costs, 733.49
- 31 Rosato, Vincenzo—B Rublatino costs, 29.91
- 31 Read, Jno—Mayor Lane & Co costs, 250.56
- 31 Rabe, Henry—McClure Co costs, 45.61
- 31 Roth, Abraham—N Y Telephone Co costs, 66.54
- 31 Rubenstein, Nathan—the same costs, 44.38
- 1 Rehmann, Chas H—M Rehmann costs, 528.14
- 1 Ronaldson, Stewart A—A M Bainbridge costs, 50.02
- 1 Rost, Otto F—H Hilchenbach costs, 18.58
- 1 Rubinoff, Max—A Bocolof costs, 39.41
- 28 Schulte, Nathan & Leonard Glick—J M Seidenberg costs, 95.35
- 28 Schneider, Jos M—G Welsh et al costs, 72.13
- 28 Rosenthal, Gabriel—Riverside Viaduct Realty Co costs, 178.48
- 2 Rigueron, Geo H & Jno L Hoscani—H C Mandel costs, 264.76
- 2 Robertson, Jno L—L J Needham costs, 304.41
- 2 Rossworm, John—Keasbey & Mattison Co costs, 312.69
- 3 Rokey, Walter S—Finks Magic Oil Co costs, 180.17
- 3 Rodesky, Barnett—M Drazen costs, 336.83
- 3 Russo, Antonio—A C Shields et al costs, 36.40
- 28 Solomon, Louis & Bessie—D Kerbs costs, 37.91
- 28 Santimauro, Carmella—M Hasbrouck et al costs, 247.63
- 28 Scibelli, Jno & Anna T Esposito—People, &c costs, 100.00
- 28 Somers, Louis—Lachman & Jacobi of N Y costs, 39.79
- 28 Straus, Isidor & Nathan—S G Frymier costs, 2,640.50
- 30 Stoff, David & Dora L Bisch—State Bank costs, 3,345.81
- 30 Stuckie, Fredk W & May V—A Raimon et al costs, 4,183.89
- 30 Shapiro, Louis & David Posner—D Makow costs, 88.72
- 30 Schwartz, Louis, Herman Horowitz & Bernard Helfand—Bigelow Var-nish Co costs, 80.81
- 30 Smith, Milton H—J M Elwood costs, 218.11
- 30 Schulz, Herman—H & H Reiners of Brooklyn, N Y, U S A costs, 140.30
- 30 Stieger, Wm—L Adam costs, 117.90
- 30 Simon, Philip & Sol—German Ex-change Bank costs, 2,970.12
- 30 the same—the same costs, 2,488.92
- 30 Schiff, Saml—H Schmalwitz costs, 50.34
- 30 Smith, E Ralph—Neville Construction Co costs, 160.98
- 31 Swirsky, Louis—Paul Ruinart Champagne Co costs, 75.28
- 31 Simons, Leon S—40 East 22d St Co costs, 279.32
- 31 Schurg, Lena—J J Oswald costs, 89.68
- 31 Stern, Louis—B Serber costs, 53.31
- 31 Salter, Georgiana—H O Carrington costs, 270.41
- 31 Stern, Melvin, Tillie Teitelbaum & Lena Fichs—American Union Realty Co costs, 94.96
- 31 Sylvester, Jno F—C F Schlich costs, 60.49
- 31 Stanton, Jos F—J Mustard costs, 44.56
- 31 Schwartz, Solomon—A H Joline et al costs, 81.50
- 31 Scott, Jno S—Old Dominion Steam-ship Co costs, 108.18
- 31 Silverman, Jacob—J Binder et al costs, 92.80
- 31 Simon, Philip & Rachel—German Ex-change Bank costs, 3,523.14
- 31 Simon, Hyman—H Drellich costs, 182.25
- 1 Sovereign, Robt J—D Nicoll costs, 96.30
- 1 Sommers, Saml—Blower Realty Corp costs, 50.13
- 1 Schnitzer, Hannah, Sanford Etlanger & Jerome W Wilson—M Mayers costs, 79.41
- 1 Sefton, Esther—S Stone costs, 269.12
- 1 Saril, Isidor C Bryce costs, 89.65
- 1 Sacharoff, Mitchell V—E Gudeman costs, 93.66
- 1 Sander, Leo & Herman L Bodine—J L Mott Iron Works costs, 93.23
- 1 Spear, Albt—City of N Y costs, 51.36
- 1 Spear, Chas—the same costs, 51.36
- 1 Schwartzman, Goodman—the same costs, 76.48
- 1 Stevens, Howard A—the same costs, 74.41
- 1 Schapiro, Jacob—the same costs, 42.18
- 1 Schechter, Meyer—the same costs, 39.20
- 1 Schwartz, Saml—the same costs, 321.88
- 1 Schmidt, Max K W—A A Schmidt costs, 46.88
- 1 Schlansky, Saml & Harry Cohen—People, &c costs, 500.00
- 1 Sherwood, Robt E—L T Page & Co costs, 223.11
- 1 Sitome, Abraham & Florence—Lace Selling Co costs, 131.93
- 2 Stevens, Maria M—G D Beinert costs, 92.30
- 2 Sicher, Simon—N Y Tel Co costs, 25.84
- 2 Solomon, Jacob—Somerset Realty Co costs, 22.40
- 2 Schotoff, Julius W—J O Loffler et al costs, 318.26
- 2 Spires, Andrew—P Vofiopulos costs, 234.31
- 2 Stockmann, Fredk—Hudson County Consumers Brewing Co costs, 1,286.92
- 2 Senftenberg, Leopold—Union Real Estate Co costs, 102.85
- 2 Sullivan, Jas M—L J Obermier costs, 252.11
- 2 Schultz, Abram—A Garblik costs, 130.46
- 2 Salter, Georgiana R—Wine Growers Ass'n costs, 160.15
- 2 Satenstein, David L—V Mashin costs, 27.77
- 2 Stephens, Clinton, Jr—C Viehl costs, 47.41
- 2 Seidelman, Elishe—Nassau Electric R R Co costs, 144.85
- 2 Sullivan, Michael—C Lenhard et al costs, 100.36
- 3 Sagotsky, Esther—J Shay costs, 96.36
- 3 Sagotsky, Jacob—the same costs, 96.36
- 3 Springer, John H—N Y Telephone Co costs, 34.55
- 3 Schwartzberg, Jos, Frances Spingold & Nathan B Spingold—F Bien costs, 194.67
- 3 Steinbrenner, Wm—S Valentine & Sons costs, 115.31
- 3 Solomon, Mortimer W—J Meyer costs, 30.91
- 3 Siegelman, David—S Epstein costs, 66.12
- 3 Strausman, Minnie—Baumgold Bros costs, 117.21
- 30 Tillack, J L Theodore & Wm J—C Bruhn costs, 47.35
- 30 Thompson, Agnes admrx—Levering & Garrigues costs, 58.18
- 30 Trigger, Saml & Pauline—B Fox costs, 172.41
- 30 Thorpe, Adele—Edwards & Halstead costs, 297.86
- 30 the same—J Haight costs, 72.94
- 30 the same—F M Betts costs, 65.16
- 30 the same—Miller Bros costs, 22.52
- 31 Terry, Jno C & Alfred A Weiss—N Y Telephone Co costs, 98.76
- 31 Terrell, Peter F—B K Bloch costs, 194.97
- 31 Tobias, Chas—J Hebron costs, 782.11
- 31 Thompson, Fred E—J Edgar costs, 752.10
- 1 Thompson, Ella B, admrx—F B Carpenter costs, 223.25
- 1 Teperson, Saml D—A Spiker costs, 387.18
- 2 Tubbs, Wm J—Naumer Electric Co costs, 138.42
- 2 Tobin, Maurice A—L Schiermbock costs, 48.71
- 2 Townsend, Wm M—Chas M Decker & Bros costs, 133.31
- 30 Ungemach, Siebert—City of N Y costs, 44.14
- 1 Upjohn, Fredk L—City of N Y costs, 310.98
- 2 Unger, Max, Harry Goldstein & Gustave Gotthelf—Cloak & Suit Supply Co costs, 67.07
- 28 Vanomi, Fredk L—N Y Telephone Co costs, 43.91
- 30 Valentine, Vincent—City of N Y costs, 102.72
- 30 Vanderhoff, H C—the same costs, 80.06
- 30 Vengrover, Wolf—B Rothblatt et al costs, 27.65
- 31 Verstandig, Abraham—S Schenwetter costs, 125.27
- 31 Vick, Clara—N Y Telephone Co costs, 30.65
- 31 Van Dusen, Wm H—Lawrence Bros, Inc costs, 922.03
- 1 Viggiano, Pasquale & Domenico Ar-ravanto—H Sechesteer et al costs, 201.70
- 1 Vail, Isabell H—City of N Y costs, 213.41
- 1 Verlage, Josephine—the same costs, 408.38
- 2 Vincent, Vernon & Sol C Fox—N Y Telephone Co costs, 33.35
- 2 Van Nostrand, Jno W—W H Assing costs, 897.26
- 28 Warren, Chas C—C G Ludvigh costs, 93.38
- 28 Weiser, Jacob & Sarah or Shuma—J Kolin costs, 76.04
- 28 Whiten, Louis C—Schenectady Trust Co costs, 347.94
- 28 Walker, Paul J—Dawson Construc-tion Co costs, 185.99
- 28 Woodhouse, Vascouselles—S C Jones costs, 113.66
- 28 Westheimer, Hannah admrx—Blatz Leather Co costs, 40,470.59
- 30 Worth, Appolonia—City of N Y costs, 434.06
- 30 Whearty, Danl C—the same costs, 59.76
- 30 Wettje, Geo F—the same costs, 77.19
- 30 Welzman, Hyman—the same costs, 29.46
- 30 Winter, Jacob H—the same costs, 29.46
- 30 Wisner, Jas T—the same costs, 603.20
- 30 Wilson, Lewis—the same costs, 219.15
- 30 Weinstein, Louis—the same costs, 55.36
- 30 Weber, Matilda—the same costs, 310.98
- 30 Witkind, Otto—the same costs, 77.19
- 30 Weichman, Philip—the same costs, 77.19
- 30 Whyte, Robt—the same costs, 55.85
- 30 Wood, Saml—the same costs, 118.94
- 30 Wallace, Victor M—the same costs, 505.79
- 30 Walsh, W J—City of N Y costs, 30.80
- 30 Williams, Benj L—N Y Telephone Co costs, 46.00
- 30 Weisz, Jacob, Julia Weisz & Yetta Nurick—I Levinson et al costs, 322.59
- 30 Wortman, Simon—Samuel Bros Co costs, 119.58
- 30 Weiner, Harry—H Elias costs, 125.35
- 31 Wolff, Wm A—J B Martin costs, 89.61
- 31 Wolfer, Herman—N Y Edison Co costs, 21.44
- 31 Watson, Robt A Jr—J A Scharwath costs, 74.50
- 31 Warren, Jos—Siegel Cooper Co costs, 68.58
- 31 Waligoros, Theodore—American Union Realty Co costs, 50.67
- 31 Wang, Louis—D Davidson costs, 51.91
- 31 Weeks, Fredk C—A C Hughston costs, 269.57
- 31 Warren, Jos—G B Stearns costs, 80.91
- 1 Wedlock, Jno J—F McSwegan et al costs, 132.07
- 1 Woodhouse, Jos—H R Howser costs, 647.33
- 1 Webster, Fredk—I H Stryker, Jr costs, 19.15
- 1 Walsh, Jno, admr—A H Joline et al costs, 338.28
- 1 Wertheimer, Saml—City of N Y costs, 116.15
- 1 Wolkowitz, Morris—B Strauss costs, 3,211.60
- 1 Woodman, Wm—Acker, Merrill & Condit Co costs, 50.34
- 1 Wilkenfeld, Jos—Empire State Sure-ty Co costs, 41.20
- 2 Weintraub, Henry—D Silverman costs, 238.72
- 2 Wolfe, Michael H—N Y Tel Co costs, 41.24
- 2 Weinstock, Louis, Jos Weinstock & Jos Kalmanoff, Celia Weinstock & Leslie Weinstock—Northern Bank of N Y costs, 534.02
- 2 Wortzman, Becky—S Cohen costs, 163.65
- 2 Wahn, Chas & D Robt Harley—J Scheiberg costs, 232.78
- 2 Weinstock, Abraham & Louis Men-dell—B Schottland costs, 200.99
- 3 Vail, Frederick—W L Bradley costs, 41.66
- 3 Weinstein, Isaac L—Saml J Aronsohn Inc costs, 90.26
- 3 Willoughby, Frank—S G Clow costs, 144.62
- 3 Wood, Henry C & Jas N Crosby—M J Cunningham costs, 153.21
- 3 Williams, Geo C—Sealshipt Oyster System costs, 444.54
- 3 Wilson, Mae S A—Canton Steel Ceil-ing Co costs, 270.53
- 3 Walsh, Wm—Rogon & Klemes costs, 41.91
- 3 Walter, Eugene—J & H Lange costs, 117.42
- 1 Yokel, Adolph—City of N Y costs, 220.36
- 1 Yates, Jas—the same costs, 220.36
- 1 Youngs, Geo B—the same costs, 220.36
- 1 Yondelman, Herman—the same costs, 220.36
- 1 Young, Jos—the same costs, 220.36
- 1 Young, Wm A—the same costs, 220.36
- 28 Zimmer, Jonas—G Laubentracht costs, 71.41
- 30 Zasier, Nathan—H Paradise et al costs, 108.18
- 2 Ziskind, David—N Dorman et al costs, 20.01
- 3 Ziegfeld, Florenz, Jr—"Joseph" costs, 376.71
- 3 Ziegfeld, Mignon—E E Beardsley costs, 132.81

CORPORATIONS.

- 28 Union Cafe Co—N Y Telephone Co costs, 66.75
- 28 Radiant Dress & Waist Co—Singer Sewing Machine Co costs, 266.09
- 28 Alfred Marks Realty Co—H W Fairfax costs, 836.97
- 28 Sweeney & Gray Co—Curtis Blaisdell Co costs, 150.57
- 28 Universal Smoke Separating Co—Singer Sewing Machine Co costs, 427.98
- 28 Nickelsburg Bros Co—A R Clarke & Co, Ltd costs, 1,772.62
- 28 Edwin C Heathcoate & Co—L Bail costs, 284.15
- 28 H L Brown & Co, Inc—Jno A Roeb-ling's Sons of N Y costs, 239.21
- 28 General Trustees Co—Hall's Safe Co costs, 45.41
- 28 Builders' Marble Works—J C Votava, Jr costs, 214.67
- 28 Fein-Ball Realty & Construction Co—Maxwell & Dempsey costs, 905.03

The Building Department of the City of New York permits the use of PLASTER BOARDS on Elevator and Dumbwaiter Shafts in order to make them fireproof. Why not make the entire house fireproof by using King's Fibrous Plaster Boards on the walls and ceilings and plastering with King's Windsor Cement?

J. B. KING & CO., 17 State Street, N. Y. Manufacturers of King's Windsor Cement and King's Fibrous Plaster Boards

Table listing various companies and their associated costs, including Sullivan Advertising Co, Beuren & N Y Bill Posting Co, Robert Reis & Co, etc.

Table listing various companies and their associated costs, including Washington Heights Pub Co, Spencer Llano Brinker Co, Societa di M S Vitteria Colonna, etc.

Table listing various companies and their associated costs, including Kuhner, Chrisian C-L Hutter, Keirns, Samuel F-F G Kunz, Krowl, Geo W-J Brodie, etc.

SATISFIED JUDGMENTS.

OCT. 27, 28, 30, 31, NOV. 1 & 2.

Table listing satisfied judgments with names and dates, including Allen, G Edgar-W H Gray, Allen, Jno F-J Brodie, etc.

CORPORATIONS.

Table listing corporations and their associated costs, including Carnegie Trust Co, Same-S Kyle, Charity Organization Society, etc.

DYCKERHOFF PORTLAND CEMENT

is made in Germany. The superior quality amply compensates the consumer for its higher price. It is perfect

E. THIELE, Sole Agent,
99 John St., New York.

T J McGuire Co—National Elevator Co.
1911 79.31
William B Riger & Son Co—C R Lee.
1911 3,693.13
Same—same. 1911 4,063.91

¹Vacated by order of Court. ²Satisfied of appeal. ³Released. ⁴Reversed. ⁵Satisfied by execution. ⁶Annulled and void.

MECHANICS' LIENS.

OCT. 28.

Claremont av., es. 100.6 s 125th, 150x100; Harry Rubin Building Co agt Clementine Realty Co. (292) \$6,260.00

Claremont av., es. 100.6 s 125th, 150x100; New Jersey Terra Cotta Co agt same. (293) 2,500.00

Mott av., sec 144th, 100x100; Jos Flanagan agt Handy Realty Co & Rockville Real Estate Co. (renewal) (294) \$50.00

Claremont av., es. 100.6 s 125th, 150x100; Moritz Arnstein agt Clementine Realty Co. (295) \$55.00

58TH st. 31 W; Southern Lumber Co agt Mrs Nicoll & Weatherlow & Korn. (296) 542.10

Batavia st., ss, 45.3 e Roosevelt, 22x50; Louis V Spinaport agt Ellen A Farrell & Thos J Farrell. (297) 156.18

Union av., swc Boston rd, 55.7x67.6; Cross Austin & Ireland Lumber Co agt Harry Weaver & Louis Duchin. (298) 620.86

Clinton av., es. 193.2 n McKinley Square, 102x— to Boston rd; Jiffy Fire Hose Co agt Wm H Weissager. (299) 333.55

56TH st. 33 W; Wm Donat agt Henry Seligman, Jesse Wasserman, Edw Wasserman & Edw Wasserman. (300) 1,084.04

OCT 30.

180TH st., ss, whole front bet Vyse & Daly avs. —x150; Jno Symmers Co agt Krabo Ernst Realty Co. (301) 2,450.00

Claremont av., es. 475 n 122d, 150x57.4x irreg; A B See Electric Elevator Co agt Clementine Realty Co. (302) 780.00

Classon Point rd., nwc Newman av, 50.3 x106; Henry G Silleck, Jr, agt Jas A Benedict Estate & Heckler & Burne. (303) 998.75

Claremont av., es. 100.6 s 125th, 150x100; Jas W Johnson agt Clementine Realty Co. (304) 204.55

Claremont av., es. 100.6 s 125th, 150x100; Thompson W Miller agt Clementine Realty Co & Maximilian Zipkes. (305) 1,800.00

191ST st. 600-2 E; Isaac Hyams agt Amelia M Keiser, Geo Keiser, David H Spring & Jno T Dooling. (306) 150.00

Vyse av., swc Jennings, 75x100; Nathan Passman agt Crispie Construct'n Co. (307) 622.00

Seton av., ws, 350 s Nelson av, 50x100; G Lenardi agt Annie Metzler & Henry Metzler. (308) 132.00

24TH st. 142-6 W; South Amboy Terra Cotta Co agt District Realty Co & Peter Guthy (renewal) (309) 3,300.00

58TH st. 31 W; Belvedere Construction Co agt Alice B Nicols, E H Weatherlow & A K Korn. (310) 984.20

Lexington av. 1641; Heiman Grassman agt Berent C Gerken & Harry J Schloendorf. (311) 46.00

Claremont av., es. 100.6 s 125th, 150x100; Christian Jacobs agt Clementine Realty Co. (312) 1,100.00

White Plains av. 3322; Peter Schweickert agt Geo Mortensen & Jas O'C McMahon. (313) 74.46

OCT. 31.

Clinton av., es. 193.2 n McKinley Square, 102.2x186.11 to Boston rd, x102.7x163.1; Standard Plumbing Supply Co agt Wm H Weissager. (314) 300.00

Daly av., sec 180th, 100x171; Church E Gates & Co agt Krabo Ernst Realty Co. (315) 3,603.77

162D st. 868-70 E; Henry Schneider agt Fred F French Co. (316) 327.05

Broadway. nwc 96th, 100.11x200; Jno Drew & Bro agt Estate of Chas Fredk Hoffman, Inc, Broadway & 96th Street Realty Co, Jas Dempsey Co & Libman Contracting Co. (317) 394.00

24TH st. 142-6 W; Herrmann & Grace Co agt District Realty Co. (318) 3,000.00

45TH st. 605 W; Louis Goldstein agt Rosanna Goldstein & Rosanna Gilroy. (320) 475.00

University pl., es. 10th to 11th, 127.10x 180.10; Stanley & Patterson, Inc, agt Henry C Rosenbaum & Solomon Lichtenstein exrs (renewal) (321) 697.88

54TH st. 164 W; International Heater Co agt Frank H Miller, Aetna Heating & Ventilating Co. (322) 82.59

Forest av., sec 166th st, 100x50; Colwell Lead Co agt Amolsky Construction Co & L Black & Bro. (323) 595.35

Forrest av. 1141; David Canfeld agt Catherine C Goggin & Chas H Bayer. (324) 225.50

Pelham av., swc Hoffman, —x—; Wm J Breen agt Pelham & Hoffman Realty Co, Carmine Rubano & Frank Cimillo. (325) 188.93

165TH st., ss, whole front bet Teller & Findley avs, 185.2x100; Christopher Fable agt Findley Teller Construction Co, Solomon M Schatzkin & Haddon Realty Co. (326) 370.20

NOV. 1.

Daly av., sec 180th, 100.10x171.7xirreg; P J Heaney Co agt Krabo Ernst Realty Co. (1) 2,792.75

Walton av., es. 101 n Tremont av, 100x 100; Dominick La Sala agt Maverick Construction Co. (renewal) (2) 800.00

24TH st. 142-146 W; Standard Arch Co agt District Realty Co & Peter Guthy. (Renewal) (3) 5,500.00

South Oak Drive. ss, 25 w Wallace av, 50x100; Clyde F Howes agt County Holding Co. (4) 280.00

Broadway. 1420; Vincent Rossauo & Co agt Herbert C Pell, Adolph Lorber & Levine & Levine Contracting Co. (5) 665.00

58TH st. 31 W; Moran Bros Co agt Mrs Nicoll & Belvidere Construction Co. (6) 85.34

58TH st. 31 W; Jos Tino et al agt Alice B Nicoll & Belvedere Construction Co. (7) 48.00

1ST av. 352; Saml Sidoroff agt L Fooks Engine Co & Louis Fooks. (8) 2,200.00

Sheridan av., swc 164th, 34.4x62.8; Abraham Jagoda agt Patk & May P Hurley & Hurley Construction Co. (9) 793.00

Claremont av., es. 100 s 125th, 150x100; Vermont Marble Co agt Clementine Realty Co. (10) 97.00

Clinton av., es. 193.2 n McKinley Square, 102.1x186.11; Ellis Engineering Co agt E H Weissager. (11) 1,800.00

126TH st. 504 W; Jos Tino agt Timothy I O'Connell & Belvedere Construction Co. (12) 27.00

NOV. 2.

Seton av., ws, 350 n Nelson av, 50x100; G Lenardi agt Annie Metzler & Henry Metzler. (13) 132.00

Wadsworth av. nwc 180th, 119.6x90; Springfield Boiler & Mfg Co agt Mutual Apartment Co & Geo P Morrell, Inc. (14) 1,160.00

73D st. 250 W; Wm A Thomas Co agt Rr. Heinrich Stone, Benj Leff & Jacob Perlman & Nathan Pickett. (15) 155.25

Daly av., sec 180th, 100.10x171.7; Julius Oehrlein agt Krabo Ernst Realty Co. (16) 353.00

59TH st. 101-3 E; Jos Tino et al agt Wilmurt Realty Co & Belvedere Constn Co. (17) 55.25

24TH st. 142-6 W; Cross, Austin & Ireland Lumber Co agt District Realty Co (renewal). (18) 2,085.87

24TH st. 148-50 W; same agt Boreas Realty Co. (renewal) (19) 5,931.56

24TH st. 142-6 W; Michael Larkin & Son agt District Realty Co & Peter Guthy. (renewal). (20) 776.00

24TH st. 142-6 W; Michael Larkin & Son agt District Realty Co & Peter Guthy (renewal). (21) 3,483.81

Forest av., sec 166th, 100x100; Colwell Lead Co agt Amolsky Constn Co & L Black & Bro. (22) 118.52

Clinton av., es. 193.2 n McKinley sq, 102.2 x186.11x irreg to Boston rd; S H Pomeroy Co agt E H Weissager & Wm H Weissager & United Metal Covered Door & Sash Co. (23) 280.30

136TH st. 496 W; Benj Wichoby agt Louis M Hensch & Henry A Feder. (24) 69.00

Clinton av., es. 193.2 n McKinley Sq, 102.2 x186.11 to Boston rd; Church E Gates & Co agt Wm Weissager. (25) 666.53

Union av. 1098 to 1106; 166TH st. 815 E, & 167TH st. 814 E; Benj Wichody agt Matilda N Brower & Henry A Feder. (26) 448.00

147TH st. 308 & 310 W; same agt J Willet Fox & Henry A Feder. (27) 143.00

58TH st. 31 W; Fiske & Co, Inc agt Alice B Nicoll & Weatherlow & Korn & Belvedere Construction Co. (28) 92.50

Daly av., sec 180th, —x—; Sanitary Fireproofing & Contracting Co agt Krabo Ernst Realty Co. (29) 145.00

Anthony av., es. 105.7 n 174th, —x—; same agt Jos Diamond Construction Co & Tager & Katz. (30) 29.00

Carter av., ws, — n 174th, —x—; same agt same. (31) 36.00

Undercliff av., ws, 379.3 n Washington Bridge, —x—; same agt Hope Construction Co & Tager & Katz. (32) 35.00

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RECORD AND GUIDE, Tel. 4430 Madison, 11 E. 24th Street, N. Y.

Eastburn av, swc 175th, —x—; same agt Jno Doe & Nathan B Levin Co. (33.) 50.00

111TH st, 253 W; Benj Wichody agt Brown-Weiss Realities & Henry A Feder. (34.) 46.00

111TH st, 255 W; same agt Chas Buck Construction Co & Henry A Feder. (35.) 113.00

Central Park West, 478 to 481; same agt Brown-Weiss Realities & Henry A Feder. (36.) 338.00

Claremont av, es, 475 n 122th, 150x100; Lazarus Hirschenfeld & Co agt Clementine Realty Co. (37.) 125.00

Daly av, sec 180th, —x—; Jos Borrelli agt Krabo Ernst Realty Co & Ernst Krabo. (38.) 1,200.00

Pearl st, 434; Morris Zimmermann agt Augusta Schieck, Eliz Dunsing & Aug Dunsing & Danl F Anglin & Danl Leary. (39.) 607.40

6TH av, nwc 30th, 119.4x105.10; F N Du Bois & Co agt Loew Amusement Co — Louis Black & Bros. (40.) 363.72

NOV. 3.

Clinton av, es, 193.2 n McKinley Sq, 102.1 x186.11 to Boston rd; Eller Mfg Co agt Wm H Weissager & Cohen Bros. (41.) 450.00

Clinton av, es, 193.2 n McKinley Sq, 102.1 x186.11 to Boston rd; American Radiator Co agt Wm H Weissager & Leslie Bros Engineering Co. (42.) 282.00

Clinton av, es, 193.2 n McKinley Sq, 102.1 x186.11 to Boston rd; Murrall & Hill Co agt Wm H Weissager. (43.) 460.00

Vyse av, es, 175 n 172d, 50x100; Alex Obright agt Nelson Black Constn Co. (44.) 165.00

Av B, 93; Canton Steel Ceiling Co agt Hugo Lederer & Julius M Schwartz. (45.) 140.00

Pinehurst av, ws, 179th to 180th, 200.4x 100x200x112.10; Herringbone & Metal Lath Co agt Rountree Realty Constn Co & Maurice Bronstein Co & Chas King. (46.) 288.37

14TH av, ws, 100 n 3d, 50x100; Angelo Lalli agt Donato Grippo & Mike Fricasso & C Marone. (47.) 75.00

65TH st, 248 & 250 W; Luigi Casali agt Jno A Miller (renewal). (48.) 86.00

BUILDING LOAN CONTRACTS.

OCT. 28.

Anthony av, ws, whole front bet 173d & Clay av, 295.4x26.7x296.4x95.2; Bronx Investment Co loans Mellwin Realty & Construction Co to erect a — sty bldg; — payments. 88,000

OCT 30.

Hoe av, swc 172d, 25x100; Manhattan Mortgage Co loans Adela M Harrington to erect a 5-sty apartment & str; 15 payments. 18,000

Tremont av, ns, 95 w Anthony av, 25.5 x95.1xirreg; Manhattan Mortgage Co loans Alex Anderson to erect a 5-sty apartment; 11 payments. 17,000

OCT. 31.

West End av, sec 86th, 102.2x80xirreg; Metropolitan Life Ins Co loans Eighty-Sixth St & West End Av Co to erect a 12-sty apartment; 12 payments. 475,000

Concord av, nec 151st, 150x94; Greenwich Mortgage Co loans Benenson Realty Co to erect three 5-sty tenements; 10 payments. 60,000

Mulford av, ws, 100 n Libby, 25x100; Elisha W McGuire loans Christian & Martha Swenson to erect a 2-sty dwg; 2 payments. 2,800

165TH st, ss, 55.3 w Tiffany, 25x62.3; Title Guarantee & Trust Co loans Gross & Herman, Inc to erect a 5-sty str & apartment; 6 payments17,000

NOV. 1.

85TH st, 225 E; also 86TH ST, 228 E; Crescent Star Realty Co loans Kreutzer Quartet Club to make alterations; 3 payments. 15,000

Baisley av, nwc Kearney av, 25x100; Andrew J Bilhoefer loans Mary F McGrail to erect a 2-sty dwg; 3 payments. 2,800

NOV. 2.

29TH st, ns, 346.1 e 7 av, 60.6x98.9; Irving Savgs Instn loans Twenty-fifth Constn Co to erect a 12-sty store & lofts; 5 payments. 210,000

145TH st, ss, 475 e Willis av, 50.2x100; City Mtg Co loans McAfee Constn Co to erect a 6-sty apartment; 10 payments. 36,000

Nelson av, junction of Featherbed la, 105.3x58.7; City Mtg Co loans Hillcrest Bldg Co to erect a 5-sty apartment; 10 payments. 43,000

236TH st, ss, 105 e Carpenter av, 25x114; T Emory-Cloekke loans J B & G Constn Co to erect a — sty bldg; — payments. 3,500

59TH st, 416 & 418 E; Title Insurance Co of N Y loans Peter A Broe to erect a — sty bldg; 3 payments. 15,000

NOV. 3.

230TH st, ss, w 1/2 lot 303 map of Village of Wakefield; Eliz K Dooling loans Vincenzo Avarello to erect a — sty bldg; — payments. 4,250

5TH av, ws, 100 n Nelson av, 25x100; Eugene Denison loans Hilda C Swenson to erect a — sty bldg; — payments. 3,200

West End av, nec 64th, 50.2x100; Bettie Rothfeld loans Auto Service Bldg Co to erect a — sty bldg; — payments. 65,000

Convent av, swc 143d, 99.11x125; State Realty & Mtg Co loans Albion Constn Co to erect a 6-sty apartment; 14 payments. 110,000

SATISFIED MECHANICS LIENS.

OCT. 28.

7TH av, 2062-70; Chas Schlesinger et al agt Jno H Springer et al; July20'11. \$150.00

Morris av, nwc 139th; Wm Weingarten agt Mugler's Iron Works et al; Oct18'11. 550.00

OCT 30.

Jackson st, swc Front; Wm Buess agt St Mary's Church et al; July14'11. 583.80

OCT. 31.

28TH st, 44-50 W; Jno B Owens agt Regent Construction Co et al; Jan27'11. 644.82

Broadway, 1482-90; also 43D ST, 144-56 W; S F Hayward & Co agt Mary A Fitzgerald et al; April7'11. 300.00

Broadway, 1482-90; also 43D ST, 144-56 W; Hull Grippen & Co agt same; Jan21'11 140.22

Broadway, 1560; Abr Miller agt Edw de P Livingston et al; Oct13'11. 1,050.00

Broadway, 1560; Same agt same; Sept21 '11. 1,050.00

Wall st, nwc Nassau st; Jos J Fitzhenry agt Bankers Trust Co et al; Sept21'11. 125.00

NOV. 1.

Morningside Drive, swc 121st; Patrick O'Rourke agt 88 Morningside Drive Co et al; Oct14'11. 21,000

NOV. 2.

98TH st, 207 W; Jos B Friedlander Co agt T J McLaughlin's Sons et al; Oct19'11. 1,720.43

Monroe st, 165; Ike Kushner agt Max Baegel; Sept14'11. 190.00

102D st, 306 & 308 E; David Rosenblum agt Arnold Brudner et al; Oct26'11. 850.00

43D st, 144 & 146 W, & Broadway, 1482 to 1490; Thos S Moran agt Mary A Fitzgerald et al; Oct26'10. 80.50

43D st, 144 & 146 W, & Broadway, 1482 to 1490; Manhattan Sand Co agt same; Dec 13'10. 223.59

43D st, 144 & 146 W, & Broadway, 1482 to 1490; same agt same; Feb6'11. 108.05

43D st, 144 & 146 W, & Broadway, 1482 to 1490; Traitel Marble Co agt same; Jan 23'11. 126.00

NOV. 3.

Monterey av, swc 178th; Nils Lundberg agt Enrich Peterson et al; Oct31'11. 28.00

Westchester av, 810; Patk Murphy agt Mrs A Fischer et al; Oct23'11. 43.00

18TH st, 447 to 451 W; Fordham Stone Renovating Co agt Francis M Carpenter et al; Sept23'11. 175.00

Bathgate av, es, 25 n 184th; C W Bancroft agt Special Bldg Co et al; Sept19'11. 180.00

Bathgate av, es, 25 n 184th; Dilizia & Co agt same; July19'11. 185.00

Bathgate av, es, 25 n 184th; Wm T Hooke, Inc, agt same; July25'11. 634.50

Bathgate av, es, 25 n 184th; Giuseppe Mungo et al agt same; July17'11. 2,230.00

43D st, 108 to 116 W; Alonzo B See agt New York Lodge No 1, Benevolent Protective Order Elks et al; Aug31'11. 8,550.00

1Discharged by deposit.
2Discharged by bond.
3Discharged by order of Court.

ATTACHMENTS.

OCT. 26, 27, 28, 30, 31 & NOV. 1.
No attachments filed these days.

CHATTEL MORTGAGES

AFFECTING REAL ESTATE.
OCT. 26 27, 28, 30, 31 & NOV. 1.

Amato, A. 58 W 116th..Consolidated Gas Co. Coffee Urns. 87

Faultless Const Co & I Lippman. 192

W Bway, n s 127th st..Colonial Mantel & R Co. Refrigerators. 525

Juliette Const Co. Fordham rd, s e cor Aqueduct av..A B See Electric Elevator Co. Elevator. 2,525

Keller (Geo) Const Co. 968-70 Prospect av..A B See Electric Elevator Co. Elevator. 2,600

Mestanis, E M S. Forest av, n w cor 160th..Sanders B (Inc). Iron Work. 2,550

Pollack & Greenwald. 334 E 77th..Colonial Mantel & R Co. Mantels. 128

Reliance Realty & Const Co. S w cor Wilkins av & E 170th st. 2 houses. Refrigerators. 456

Sherman, Chas. 63 W 124th..L L Strauss Electric Work. 160

Woodmont Realty Co. Edgecombe av n w cor 165th st..Colonial M & R Co. Refrigerators. 810

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