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# REAL ESTATE RECORD AND BUILDERS' GUIDE

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## A REVIEW AND A PROSPECT

The Important Aspects of the Real Estate and Building Market in the Year 1911—  
Fewest Conveyances in a Decade—Building Operations Exceed Last Years.

IN seeking to summarize the important aspects of the real estate and building market during any one year the essential thing to be determined is the place which the transactions of that year occupy in the general movement of real estate values and activity. In some years, such as 1901, a large number of new factors are introduced into the real estate market whose effects take a long time to work themselves out. In other years, such as 1907, certain general tendencies, which have prevailed for many years, culminate and leave the market in a comparative state of exhaustion for a longer or shorter period. But, of course, the majority of years are remarkable neither for the intrusion of many new factors nor for the culmination of many old ones. They are characterized by the prevalence of certain conditions which were operating in full vigor when the year began and whose force had not been spent when the year was over.

Such is the case with the year 1911. During the past twelve months the real estate and building market of New York has not been characterized by innovations of any particular importance. The same general conditions have determined the course of activity and prices as those which prevailed during the preceding year, only they have acted with somewhat diminished vigor. All along the line there has been a certain diminution of activity. The diminution has been felt a little more severely in Brooklyn and the Bronx than in Manhattan. It has not been felt at all in Queens, which, owing to exceptional conditions, has enjoyed an unusually good year. But in Manhattan there has merely been a small but perceptible slowing down in the real estate and building activity all over the borough, while at the same time there have been no new developments of any importance which promised to become more powerful in their effect during the coming year.

### Fewest Conveyances in Ten Years.

The number of conveyances of Manhattan real estate recorded during 1911 reached a smaller total than during any year of the last decade. During 1907, whose totals are small compared to the immediately preceding years, there were 11,658 transfers placed on record. During 1908, which was supposed to be a particularly bad season, the number fell to 9,231. The year following was somewhat but not very much better. The next twelve months saw a return practically to the figures of 1908, while the transactions during 1911 fell to the low level of about 9,000. The Brooklyn figures tell a similar story. The 31,629 transactions of 1907 diminished to about 25,000 in 1911. The number of conveyances of Bronx real estate were a little larger than during the preceding year, but not enough larger to have any significance. The figures for the three boroughs throughout the five-year period have followed approximately the same movement, and indicate that throughout the whole period the real estate conditions have not on the whole been satisfactory.

Of course, the significance of these figures must not be overestimated. In the case of Manhattan certain tendencies are coming to prevail in relation to the ownership of real estate, which in themselves diminish the number of possible transfers of real property. Every tall building which is constructed means that a number of small lots are consolidated under one ownership, and that the larger parcel will figure in the real estate records only at comparatively rare intervals. During the past ten years practically every important condition affecting Manhattan real estate made for the ownership of real estate in larger units, and during the next ten years the continuation of the same general tendency will mean the ultimate reduction of the actual number of transactions to within comparatively

narrow limits. As a matter of fact, there has been substantially about the same amount of buying and selling of real estate during 1911 as there was during 1909 and 1910. The variation among these three years is of much smaller significance than the fact of the close resemblance between them in the amount of real estate activity and its general character. This generally close resemblance is confirmed by the figures both of the number of mortgages recorded and the amount they involved. There has been no essential change in the amount of money which has been loaned on real estate, or on the interest, which the lenders were able to exact. Early in 1910 a little flurry took place in the money market, but it was soon over, and since then a great deal of conservatism has been shown by the large lending institutions. Whenever a condition of over-production is threatened in any class of improvement, they have promptly shut down on loans and have effectually checked the movement.

### Types of Buildings Erected.

Over the five-year period the variation in the amount of money invested in new buildings was much greater than it was in the number of conveyances and mortgages. So far as Manhattan is concerned the exceptional year in building construction was 1909. That year has the biggest record for building plans filed in the history of the borough, because builders were making up for the under-construction of the two previous years both in the matter of new apartment houses and in the matter of new business buildings. The year 1910 was much less active than 1909 because in the spring of the second year large lending institutions began to shut down on building loans. The totals for 1911 are substantially the same as those for 1910. An analysis, however, of the comparative amount of money invested during the two years in different classes of buildings shows interesting variations, which throw a good deal of light upon the causes of this comparative volume of business. In respect to the two most popular types of building the year 1911 was much less active than the preceding year. The amount of money called for by the construction of new tenements and apartment houses diminished from about \$37,000,000 in 1910 to about \$29,000,000 in 1911. The amount of money called for by the construction of new mercantile buildings diminished from about \$30,000,000 to about \$20,000,000. In these two most important items the amount of building activity during 1911 was distinctly under the average of recent years. Thus during 1909 about \$70,000,000 was invested in tenement and apartment houses. It is interesting also to note in what way this deficiency was made up. In the first place the construction of office buildings called for the expenditure of about \$7,000,000 more. Places of amusement demand an increased outlay of about \$4,000,000. Another \$4,000,000 was added to the 1911 total by the filing of the plans for the main part of the railway station of the New York Central. An additional \$2,000,000 was invested in factories and workshops, and an additional \$5,000,000 in hotels. It will be seen consequently that while there was a substantially smaller amount of building in 1911 than in 1910 in the two chief classes of improvement built by speculative builders, the balance was redressed by equally substantial increases in a number of miscellaneous items.

In the case of Brooklyn, also, the new buildings for which plans were filed in 1911 called for substantially the same expenditure of money as during the preceding year. Neither was there any significant variation in the comparative amount of money appropriated for the several types of improvement. The Bronx, on the other hand, makes in this respect a much poorer showing than does

the larger boroughs. The amount of money called for by the new buildings projected has diminished by almost one-half, and was not much larger than the year 1908. The reason was that in the Bronx tenements and apartment houses cost about three-fourths of all the money spent on new buildings in the borough; and the same causes which caused a diminution in the new Manhattan tenement affected the Bronx even more severely. Of late, however, a revival has been taking place, and the coming year should supply a larger field of activity for the Bronx speculative builder. Queens alone among the boroughs had an unprecedentedly prosperous year in respect to new construction. The plans filed called for an expenditure of about \$8,000,000 more than the previous year, and of about \$4,000,000 more than during any previous year in the history of the borough. Queens only needs to have the Belmont tunnel in operation in order to almost double even the activity of last year.

The foregoing brief review of the figures for the year 1911 supplies the clue to the proper explanation of the general real estate movement. Whatever tendency there was to a falling off in real estate activity was due chiefly to a diminished amount of new construction undertaken in the two most important classes of speculative operations. There had been an over-production both of mercantile buildings and tenements and apartment houses, and a slower rate of construction was imperatively demanded, in order that the new buildings might be filled up and the general renting situation strengthened. The deficiency which resulted might well have brought about a revival of building if general conditions in other respects had been favorable. But they were not. The plans for new subway construction were under discussion throughout the year, and the settlement which was ostensibly reached during the summer did not inspire confidence either in its permanence or in its wisdom. Some small speculative buying in and near Lexington avenue has resulted, but elsewhere the subway agitation has acted as a deterrent upon real estate activity. The recent increase in taxes and the fear of future increases have also served to prevent investment buying at a time when general conditions might have worked in its favor. The increased taxes have been sufficient to absorb, except in rare cases any increase in real estate values, and have, of course, discouraged speculation as well as investment. At the present time the threat of future increases and the agitation in favor of a change in the incidence of taxation on real estate constitute one of the most effective hindrances to a revival in real estate activity.

### The Most Prosperous District.

That part of Manhattan which has been most prosperous throughout the year has been the Fifth avenue retail district. The new transactions on the avenue have not been numerous, but they have been quite spectacular. Business has been pushing its way relentlessly further north and will unquestionably occupy within the next few years the whole of the avenue from 59th street south. At the same time there are plain indications that Madison avenue, from 42d to 59th street, will also come in for a share of this very profitable retail trade. The side streets leading off of Fifth avenue have also shared the prosperity of the avenue, and owing to the lack of available space on the avenue itself will be occupied by many large and important shops. The new mercantile district, while it did not do as well in 1911 as it did in 1910, nevertheless did very much better than might have been anticipated. Only a few years ago the investment of \$20,000,000 in new lofts during any one year would have been considered an evidence of extraordinary prosperity, and as a matter of fact the new buildings of this type which have



been planned have been more than sufficient to accommodate any actual growth of mercantile business. They could not have been filled at all, had they not drawn off tenants from buildings in the old Broadway district. As it is, both Fourth and Madison avenues are being improved with great rapidity, and the falling off has taken place chiefly on the side streets.

In considering the prospects for the coming year, the prophecy may be made with some degree of assurance. The new year may well be a somewhat better year both in real estate and building than the old year, but it will not be very much better. The general conditions which have determined the course of the real estate market since 1908 will continue to prevail. There is apparently no chance that any new developments will occur that will stimulate to an unusual degree real estate and building activity in any part of the city. The best that can be expected will be a continuation under somewhat more prosperous conditions of the kind of activity characteristic of the past two years.

It is possible that general financial conditions may do something to increase the investment demand for real estate. Ever since 1901 money rates have ruled high, because the business of the country made larger demands upon its capital than the owners of capital could supply, and this fact has undoubtedly prevented many investors from giving up their money in any but easily negotiated securities. Recently, however, the rate of business expansion has been checked. During the past eighteen months capital has been slowly accumulating, until at the present time the general financial situation is unusually easy and American bankers are large lenders in the foreign money markets. This condition promises to continue throughout 1912. General business may be carried on in large volume during the coming year, but it is improbable that many new enterprises will be started and that there will be much demand for new capital for additions to existing plants and railways or the building of new ones. Capital will, consequently, continue to accumulate, and the amount of money seeking investment in real estate may well increase. This cause will not operate very powerfully, but it will have a certain effect upon the demand for real estate in all parts of the city, in which rental conditions have settled down upon a comparatively stable basis.

The speculative demand will be likely to increase rather than decrease. Sometime within the next month or two the subway plans will be finally settled, and if they are settled right, they will have a beneficial influence upon the market. The area of speculation will be enlarged, the city's borrowing capacity relieved from a grave strain, and money released for other necessary improvements. Of course the completion of the subways will be so remote that speculative buying in the outlying districts which will be most benefited, will not assume considerable proportions for some years; but those districts in Manhattan, which already promise well, and whose situation will merely be improved by the new subways, should obtain some immediate benefit.

The sources of activity which contributed most to real estate and building transactions during the past three years should flow in somewhat larger rather than smaller volume during 1912. A moderate revival of apartment house construction on Washington Heights has been foreshadowed recently. The tendency to undertake improvements in the Dyckman tract is slowly gathering headway and will attain considerable volume during the coming year. On the West Side it is probable that a somewhat fewer number of new buildings will be erected, but on the East Side the rate of construction is not likely to be diminished. Altogether, more money will probably be invested in this branch of building during 1912 than during 1911, but the increase is not likely to be very great.

In the mercantile district it is improbable that there will be any increase of construction. Indeed, there may be a slight decrease. Buildings recently erected have been filling up pretty well, but in some localities tenants have been obtained only at concessions. Undoubtedly it will be better both for the owners of existing buildings and the builders of new ones in case conservatism continues to prevail in this particular field. But even under conservative conditions, some fifteen or twenty million dollars will be spent on this type of construction, and it may be spent upon somewhat different localities in the mercantile districts. Recent sales indicate that on the West Side lower Seventh avenue may come in for a fair volume of improvement, and on the East Side the streets leading off from Fourth

avenue are likely to be more popular than they have been.

Unless all signs fail the Fifth avenue district will be even more active in 1912 than it was in 1911. The position of the retail firms of the better class still remaining south of 23d street is rapidly becoming intolerable, and considerable changes may be expected during the next twelve months. These changes may, moreover, contain certain unexpected developments. The alternatives confronting a retailer, who wants to find a large and a good site uptown, are none of them very attractive. He must either accept an inferior location or else pay a huge price. Perhaps some more than usually enterprising firm will make a new departure, which will have an effect similar to the removal of R. H. Macy & Co. ten years ago. In any event, the whole district immediately surrounding the Grand Central station will bear watching. An important subordinate retail section may well grow up in that immediate vicinity. One cannot help wondering whether the property owners who are putting up apartment houses on Park avenue, between 50th and 59th streets, are not premature. It looks extremely probable as if eventually these blocks would be required for business, as well as the blocks immediately below the station. During the next few years 42d street and its neighborhood will be one of the most interesting and active in the city.

FIVE YEARS' RECORD

Of Conveyances, Mortgages and Building Plans Filed for New Buildings.

NEW BUILDINGS.

MANHATTAN.

|                           | No. of Bldgs. | Total Estimated cost |
|---------------------------|---------------|----------------------|
| 1907.                     |               |                      |
| Total No. of Bldgs. Proj. | 931           | \$73,028,350         |
| Lofts                     | 132           | 11,297,200           |
| Offices                   | 61            | 21,116,500           |
| Apartment Houses          | 309           | 27,081,500           |
| 1908.                     |               |                      |
| Total No. of Bldgs. Proj. | 607           | \$79,209,826         |
| Lofts                     | 143           | 9,480,100            |
| Offices                   | 46            | 34,980,050           |
| Apartment Houses          | 110           | 25,925,500           |
| 1909.                     |               |                      |
| Total No. of Bldgs. Proj. | 940           | \$122,139,062        |
| Lofts                     | 220           | 30,086,450           |
| Offices                   | 34            | 12,656,750           |
| Apartment Houses          | 459           | 70,041,000           |
| 1910.                     |               |                      |
| Total No. of Bldgs. Proj. | 781           | \$92,925,369         |
| Lofts                     | 230           | 30,534,700           |
| Offices                   | 44            | 12,390,600           |
| Apartment Houses          | 208           | 36,923,000           |
| 1911.                     |               |                      |
| Total No. of Bldgs. Proj. | 840           | \$98,537,275         |
| Lofts                     | 175           | 20,943,100           |
| Offices                   | 51            | 19,591,800           |
| Apartment Houses          | 194           | 29,178,000           |

BRONX.

|                           | No. of Bldgs. | Total Estimated cost |
|---------------------------|---------------|----------------------|
| 1907.                     |               |                      |
| Total No. of Bldgs. Proj. | 1,923         | \$20,070,544         |
| Lofts                     | 63            | 814,700              |
| Offices                   | 4             | 39,500               |
| Apartment Houses          | 373           | 8,663,700            |
| 1908.                     |               |                      |
| Total No. of Bldgs. Proj. | 1,797         | \$20,015,555         |
| Lofts                     | 94            | 1,260,100            |
| Offices                   | 12            | 266,000              |
| Apartment Houses          | 870           | 29,252,500           |
| 1909.                     |               |                      |
| Total No. of Bldgs. Proj. | 2,241         | \$37,776,210         |
| Lofts                     | 55            | 235,700              |
| Offices                   | 4             | 12,100               |
| Apartment Houses          | 437           | 10,642,706           |

| 1910.                     |       |              |
|---------------------------|-------|--------------|
| Total No. of Bldgs. Proj. | 2,026 | \$44,034,405 |
| Lofts                     | 127   | 1,205,450    |
| Offices                   | 23    | 640,875      |
| Apartment Houses          | 971   | 34,920,000   |
| 1911.                     |       |              |
| Total No. of Bldgs. Proj. | 1,357 | \$22,837,060 |
| Lofts                     | 93    | 971,375      |
| Offices                   | 28    | 710,000      |
| Apartment Houses          | 372   | 14,500,000   |

RICHMOND.

|                           | No. of Bldgs. | Total Estimated cost |
|---------------------------|---------------|----------------------|
| 1907.                     |               |                      |
| Total No. of Bldgs. Proj. | 840           | \$3,055,490          |
| Lofts                     | 43            | 425,116              |
| Offices                   | 20            | 19,055               |
| Apartment Houses          | 4             | 29,825               |
| 1908.                     |               |                      |
| Total No. of Bldgs. Proj. | 763           | \$2,644,221          |
| Lofts                     | 14            | 46,920               |
| Offices                   | 5             | 22,075               |
| Apartment Houses          | 3             | 52,000               |
| 1909.                     |               |                      |
| Total No. of Bldgs. Proj. | 730           | \$2,367,276          |
| Lofts                     | 21            | 143,964              |
| Offices                   | 8             | 18,775               |
| Apartment Houses          | 3             | 71,000               |
| 1910.                     |               |                      |
| Total No. of Bldgs. Proj. | 841           | \$2,975,190          |
| Lofts                     | 25            | 118,195              |
| Offices                   | 8             | 125,420              |
| Apartment Houses          | 1             | 9,000                |
| 1911.                     |               |                      |
| Total No. of Bldgs. Proj. | 910           | \$2,281,070          |
| Lofts                     | 29            | 85,735               |
| Offices                   | 10            | 50,032               |
| Apartment Houses          | 4             | 11,400               |

QUEENS.

|                           | No. of Bldgs. | Total Estimated cost |
|---------------------------|---------------|----------------------|
| 1907.                     |               |                      |
| Total No. of Bldgs. Proj. | 3,929         | \$15,944,259         |
| Lofts                     | 55            | 262,750              |
| Offices                   | 38            | 66,935               |
| Apartment Houses          | 2,504         | 10,147,318           |
| 1908.                     |               |                      |
| Total No. of Bldgs. Proj. | 3,896         | \$13,842,000         |
| Lofts                     | 76            | 112,282              |
| Offices                   | 39            | 22,997               |
| Apartment Houses          | 251           | 1,724,600            |
| 1909.                     |               |                      |
| Total No. of Bldgs. Proj. | 4,758         | \$19,407,921         |
| Lofts                     | 19            | 114,375              |
| Offices                   | 58            | 932,174              |
| Apartment Houses          | 219           | 1,564,700            |
| 1910.                     |               |                      |
| Total No. of Bldgs. Proj. | 4,133         | \$15,144,377         |
| Lofts                     | 94            | 1,036,859            |
| Offices                   | 43            | 357,807              |
| Apartment Houses          | 197           | 1,507,400            |
| 1911.                     |               |                      |
| Total No. of Bldgs. Proj. | 5,374         | \$22,212,255         |
| Lofts                     | 37            | 714,485              |
| Offices                   | 19            | 185,140              |
| Apartment Houses          | 480           | 4,383,700            |

BROOKLYN.

|                           | No. of Bldgs. | Total Estimated cost |
|---------------------------|---------------|----------------------|
| 1907.                     |               |                      |
| Total No. of Bldgs. Proj. | 8,079         | \$61,864,763         |
| Lofts                     | 105           | 1,028,475            |
| Offices                   | 17            | 396,700              |
| Apartment Houses          | 2,158         | 26,995,100           |
| 1908.                     |               |                      |
| Total No. of Bldgs. Proj. | 6,138         | \$36,206,272         |
| Lofts                     | 122           | 1,494,410            |
| Offices                   | 9             | 126,200              |
| Apartment Houses          | 737           | 9,262,450            |
| 1909.                     |               |                      |
| Total No. of Bldgs. Proj. | 9,844         | \$54,572,042         |
| Lofts                     | 88            | 1,086,950            |
| Offices                   | 12            | 573,000              |
| Apartment Houses          | 793           | 10,273,600           |
| 1910.                     |               |                      |
| Total No. of Bldgs. Proj. | 5,613         | \$33,402,172         |
| Lofts                     | 56            | 384,075              |
| Offices                   | 12            | 109,800              |
| Apartment Houses          | 519           | 7,349,100            |
| 1911.                     |               |                      |
| Total No. of Bldgs. Proj. | 5,288         | \$32,595,240         |
| Lofts                     | 35            | 249,400              |
| Offices                   | 5             | 56,350               |
| Apartment Houses          | 549           | 8,209,325            |

Conveyances.

|                 | 1907.        | 1908.        | 1909.        | 1910.        | 1911.        |
|-----------------|--------------|--------------|--------------|--------------|--------------|
| MANHATTAN       |              |              |              |              |              |
| Total No. Cons. | 12,054       | 9,865        | 10,679       | 9,941        | 9,092        |
| Amount          | \$46,957,390 | \$41,211,503 | \$46,729,942 | \$48,301,278 | \$45,007,144 |
| BRONX.          |              |              |              |              |              |
| Total No. Cons. | 8,846        | 7,523        | 7,304        | 6,966        | 7,111        |
| Amount          | 7,017,783    | 5,759,127    | 4,469,421    | 6,249,250    | 5,028,200    |
| BROOKLYN.       |              |              |              |              |              |
| Total No. Cons. | 32,575       | 27,043       | 27,897       | 26,815       | 25,346       |
| Amount          | 19,011,059   | 17,191,412   | 13,884,334   | 13,078,528   | 13,115,669   |

Mortgages.

|                 | 1907.       | 1908.       | 1909.       | 1910.       | 1911.       |
|-----------------|-------------|-------------|-------------|-------------|-------------|
| MANHATTAN.      |             |             |             |             |             |
| Total No. Mtgs. | 11,765      | 8,678       | 9,273       | 8,042       | 7,166       |
| Amount          | 310,266,876 | 271,661,427 | 308,250,903 | 304,549,779 | 295,748,432 |
| BRONX.          |             |             |             |             |             |
| Total No. Mtgs. | 7,827       | 7,074       | 7,682       | 6,712       | 6,039       |
| Amount          | 68,713,799  | 43,019,639  | 65,943,483  | 61,317,429  | 59,502,375  |
| BROOKLYN.       |             |             |             |             |             |
| Total No. Mtgs. | 33,034      | 25,444      | 29,949      | 24,552      | 22,088      |
| Amount          | 139,683,056 | 90,886,879  | 106,881,086 | 107,070,325 | 96,213,669  |



# CHANGES IN REAL ESTATE PRICES DURING 1911.

Recessions Noted in Most of the Downtown Sections, Except the Insurance District and Greenwich Village—Normal Gains North of 23d Street.

FROM a real estate standpoint the year 1911 has been remarkable for one thing; it has failed to produce any notable land value changes in any part of the city. In the last decade there has been scarcely a year that has not produced some unusual enhancement of values in at least one section or the opening up of some undeveloped territory. In fact, real estate booms have become so much a feature of the commercial and residential development of New York as to be looked on as spectacular but entirely natural concomitants of the city's growth. It is true there are many localities where values have risen during 1911, but one seeks in vain for any locality where a decided boom has taken place.

Spectacular booms such as have occurred in the past will perhaps recur with less and less frequency, especially on Manhattan Island, but there are still many localities that are as yet sparsely settled and where future decided advances in Manhattan property values are still confidently to be expected. The results of the past year are therefore not to be taken as an indication that we have either reached or approximated our limit of advancement, but must be considered as due rather to certain general and local conditions. A survey of the various districts of Manhattan and the Bronx will show that on the whole there has been a fairly normal increase in the greater part of both boroughs.

That portion of Manhattan lying south of Duane street has been decidedly inactive throughout the year and there have been very few changes in values. The financial district around Wall street has held its own. Broadway property has continued to be in demand and while there have been but few sales on this thoroughfare, there seems to have been a slight upward trend in values. Property on Dey, John and Fulton streets is more or less in demand and has held its own or perhaps advanced a trifle. The insurance district, centered along William street, has held strong but without any discernible enhancement. The renting situation here is very favorable and William street itself is gaining strength from an investment standpoint. The insurance center has been gradually moving northward for several years and will eventually reach as far up as Ann street. On this account William street is likely to appreciate to a considerable extent in the future.

## Broadway Wholesale Section.

The wholesale section of Broadway from Duane to 14th street has been suffering somewhat of a retrogression for several years and this decline was more prominently brought to notice during 1911 by reason of a number of auction and private sales which took place there. On account of the lack of sales in the previous year it is difficult to make actual comparisons, but an idea of how much this property has suffered may be gained from comparing this year's selling prices of certain parcels with their assessed values. Presumably the city assessed property this year at what was considered its value the previous year, but in most instances the amounts obtained at public and private sales fell far below the taxation values. In one case, that of 550 and 552 Broadway, the price paid at private sale was \$195,000 less than the assessed value. In spite of these apparently discouraging facts those most familiar with conditions express the belief that there will be another upward move of values in this part of Broadway in the near future, and that the construction of a Broadway subway will eventually restore the desirability of this section.

The old wholesale silk center around Greene and Mercer streets has suffered an even worse fate and experts in this neighborhood hold out no hope of recovery. Most of the prominent wholesale firms have already left the district and the rest are preparing to follow. The prospect that other lines of trade will take their places, at least at former prices or rentals, is indeed slim and to-day the property is entirely out of demand and has very little selling value. In view of the lack of demand it is next to impossible to estimate the amount of decline with any degree of accuracy.

The reconstructed portion of Greenwich Village has been steadily moving forward for several years. Large plots are in demand and cannot be obtained to-day at prices prevailing last year. There has been a small but healthy increase in values during the year, probably about 10 per cent., and the rentals for modern

loft space have increased from 5 to 7 cents a foot during 1911.

Fourteenth street has been almost stationary except, perhaps, west of Sixth avenue, where a slight upward tendency has been noted. This street has apparently found its level and prices are not liable to suffer much change in the future. The speculator has ceased to interest himself in 14th street to any extent; the investor has taken his place.

Fourth avenue values in the last few years have increased enormously and in many cases were discounted for some time ahead. During 1911 the thoroughfare has been adjusting itself to new conditions and while prices and rents have remained the same as in 1910, the greater part of the available space in new buildings has been absorbed and a general feeling prevails that Fourth avenue will live up to the expectations of its most ardent admirers.

## East 23D St. Improving.

East 23d street, between Broadway and Second avenue has felt the effect of the new wholesale center and the proposed Lexington avenue subway, and values have increased during the year at the rate of about 10 per cent. Between Broadway and Sixth avenue there has been a slight decline on the south side of the street, while the north side, either has held its own or moved slightly upward. West of Sixth avenue, property is held in fairly high esteem and a slight rising tendency has been shown.

The entire Pennsylvania zone, with the exception of Seventh avenue, has displayed but little activity during the year and no decided price fluctuations have been evident. Seventh avenue, from the Pennsylvania station to 42d street, continues to be in fairly good demand and prices are steadily advancing. No great amount of selling has taken place, but here and there large plots have been acquired which foreshadow big improvements. A strong feeling of optimism appears to possess the real estate owners and brokers along the avenue, and there are some who do not hesitate to predict a front foot value of \$15,000 for Seventh avenue property within the next decade. The side streets below 34th street, near Seventh avenue have maintained about the same level of prices as prevailed last year, but north of 34th street there has been a rise in some cases of at least 20 per cent. Two years ago the values on West 34th street were discontinued for several years to come, and while there has been no further advance during the past year, the holdings are in fairly strong hands and there has been no disposition on the part of owners to shade prices.

Fifth avenue, above 34th street, has lived up to its reputation of former years, and in spite of the merchants' complaints about the volume of business transacted, rents and values have moved up. The recent sale of No. 448 at a price of \$193 a square foot comes very close to establishing a record for inside lots anywhere in the city. Above 42d street the upward trend is still more marked and property is not long in the market, even at the high figures demanded. Single lots on the west side of the way have increased from \$10,000 to \$15,000 a lot during the year and the southeast corner of 46th street was recently leased at a figure that would indicate a value of nearly \$235 a square foot. This part of the avenue and the adjoining side streets are now the favorite haunts of the ultra-fashionable shops formerly located below 42d street. It is not often that the strict enforcement of laws results in increased business, but Fifth avenue has undoubtedly benefited by the action of the Federal government in regard to imports. The trouble attendant upon bringing into this country goods purchased abroad and the ever present danger of a dispute with the customs officials over valuations, have driven many who formerly shopped in Europe to patronize home merchants and it is to Fifth avenue and the adjoining streets that these people naturally turn.

## Effect of Grand Central Depot.

The entire area around the new Grand Central Depot has probably increased more in value during 1911 than any other one district in the city. Lexington avenue has more than held its own, and while there have been but few sales to draw comparisons from, the increasing value of the part affected by the new terminal has been demonstrated by the number of leases made there during the past year. Park avenue, like Lexington avenue, has furnished but a small quota of sales, but property between 45th and 50th streets

could not be bought to-day for anywhere near the prices prevailing in 1910, and another year will probably see a still more pronounced increase. Madison avenue has moved steadily upward; the demand has been strong and prices have risen. The corner of 48th street, which has several times changed ownerships, shows on its last selling price an increase of 20 per cent. over last year's value, and the whole avenue from 42d to 59th streets would seem to show an increase not much under this in percentage. The blocks immediately to the west of Madison avenue, from 42d to 50th streets, appear to have advanced at the rate of about 10 per cent., while 57th street, which bids fair to become one of the most important high-grade retail shopping thoroughfares above 42d street, has moved up at the rate of approximately 20 per cent.

The Times Square section of Broadway has advanced steadily in value for the past eight years, and this year has proved no exception. Very little property in this district is for sale, and activity is mostly confined to leasing. In 1910, the old Albany apartments, between 51st and 52d streets, were leased for a long term at an average rental of about \$63,000 net. In 1911 the property was sublet at an average price of \$75,000 net. The corner of 43d street and Seventh avenue was bought by the tenant at almost a record price, and the subleases in the old Studebaker building show that store values are greater than ever before.

## Social Center Inactive.

Few dwellings in the fashionable residence district of the upper East Side were sold during the year, and Park avenue, above 59th street, was not nearly so active as in the two previous years. In both cases, however, former price levels were rather strongly maintained, the feeling that apartment houses will eventually locate among the fashionable dwellings being sufficient to offset any shading of prices due to lack of trading. Carnegie Hill and Lexington avenue, between 59th and 100th streets, gained a considerable degree of potential strength during the year, owing to the commencement of work on the Lexington avenue subway. No great amount of dealing took place in either of these districts, but asking prices, particularly on Lexington avenue, are considerably higher than last year.

At least three streets on the West Side below 110th street became more popular during 1911 than ever before, and added to the sum total of their property values. Broadway for the last decade has experienced a normal annual increase of about 10 per cent., and this year approximately the same ratio was maintained. Business houses and apartments are steadily invading 72d street, and a natural enhancement in real estate is the result. The block between Columbus avenue and Broadway has benefited the most and the percentage of increase here is about the same as on Broadway. During the early part of the year, West End avenue properties commanded considerable attention, and quite a number of plots were acquired for improvement with apartment houses. Trading fell off here considerably during the fall and early winter, but the net gain in values for the entire twelve months is fairly substantial.

Morningside Heights as a whole is more valuable to-day than ever before, but this year's increases were most conspicuous on 110th street, Broadway and Morningside Drive. In the fore part of the year several vacant blocks on or near Morningside Park were sold at auction to operators by the Pinkney estate. The entire property has since been resold in every case at a substantial profit.

The Pinkney estate sale also brought into the market a considerable amount of vacant land in Harlem and most of this has since been resold at an advance. At Lenox avenue and 110th street, the greatest increases took place, and some very substantial profits were recorded. With the exception of East 125th street, which showed some slight advance, owing to the prospect of a new subway, the rest of Harlem remained inactive and values changed but little.

## Upper Manhattan Overproduced.

Taken as a whole, Washington Heights held its own remarkably well, considering the amount of overproduction in apartment houses existing there at the beginning of the year. A few foreclosures, due to reckless building, took place during 1911, but there was little disposition on the part of owners to part with vacant property at prices below those of last year, and along the line of the subway a



normal increase took place. This was particularly marked in the vicinity of the 181st street station.

In the Dyckman tract conditions at the close of 1911 appear to be better than ever before. A fair amount of trading took place during the year and some apartment houses were constructed. A large mercantile company has been organized to develop a factory colony along the Harlem River waterfront and there is a strong probability that 1912 will witness considerable activity throughout the entire district. The biggest increase in prices occurred on 207th street, which is destined to be the most important cross-town thoroughfare in the Dyckman section. Lots on this street sold for \$2,000 apiece more than they did last year, and the sale of one plot during the year disclosed a profit of 600 per cent. during the last five years. Dyckman street, Vermilyea avenue, Post avenue, and Broadway also furnished sales at prices above those prevailing in 1910.

#### Bronx Holds Steady.

Bronx real estate as a whole has shown no marked appreciation during 1911, but on the other hand values generally have been firm in districts where there was any building activity, and there have been substantial increases in certain localities. This latter fact is most noticeable along the line of the present subway, east and west of the Prospect avenue station, and reports from the building department indicate that the greatest activity has taken place in the neighborhood centering around the junction of Westchester avenue and Southern Boulevard. Over \$1,200,000 worth of new buildings were erected there during the year, most of them of a very good type. This activity, together with the fact that renting conditions have been quite satisfactory has naturally tended to force values upward and a very healthy increase has resulted.

Important centers such as at the junction of 149th street, Third and Westchester avenues and the one at Simpson street and Webster avenue have felt a steady increase for several years and the advance during 1911 continued at a normal rate. The opening of the 149th street, the 163d street and the 167th street cross-town trolley lines helped neighborhood values, and there was an advance in asking prices in the territory to be affected by the Lexington avenue subway and along some parts of the New York, Westchester and Boston Railroad.

What is popularly known as the West Bronx experienced very little change except, perhaps, in the vicinity of Kingsbridge, where certain local improvements are being made. Hunts Point failed to show any advance in values, but there is more demand for land and buildings today than ever before in the history of this district. The extreme western corner of the Bronx, which includes Riverdale and Spuyten Duyvil, is being slowly developed along high-class, suburban, residential lines, and property is being held more firmly than ever before. Extensive street and park improvements are planned for the near future, and it seems likely that this territory will develop into the most exclusive residential area of the entire borough.

#### A Real Estate Calendar.

Monday, January 8—Meeting of the governors of the Real Estate Board of Brokers.

Saturday, January 13—Annual dinner Real Estate Board of Brokers.

Saturday, January 20—Last day for savings banks and safe deposit companies to file annual reports with the State Banking Department.

Wednesday, January 31—Last day for business corporations to file reports with the Secretary of State.

Thursday, February 1—Last day for loan, mortgage and investment companies to report to the Superintendent of the State Banking Department as of January 1.

Tuesday, February 13—Meeting of the governors of the Real Estate Board of Brokers.

Friday, March 1—Unpaid real estate taxes for 1911 payable to the Collector of Assessments and Arrears.

Wednesday, May 1—One-half of the real estate tax becomes a lien and all personal taxes become due. A discount at the rate of four per cent. per annum will be allowed on the second half of real estate taxes which will become due November 1, and which may be paid any time prior to that date if the first half shall have been paid. Regular Croton water rents for 1912 also become a lien, being charged for one year in advance.

Friday, May 31—Last day to pay one-half real estate tax and all personal tax at face amount.

Saturday, June 1—Interest at 7 per cent. per annum from May 1, 1912, is added to all payments of one-half of real estate

tax and all personal taxes of 1912 on and after this date.

Thursday, June 20—Last day to begin proceedings under certiorari to review determination of Tax Commissioners, to reduce assessed valuations.

Monday, July 15—Last day for business corporations to pay franchise tax.

Thursday, August 1—A penalty of five per cent. added to unpaid regular Croton water charges for 1912.

Tuesday, October 1—Tax Commissioners' books open showing real estate assessed valuations and fixing the status of taxable property for year 1913.

Thursday, October 3—Report of capital stock companies for year ending October 31, must be filed with State Comptroller on or before November 15.

Tuesday, October 15—Annual meeting Real Estate Board of Brokers.

Friday, November 1—An additional penalty of ten per cent. added to all unpaid regular Croton water rents. Last half of the real estate tax becomes a lien.

Friday, November 15—Last day to file claim for the reduction of real estate assessments. Last day for business corporations to file with State Comptroller reports as of October 31.

Saturday, November 30—Last day to file claim for the reduction of personal assessments. Last day to pay second half of the real estate tax at seven per cent. from November 1.

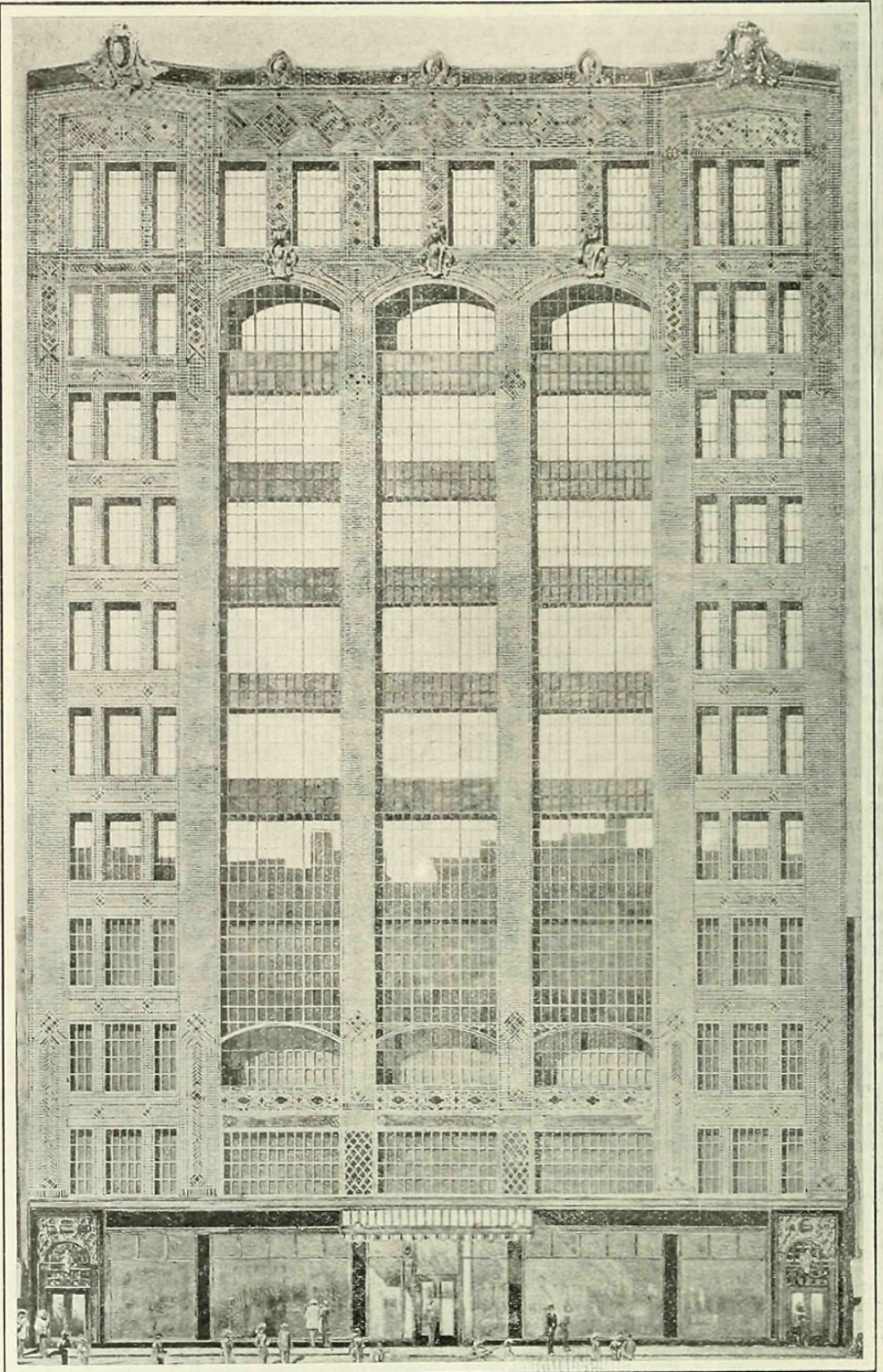
Monday, December 2—Interest on second half of real estate tax at seven per cent. from November 1.—From the Board of Brokers' Diary.

#### Obituary Notes.

THEODORE GREEN, a real estate dealer, with offices at No. 101 Broadway, died on Monday at the Hotel St. George from a complication of diseases. Mr. Green was born sixty-one years ago in the Eastern District of Brooklyn, and was the son of William Green, who built the first row of brick houses in Williamsburgh. The son was one of the pioneers in the Prospect Park South section, and up to last spring made his home at No. 1222 Albemarle road. For the last ten years he had traveled a great deal. He was president and a director of the Cypress Hills Cemetery Association, a director of the Empire State Surety Company and vice-president and a trustee of the Kings County Savings Institution. He was also prominent in lodge circles.

JOHN BUCKBEE, a member of the firm of Ash & Buckbee, wholesale plumbers at Spruce and William streets, died on Saturday at his home, No. 28 Hart street, Brooklyn. He was eighty years old and was born in New York City. He was the first president of the City Club of New York, which had its headquarters at No. 253 Bowery and which later became known as the Americus Club. "Bill" Tweed, once Tammany's boss, was the first president of the Americus Club.

JOSEPH P. COOPER, president of the J. P. Cooper Lumber Company, Inc., died Wednesday at his home, at Rutherford, N. J., in his eighty-sixth year.



Kirby & Petit, Architects.

#### PROPOSED BUILDING FOR THE LOCOMOBILE COMPANY OF AMERICA.

To be erected next spring at 18 to 24 West 61st street. It will represent one of the largest, if not the largest, achievements in this class of construction for automobile purposes in the world. The site has been excavated.



## BROOKLYN'S BANKING CENTRE Montague Street Is Well Termed the Wall Street of the Borough.

MONTAGUE STREET, in Brooklyn, is one of the thoroughfares of the borough whose salient character is becoming more pronounced yearly. It is recognized as the financial center of Long Island and is familiarly termed "the Wall Street of Brooklyn." It is a coincidence that a ferry joins Wall street in Manhattan to its namesake in Brooklyn.

The strongest business block in Montague street is the one between Court and Clinton streets; and during the last decade it has undergone considerable structural change, which has accentuated its strength for financial business. The passing of the old Academy of Music from the south side of the block and the influx of new office buildings has made traffic in that side of the street as heavy as it is in the north side, if not more so. Occupying one-half of a long block as it did, the old Academy was an obstruction to the increment of business in Montague street's most important block. The structure was licked up by fire about eight years ago, and although the block on which it stood had long been abandoned for residential purposes, nevertheless the passing of the Academy was "a blessing in disguise" to business as well as to the stockholders, for the old structure had long been an unprofitable holding for its owners, who were wealthy Brooklynites.

The bulk of the land on which the building stood was finally sold to a corporation of real estate men known as the Academy Realty Company, which erected a two-story steel and stucco office building on it. The lower or ground floor is occupied principally by banks and banking firms, while the upper floor is given over largely by real estate and financial interests. The present structure is practically a taxpayer and the next few years will probably see it succeeded by a large office building.

### Other Improvements.

The remainder of the Academy plot was bought by the Lawyers' Title Insurance & Trust Company, who improved it with a twelve-story office building, part of which is occupied by the owner as its Brooklyn headquarters; while next door, on the site of McGroarty's famous cafe, which was destroyed with the Academy, the Title Guarantee & Trust Company has erected a substantial four-story stone building for its banking department in Brooklyn and as an entrance to its main building abutting in Remsen street.

This block of Montague street is surfeited with banks and financial institutions. At the corner of Court street is the Mechanics Bank, occupying the ground floor of a large office building of its own; the Manufacturers Trust Company and the banking departments of two title companies across the way; the Hamilton Trust Company, which recently doubled the size of its office space, in the ground floor of the Real Estate Exchange Building; the People's Trust Company, which has a fine marble banking house a few doors farther on; the Brooklyn Trust Company, which owns the large old building it occupies at Montague and Clinton streets; while directly opposite is the office building and financial department of the Brooklyn Rapid Transit Company; and on the opposite corner of the same side of the street is the home of the Franklin Trust Company.

Adjoining the Brooklyn Rapid Transit building on the east is the old building of the Brooklyn Art Society, which while not actively on the market, would nevertheless be sold if the proper offer was made. It has become remote for the purpose to which it is devoted. Just what will be done with the old iron front and narrow Continental Building, on the southwest corner of Montague and Court streets, is problematical. Some opine that the site of it will be reimproved together with the site of the Phenix Building adjoining it in Court street; but no definite information about it is obtainable.

Distinctly new features of Montague street, between Court and Clinton streets, are the locating of a restaurant in the middle of the block and of a stationery store and a shoe business near Court street. Traffic has increased in the block sufficiently to warrant the maintenance of such business there.

### Office Rentals.

Office space in the upper floors of Montague street office buildings rents at the rate of \$1.25 a square foot a year, while space in the ground floors is at the rate of \$2.50 a square foot a year.

From Clinton to Henry street Montague street has changed from a block of fine old brownstone residences to a center for insurance companies and brokers and suburban real estate companies. A great majority of the old houses have been altered into offices in the parlor floors and basements and bachelor apartments in the upper floors. There is no exact square foot rate of rental in this block. Two old houses in the north side of the block have been completely superseded by a modern two-story office building, with foundations capable of supporting a still larger building if necessary.

From Henry street to Columbia Heights Montague street is composed of fine apartments and houses remodeled into small apartment structures. The most notable improvements are the Hotel Bossert and the Casino, each diagonally opposite the other, on corners of Montague and Hicks streets.

It is asserted that the rental power of fine apartments in the part of Montague street overlooking Wall Street Ferry is as strong as ever, in spite of the fact that the ferry service is not as good as formerly. The section, however, is easily accessible to the Borough Hall station of the subway, and it is only a five minutes' run from there to Wall street, Manhattan; consequently, it is reasonable to suppose that the Heights section is just as accessible to Manhattan, if not more so, than ever.

### New Office for United States Title.

The United States Title Guaranty Company has leased part of the second floor in the new building of the Emigrant Industrial Savings Bank, at 51 Chambers street, to take the place of its office at 20 Vesey street. The term of the lease is five years and the company will occupy the office by Jan. 20.

Work is progressing on the remodeling of the old Dime Savings Bank building, at Court and Remsen streets, Brooklyn, which the company has leased as its headquarters in that borough. The Kings & Westchester Land Co. has the contract to do the work and the cost of the alterations will be about \$25,000. Remsen Hall, a large assembly room in the upper floor of this banking house, will be transformed into the law and plant departments of the title company. An elevator will be installed to make all parts of the building quickly accessible. The business office and closing department will be on the main floor. This new office is almost opposite the subway station.

The progress of the United States Title Guaranty Company has been constant during the past year since George A. Fleury, formerly secretary of the Lawyers' Title Insurance & Trust Company, assumed the presidency.

### A New Firm of Real Estate Attorneys.

A new law firm to be known as Gleary, Dilworth, Miller & Fay, has recently been formed with offices at 309 Broadway. The firm will make a specialty of handling real estate cases, under a new system of moderate, annual retainers covering all legal advice. J. Blecker Miller, a well-known real estate lawyer, who has been connected at various times with all the title companies as either head or counsel of the law departments, will take charge of all real estate matters. Mr. Miller examined the title of the first risk taken by each one of the present title companies. One of the first cases of the new firm appeared in the courts this week in the action of Wilson against the New York Central and Hudson River Railroad Co. This is a test case for damages to property along Riverside Drive and is brought in accordance with the precedent established in several elevated railroad damage cases.

### Dinner of the Board of Brokers.

The annual dinner of the Real Estate Board of Brokers of New York, to be held on Saturday, January 13th, promises to be the most successful affair in the history of the organization. Between 700 and 800 seats have already been reserved and the chairman of the Dinner Committee announces that if any further reservations are desired, they must be made within the next few days. Among the prominent men who will speak are Frederick W. Whitridge, Arthur Brisbane and Job E. Hedges. A large number of representative business men have signified their intention of being present.

## BUYING RIGHT OF WAY.

### The N. Y., Westchester & Boston the Mostly Costly Road Per Mile.

W. A. Cokeley, the Right-of-Way Agent of the New York, Westchester & Boston Ry. Co., addressed the Real Estate Class of the West Side Y. M. C. A. on Tuesday, January 2, on the subject of "Acquiring Right-of-Way of a Railway System."

The class was well attended and Mr. Cokeley gave one of the most interesting talks of the whole course, bringing out points regarding the necessities in acquiring rights-of-way and the enhancement of property values. He said in part:

"The first work of building a railroad comes in laying out a route. Two things must be borne in mind: the cost of acquiring the right-of-way and the cost of construction, and the bringing of the railroad into close contact with populous centers. Sometimes the most expensive route is decided on as best for the purposes of the road.

"In acquiring right-of-way it is necessary to be cautious in keeping the public from being cognizant of what is in progress, as the value of the property increases from five to ten times as soon as it is known that a railroad desires it. About half the property can be acquired before the public in general is aware of the purpose, and about 80 per cent. can be acquired by direct purchase, the balance by condemnation proceedings. It is customary for a railroad to deal most fairly with the owners of property, and the first offer is generally 25 per cent. in advance of the original value.

"When a final order is made in condemnation the best the railroad gets is an easement terminating when the railroad fails to comply with the terms of the franchises, or changes its route so as not to use the property thus acquired. The property then automatically reverts to the owner. After a railroad wins a condemnation suit it strives to secure a deed by the payment of an additional sum."

The speaker brought out an interesting fact which is that the New York, Westchester and Boston Railroad will be the most expensive line for its mileage ever constructed, the cost all told being \$1,000,000 a mile.

### Semi-Annual Tax Collection.

Under the new law for the semi-annual collection of city taxes, the Tax Commissioners will start to make up the assessment rolls on Feb. 1. The rolls will be sent to the Board of Aldermen on March 1, or the next succeeding day when the 1st falls on Sunday, and it will be the duty of the Aldermen to fix the tax rate by March 3. Heretofore they have fixed the rate at a special meeting in the middle of July.

After the rate has been fixed, the assessment rolls are to be sent to the Receiver of Taxes by March 28, and on May 1 the first half of the realty taxes and all of the personal taxes fall due, with a penalty of seven per cent. if not paid by June 1. The remainder of the realty tax is payable on Nov. 1, with a similar penalty on Dec. 1.

In order to get the assessment rolls made up in time, it will be necessary to start assessing a year ahead. Thus, on April 1 the Tax Commissioners will begin to assess for the tax levy of 1913, while still finishing up the lists for 1912.

"The change to the semi-annual system really makes little change in the work of this department," said Commissioner Purdy, "except for the shifting around of dates. On the face of it, the taxpayers appear to lose a period of two weeks formerly allowed for a reinspection of the assessment rolls after they had been sent by us to the Aldermen in July. This loss is only apparent, however.

"As a matter of fact, that two weeks' period might just as well have been done away with long ago, for scarcely a taxpayer went to the City Hall to see the books. This second inspection was, theoretically, to permit taxpayers who had protested against assessments to ascertain what had been done about their protests, so that they might have an opportunity to have court reviews on writs of certiorari in case they were still dissatisfied. As a matter of fact, they always found out and decided about the writ before the books ever left our offices.

"After this former second inspection, taxpayers had until Oct. 31 to secure writs of certiorari. Now they have from March 28, the day the books go to the Receiver of Taxes, to June 30 to secure their writs. The time allowance is practically the same."



## HISTORIC MORRIS HEIGHTS SECTION.

The Seat of Many Old Estates and  
A Coming Apartment House District.

JUST east of Coogan's Bluff across the Harlem River are two very high ridges of ground which are identified with many incidents historic and legendary of the revolution. During that period bodies of troops marched over this land to outlying districts and skirmishes between the Continental and British troops were matters of almost daily occurrence. After the close of the war many New York families established large country estates in the territory, some of which remain the possession of the heirs to this day. One of the best known estates, and one whose name is still perpetuated on the city map, was that of the McCombs. In recent years a part of this farm has been taken over by the city and is used chiefly as an athletic park.

Before the city built the present Speedway along the west bank of the Harlem River, Jerome avenue, from Ogden avenue to 177th street, was used as a trotting course by many well known horsemen. Commodore Vanderbilt, Nathan Straus, Hugh J. Grant, David Bonner and others of equal fame, spent many days on this old Speedway and frequented the road houses, such as Case's and Smith's, in the near vicinity. Even yet between 155th and 177th streets, west of the Grand Boulevard and Concourse, one may still see some of these old roadhouse buildings with their stabling quarters, but they are rapidly falling into decay from lack of use.

Since those times considerable building has taken place in and around the lower part of the area near Central Bridge. This development was not brought about by a boom but was spread over a number of years, and in many cases has been rather slow, caused primarily by the lack of proper transportation facilities. No part of the borough of the Bronx has been so retarded on this account and in all likelihood it would have been a city by itself ten years ago, had rapid transit to lower Manhattan been possible. When Central Bridge was completed it was thought that it would afford quick access to New York, but some time elapsed before trolley cars were installed on the bridge and on the viaduct connecting the elevated road and the Jerome avenue line. The property owners have long striven to have the Sixth and Ninth avenue elevated lines extend their systems across the Putnam Railroad bridge and up Jerome avenue, but as yet without avail. The inhabitants are still forced to pay a double fare to New York or else walk across the viaduct to their homes, and in many cases this is impracticable on account of the distance.

The new Lexington avenue subway, which is still several years distant, should materially benefit the upper end of the section which is not nearly so well built up as the lower part. According to the plans it will strike Jerome avenue at 169th street and run north from that point. East of Jerome avenue are many stretches of vacant land where as yet even streets have not been cut through, and the completion of this line should produce considerable building activity throughout the entire area. The southern part of the district contains many modern apartment houses, which on account of the high elevation are very desirable. Ogden avenue has more of this type of buildings than any other street. The trolley runs along the street, but the majority of the retail stores which supply the people of the neighborhood are located here. The modern building of the Home for the Friendless under the control of the Female Guardian Society, of which Miss Gould is president, is located at Woodycrest and Jerome avenues. Woodycrest presents the most aristocratic appearance of any avenue in this locality. Old Woodycrest Villa still stands overlooking Jerome avenue and presents a picture of how the estates must have looked in older days. Some apartments have been built along the street, but the majority of the buildings are either frame or stucco detached dwellings.

Anderson avenue is the center of apartment house construction, and several new houses have recently been erected at this point, nearly all of which are at present well rented.

The land around the Bronx entrance of Washington Bridge has recently shown a decided increase in building. The 177th street crosstown line as well as the Ogden avenue trolleys connect with the subway station at 181st street, making the trip to lower Manhattan quicker and more comfortable than by other routes. The Monaton Realty Investing Corporation has

just completed a new apartment at the entrance of the bridge and Aqueduct avenue. The Hillcrest Building Company has also completed several large apartments in the same vicinity. The land directly at the entrance of the bridge has been taken over by the city and turned into a park. Between 168th and 169th streets and Shakespeare avenue, is probably one of the finest and most modern churches in the Bronx. It is made entirely out of white marble and is known as the Sacred Heart Church. In close proximity is a large public school which takes care of the children of the surrounding territory.

North of Washington Bridge along Aqueduct avenue a number of institutions have located, among them the Sacred Heart Convent, the Catholic Institute for the Blind and the Messiah Home for Half Orphans. Directly opposite the Convent building is Featherbed lane, connecting Aqueduct and Jerome avenues, and until recently containing nothing but beautiful shade trees on both sides. Lately a large new apartment house was erected on this lane just east of Aqueduct avenue. The little building that has taken place above Featherbed lane on Aqueduct avenue has been of the most modern type, but it is not nearly as plentiful as above 177th street.

Jerome avenue from its beginning north has changed very little in the past ten years. The few buildings are very old and in many cases useless. This is a most interesting fact, because Jerome avenue was in use long before most of the other streets were even cut through and it also was the principal line of traffic, but still it is very backward, no doubt due to the low level of the ground and the high ridges on both sides. No doubt building will be very rapid along this thoroughfare when the new subway is completed.

The old village of Moris Heights, at the foot of Tremont avenue, near the Harlem River, remains about the same as far as improvements are concerned, as it was years ago. Many of the old buildings are still standing, some occupied and others vacant. It would seem that all the land near the old village and along the Harlem could be utilized for various industries, but at present only boat clubs and the new coal tower recently erected by the Olin J. Stevens Co. are found here. This latter structure, made of concrete and steel, has a capacity of 60 tons an hour and reduces the cost of unloading from barges to one-third of the former price. From the village east is a rather high terrace which has been built up with modern suburban dwellings. In some ways, it presents an attractive appearance, as each house is constructed on different lines. The prices of these buildings are rather moderate and the nearness of the Morris Heights station of the Putnam Road, makes connections easy with the elevated at 155th street. Apartment houses are beginning to invade the terrace, which has been only a private dwelling area for some time. Adjoining the Messiah Home for Half Orphans are some of the old buildings of the Morris estate, from which the village derived its name. The western end of Tremont avenue, one of the longest and most interesting avenues in the Bronx, has not been built up as extensively as many of its other parts.

In this large section which has been greatly retarded on account of transit facilities, the value of property has changed very little in the past ten years. The general average has been stable and it undoubtedly will continue along this way until the lines of transit have been increased. There is still much undeveloped land open for purchase by conservative investors who can afford to hold the property until new improvements have been introduced. Most of the apartments are well rented to a very desirable class of tenants. All the owners have most optimistic views of the future, and with increased transit there is little doubt that it will be one of the most desirable, accessible and thickly populated residential districts of the Bronx.

### New York's New Court House.

Nothing definite about the new county court house in Manhattan was done by the Board of Estimate at its meeting last Thursday. The sub-committee of the board appointed to determine on a site did not report, as it was hoped it would do by the judges, and the subject was not discussed at all.

At the annual meeting of the New York County Lawyers' Association, held last Thursday evening in the Hotel Astor, the following resolution, presented by J. Hampden Dougherty, was unanimously adopted and sent to the Board of Estimate:

Whereas, For about nine years past legislation has existed authorizing the City of New York to provide a new court house, and

Whereas, The present County Court is and has long been in such an unsanitary condition as to be unfit for use and is a constant source of peril to the health of the Justices of the Supreme Court, to members of the bar, to court attendants and to all citizens who have frequent occasion to enter the court house and has recently been declared by one of the Justices "not a fit place for the administration of justice;" therefore be it

Resolved, That the New York County Lawyers' Association recognize the urgent need for the early erection of a new court house and respectfully request the Board of Estimate to take immediate steps for the acquisition of a site and the construction of an adequate new court house.

### Taxation Conference.

The second State Conference on Taxation will occur in Buffalo on Jan. 9, 10, and 11, in the hall of the Hotel Statler. Methods of assessment and taxation in the State and betterments will be the topics of the conference.

Among those who will go from here are Commissioners Purdy, McElroy and Kaufmann and Messrs. Edward L. Heydecker and Frank J. Bell, from the Tax Department; Edgar J. Levey, chairman of the Committee on New Sources of Revenue; William G. Love, president of the New York Tax Reform Association, and George W. Brush, president of the Brooklyn League, and A. C. Pleydell, secretary of the New York Tax Reform Association.

Among the men from other cities will be Governor Dix, from Albany; Edward R. O'Malley, Buffalo; Benjamin R. Hall, State Tax Commissioner; Lewis K. Rockefeller, Albany; Byron G. Hahn, Syracuse; William N. Gile, Skaneateles; Frank A. Beyer, Buffalo; Allen R. Foote, President National Tax Association; William H. Corbin, Tax Commissioner, Connecticut; Frank B. Jess, President State Board of Equalization, New Jersey; Oscar Leser, Judge Appeal Tax Court, Baltimore, Md.; George W. Lord, Chairman Committee on Taxation, House of Representatives, Michigan; Douglass S. Freeman, Secretary Special Tax Commission, Virginia; E. W. Scovill, Hudson; Clifford P. Fell, Buffalo; William P. White, Utica; R. M. Cox, Middletown.

### A Benefit to Insurance Brokers.

Those who have the skill and training for drawing up fire insurance policies will especially benefit by the new statute requiring licenses. This licensing is expected to be of value in the enforcement of the anti-rebate law as any broker who violates it can be deprived of his license without opportunity to secure its renewal for a year.

The law confines the business exclusively to those who make it their principal occupation. In the past, business has been accepted by the companies from lawyers, savings bank clerks and countless others who had developed it as a side line.

### Real Estate Bonds.

The annual report of the State Banking Department recommends that a law be passed to regulate real estate companies which sell bonds secured by mortgages on property they own. A general revision of the banking law is also recommended, which is probably a more necessary proceeding than the other. The deposits in the savings banks of the State increased \$67,288,000 during the fiscal year.

### A Safe Investment.

The future of New York is an assured fact, beyond dispute, and is appealing more and more to people who desire a safe, sure investment. The year 1912 should be one of great progress.—John N. Golding.

### Competition At Real Estate Show.

At the Real Estate Show to be held at the Grand Central Palace beginning March 30, there will be prizes for the best design and plans for suburban homes.



**MUNICIPAL FORECAST.**

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

Monday, January 8.

McGraw AV.—Opening, between Beach av and Unionport rd.; 1 p. m.  
 WATERBURY AV.—Opening, from Westchester to Zerega avs.; NEWBOLD AV.; ELLIS AV.; POWELL AV., from Virginia to Zerega avs.; and of GLEASON AV., from Metcalf to Zerega avs.; 2.30 P. M.  
 BRIDGE AT HIGHBRIDGE.—Opening, across the Spuyten Duyvil and Port Morris railroad on the line of Depot pl; 11 a. m.  
 CRESTON AV.—Closing, from Tremont av to Minerva pl; 9.30 a. m.  
 BRONX BLVD.—Opening, from Old Boston Post rd to East 242d st; 11 a. m.  
 BEACH ST.—Opening, between Gleason and Bronx River avs; 12.30 p. m.  
 WEST 184TH ST.—Opening, from Broadway to UNNAMED ST (Overlook Terrace) and opening and extending said UNNAMED ST. (Overlook Terrace) from West 184th st to Fort Washington av; 12 m.  
 WEST 231ST ST.—Assessment, from Bailey to Riverdale avs; 2 p. m.  
 THERIOT AV.—Opening, from Gleason av to West Farms rd; and of LELAND AV., from Westchester av to West Farms rd; 2.30 p. m.  
 PARKER ST.—Opening, from Protectory to Wellington avs; 3.45 p. m.  
 PUGSLEY AV.—Opening, from McGraw av to Clasons Point rd; CORNELL AV., from Clasons Point rd to Pugsley av; ELLIS AV.; NEWBOLD AV., from Tremont to Pugsley avs; 3.15 p. m.

Tuesday, January 9.

EAST 172D ST.—Closing, from Jerome to Morris avs; 3 p. m.  
 DAVIDSON AV.—Opening, from Grand av to West 177th st; of GRAND AV., from Macomb's rd to Tremont av; of 176TH ST WEST, from Macomb's rd to Jerome av; 177TH ST WEST, from Jerome to Tremont avs; 3.30 p. m.  
 PARKER ST.—Assessment, from Protectory to Wellington avs; 3 p. m.  
 ROSEWOOD ST.—Opening, from Bronx blvd to White Plains rd, and from White Plains rd to Cruger av; 3 p. m.  
 GARFIELD ST.—Opening, from West Farms rd to Morris Park av; and FILLMORE ST., from Van Nest to Morris Park avs; 3.30 p. m.  
 WHITE PLAINS RD.—Opening, from West Farms rd to the bulkhead line of the East River; 2 p. m.  
 ZEREGA AV.—Opening, from Castle Hill av near Hart's st to Castle Hill av, at or near West Farms rd; 10.30 a. m.

Wednesday, January 10.

MINERVA PL.—Opening, between Jerome av and the Grand blvd and Concourse; 11 a. m.  
 GRAND BLVD AND CONCOURSE.—Opening, extension of and approaches to the southerly end from East 158th to East 154th sts; 1 p. m.

Thursday, January 11.

WHITE PLAINS RD.—Opening, between a point near the old Unionport rd and a point near Thwaites pl; 3 p. m.  
 LACOMBE AV.—Assessment, RANDALL AV., from the bulkhead line of the Bronx River to the bulkhead line of Westchester Creek; COMMONWEALTH AV., from Patterson to Lacombe avs; 1 p. m.

FRIDAY, January 12.

WEST 138TH ST.—Widening, at its junction with 5th av; 4 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.

**LOCAL BOARD RESOLUTIONS.**

**Local Board of Chester.**

Action was taken at the meeting held Jan. 3 on the following petitions:  
 CROSBY AV.—For acquiring title, from Eastern Boulevard to Westchester av. Laid over to Jan. 23.  
 WHITE PLAINS AV.—Furnishing and erecting guard rail on the northwest corner White Plains av and 230th st, and all work incidental thereto. Adopted.  
 WHITE PLAINS RD.—Constructing sewers and appurtenances in White Plains rd, bet E. 177th st and Walker av; in Wood av, bet White Plains rd and Beach av; in McGraw av, bet White Plains rd and E. 177th st; in E. 177th st, bet McGraw av and Theriot av; in Leland av, bet McGraw av and Wood av, and in Theriot av, bet 177th st and Wood av, and all work incidental thereto. Adopted.  
 DYRE AV.—Acquiring title to Dyre av, from Boston rd to the north line of the City of New York. Laid over to Jan. 23.  
 FULLER ST.—Amending resolution of Feb. 18, 1910, providing for regulating, grading, etc., from Seddon st to Zerega av. Original estimate of cost was \$4,200 and the estimate cost based upon the new lines of the street is only \$3,430. Adopted.  
 COMMONWEALTH AV.—To amend resolution of the Local Board of Chester adopted May 8, 1911, providing for paving with bituminous macadam, from Walker av to Westchester av, so as to provide for the portion "between Wal-

**SELF PROTECTION**

compels us to use every precaution in the Examination of Title to Real Estate, because on issuing our Policy we assume all liability and the responsibility of defending the Title is ours.

**LAWYERS TITLE INSURANCE AND TRUST CO.**

Capital - - \$4,000,000  
 Surplus - - 5,500,000

160 Broadway  
 New York

188 Montague Street  
 Brooklyn

475 Fulton Street  
 Jamaica

ker av and Merrill st," only, as subsurface improvements have not been installed as yet on other portion. Laid over to Jan. 23.  
 PIERCE AV.—Acquiring title from Bear Swamp rd to Paulding av. Adopted.  
 PIERCE AV.—Laying out on city map a change of, by shifting it easterly sufficiently to connect with Old Sacket av, south of Deane pl. Petitioners plan has been modified by borough engineers. See Plan. Adopted.  
 PAULDING AV.—Acquiring title to Paulding av, from Pierce av to Bronx and Pelham Parkway, as amended. Adopted.

**Local Board of Van Cortlandt.**

Action was taken at the meeting held Jan. 3 on the following petitions:  
 165TH ST.—To rescind resolution of March 22, 1906, for the regulating, grading, etc., bet Woodycrest and Anderson avs, and including the building of steps, constructing drains, etc., where required in connection therewith. (522-05) as amended. Adopted.  
 FINDLAY AV.—Paving with asphalt blocks on concrete foundation, from 165th to 166th st, setting curb where necessary together with all work incidental thereto. Adopted.  
 166TH ST.—Acquiring title from Webster av to Park av, East. Laid over.  
 166TH ST.—Regulating, grading, setting curb stones, flagging sidewalks a space four feet wide, laying crosswalks, building approaches and erecting fences where necessary, from Webster av to the property of the N. Y., N. H. & H. R. R. R. and all work incidental thereto. Laid over to Jan. 23.

**LAI D O V E R M A T T E R S.**

SPUYTEN DUYVIL RD.—Laying out an extension from its terminus near Spuyten Duyvil Station of the N. Y. C. and H. R. R. R. at Spuyten Duyvil in the Bronx to Public Dock situated on Hudson River. Said strip to be 40 feet in width and about 400 feet long. Laid over to Jan. 23.  
 BURNSIDE AV., from Aqueduct av to west side of Sedgwick av, resolution adopted amending resolution of Sept. 13, 1911, so as to provide for regulating, relaying curb and reflagging in addition to paving with granite block. Preliminary authorization granted by Board of Estimate, Oct. 19, 1911. Adopted as amended.

**Local Board of Chester.**

Action was taken at the meeting held Jan. 3 on the following petitions:  
 DEVOE AV.—Laying out on map of the City of New York, from East 174th st, north about 600 feet to a width of seventy feet instead of sixty feet; also to change grades of Devoe av, from East 174th st to East 177th st.  
 PATTERSON AV.—Regulating and grading, building approaches, erecting fences where necessary, from the Bronx River to Pugsley's Creek, together with all work incidental thereto. Estimated cost \$63,500; assessed value of the real estate included within the probable area of assessment is \$243,575. The above estimate is based on a width of 100 feet in excavation and of 60 feet on embankment with all bluestone omitted. The center line length is about 3,870 linear feet. On this basis, the average cost per linear foot of frontage will be \$8.59 or \$214.75. Final copies of damage and benefit maps forwarded Dec. 27, 1911, for the title proceeding. Laid over to Jan. 23.  
 UNIONPORT RD.—Change of lines between Van Nest av and Baker av, from the north side to the south side. Laid over to Jan. 23.  
 CASTLEHILL AV.—Area of assessment as proposed: Boundary of assessment on the west side, to be Pugsley's Creek and a line 2,000 ft. westerly of Castlehill av; on the north by a line midway between Pierce av and Van Nest av, said line to be extended westerly to the line designated as the western boundary line, and on the east to terminate at Haight av; the eastern boundary to run from a point midway between Pierce av and Van Nest av, along Haight av, southerly to West Farms rd; thence southerly midway between St. Peter's av and Overing av to Glebe av, thence westerly along Glebe av to Rowland av, thence southerly along Rowland av to Westchester av, thence southerly on a line 2,000 ft. easterly of Castlehill av, until it strikes Westchester Creek, thence along Westchester Creek to its mouth; on the south by the southern terminus of Westchester Creek, East River and Pugsley's Creek; briefs to be submitted.

**Local Board of Morrisania.**

Action was taken at the meeting held Jan. 3 on the following petitions:  
 TIFANY ST.—Regulating and regrading, setting and resetting curbstones, flagging and reflagging sidewalks a space 4 ft. wide, con-

structing drains and erecting fences where necessary in, and paving with asphalt blocks on a concrete foundation the roadway, from Southern Boulevard to Lafayette av, together with all work incidental thereto. Said pavement being designated as Class "A" pavement under Chapter 546, Laws of 1910 (to amend petition 494 adopted Dec. 12, 1911). Adopted.  
 COSTER ST.—Paving with bituminous pavement on a concrete foundation the roadway, from Lafayette av to Randall av, adjusting curb where necessary, and doing all work incidental thereto, in accordance with Chapter 546, Laws of 1910. Said pavement being designated as Class "B" or preliminary pavement. Laid over to Jan. 23.

**Local Board of Crotona.**

Action was taken at the meeting held Jan. 3 on the following petitions:  
 VYSE AV.—Paving with asphalt blocks on a concrete foundation the roadway, from East 172d st to 177th st, setting curb where necessary, together with all work incidental thereto. Said pavement being designated under Chapter 546, Laws of 1910, as Class "A" pavement. \$146.25 per 25 ft. lot. Adopted.  
 BEAUMONT AV.—Paving with sheet asphalt on a concrete foundation, from Grote st to East 189th st, setting curb where necessary, together with all work incidental thereto. Said pavement being designated under Chapter 546, Laws of 1910, as Class "A" pavement. \$98.50 per 25 ft. lot. Adopted.  
 DALY AV.—Regulating and resetting flagging on the easterly side of, for a distance of 130 ft. beginning at a point 129 ft. south of 177th st, and running southerly, the said walk having been reported about 8 inches below the grade of the curb. Adopted.

**PUBLIC WORKS.**

The following petitions for public improvements are on file and open to public inspection at the office of the Borough President, Borough Hall, Brooklyn, and each one will be submitted to the proper local board, as indicated below to be held in the Borough President's office on Jan. 12:

**Heights District, 2.15 p. m.**

NAVY ST.—To lay cement sidewalks from the curb to a line 8 ft. from and parallel with it on the east side of NAVY ST, bet Tillary st and Park av, in front of lots 2, 3, 4, 5 and 6, block 2034; and on the north side of TILLARY ST, bet Navy and Raymond sts, in front of lots 1, 18, 19, 20, 21 and 22, block 2034, at the expense of the owner or owners of said lots.

MARSHALL ST.—To close and discontinue bet Hudson av and Gold st.

**Bedford District, 2.20 p. m.**

ROEBLING ST., ETC.—To regulate and grade, etc., and pave with asphalt on concrete foundation ROEBLING ST as widened, from Broadway to Division av; also the TRIANGULAR PLACE, at the intersection of Division and Lee avs and Taylor st as widened, from Lee av to Bedford av.

LITTLE NASSAU ST.—To construct sewer basins on LITTLE NASSAU ST, at the southeast corner of Taaffe pl, and on the southeast and southwest corners of Kent av, at the expense of the owner or owners of the lots fronting on the portions of the streets draining into said basins

SIDEWALKS AND FENCES.—To lay certain cement sidewalks and enclose various lots with fences.

**Flatbush District, 2.25 p. m.**

MONTGOMERY ST.—Construct a sewer bet New York and Nostrand avs.

AV K.—To construct a sewer basin at the southwest corner of AV K and EAST 19TH ST, at the expense of the owner or owners of the lots fronting on the portions of the streets draining into said basin.

WEST ST.—Construct a sewer from Church av to 35th st.

ERASMUS ST.—Regulate, grade, etc., bet Nostrand and Rogers avs; also to pave with asphalt on a concrete foundation, bet the same points.

59TH ST.—To construct a sewer basin at the east corner of 59TH ST and 14TH AV, at the expense of the owner or owners of the lots fronting on the portions of the streets draining into said basins.

DITMAS AV.—Regulate, grade, etc., from Ocean Parkway to East 9th st, and to PAVE WITH ASPHALT, on a concrete foundation from Ocean Parkway to Coney Island av.



**DITMAS AV.**—To construct sewer basins at the southeast and southwest corners of DITMAS AV and EAST 7TH ST. and at the southwest corner of DITMAS AV and EAST 8TH ST. at the expense of the owner or owners of the lots fronting on the portions of the streets draining into said basins.

**51ST ST.**—To pave with asphalt, on a concrete foundation, from 13th av to 16th av.

**UNION ST.**—Regulate, grade, etc., and pave with asphalt on a concrete foundation, from Troy av to Schenectady av.

**53D ST.**—Pave with asphalt on a concrete foundation from 18th av to 19th av.

**LOUISA ST.**—Construct sewer from Chester av to 36th st; also, regulate, grade, etc., and pave with asphalt on a concrete foundation bet the same points.

**CHESTER AV.**—Construct a sewer from Louisa st to Fort Hamilton Parkway.

**36TH ST. OLD NEW UTRECHT RD.**—To regulate, grade, etc., from Fort Hamilton Parkway to West st, and also on OLD NEW UTRECHT RD, from Church av and 36th st to 14th av.

**36TH ST.**—Construct a sewer from Fort Hamilton Parkway to Church av.

**14TH AV.**—Regulate, grade, etc., from Church av to 39th st.

**35TH ST.**—Regulate, grade, etc., from Church av to West st.

**EAST 8TH ST.**—To set cement curbs, where necessary, and pave with asphalt on concrete foundation, from Ditmas av to 18th av.

**CATON AV.**—To set cement curb where necessary and pave with asphalt on concrete foundation from Ocean Parkway to East 5th st.

**72D ST.**—To amend resolution of February 20, 1908, initiating proceedings to pave 72d st with asphalt on concrete foundation, bet 14th and 16th avs by excluding therefrom that portion of 72d st, bet New Utrecht and 16th avs, the amended resolution to read as follows:

"To pave 72d st with asphalt on concrete foundation, from 14th av to New Utrecht av."

**GRAVESEND NECK RD, SHEEPSHEAD BAY RD, AV W, EAST 12TH ST, JEROME AV and AV Z.**—To open Gravesend Neck rd, from Van Sicken st to Ocean av, excluding the rights-of-way of the Brooklyn and Brighton Beach Railroad and of the Long Island Railroad; Sheepshead Bay rd, from Gravesend Neck rd to Emmons av, excluding the rights-of-way of the Brooklyn and Brighton Beach Railroad and of the Long Island Railroad; AV W, from Ocean parkway to the junction of Gravesend Neck rd, and Sheepshead Bay rd, East 12th st, from Gravesend Neck rd, to AV W; Jerome av, from East 17th st to Sheepshead Bay rd, and AV Z, from East 13th st to Sheepshead Bay rd.

**KINGS HIGHWAY.**—Construct storm and sanitary sewers from Coney Island av to East 16th st.

## CONDEMNATION PROCEEDINGS.

### MANHATTAN.

#### Reports Completed.

**WEST 169TH ST.**—Acquiring title to the lands, etc., required for an easement for sewer purposes in a parcel of land south of West 169th st, and extending from Haven av to Riverside Drive, 12th Ward. Francis S. McAvoy, Jay Coogan, Jr., and Sylvester Ford, commissioners of estimate in the above proceeding, have completed their estimate of damage, and all persons opposed to same must file their objections, with the commissioners at 92 West Broadway, on or before Jan. 25, and the commissioners will hear all such parties, in person, at 2:30 p. m., on Jan. 29.

Jay Coogan, Jr., commissioner of assessment in the same proceeding has completed his estimate of benefit and all persons objecting must file their objections with the commissioner at 92 West Broadway, on or before Jan. 25, and he will hear all such parties in person on Jan. 30, at 2:30 p. m.

**HAMILTON PL.**—Acquiring title to certain lands, etc., in the west side, bet 140th and 141st st, selected as a site for school purposes. The commissioners will present their report in the above matter to Special Term, part 3, of the Supreme Court, on Jan. 11.

#### Notice to Present Claims.

All persons having claims on account of a change of grade in the regulating and grading of the following streets must present same in writing to the secretary of the Board of Assessors, 320 Broadway, on or before Jan. 16, at 11 a. m., when testimony will be taken:

**WEST 142D ST.**—From a point 392 ft. west of Broadway to Riverside drive. List 2331.

**ST. NICHOLAS AV.**—Bet Dyckman st and a point 449 ft. south. List 2333.

#### Completed Assessments.

The following proposed assessments have been completed and are lodged, for public examination, in the office of the Board of Assessors, 320 Broadway; and, all persons opposed to these assessments must file their objections, in writing, with the Secretary of the Board, at the above address, on or before Jan. 30, at 11 a. m., when testimony will be taken.

**WEST 163D ST.**—Paving, with asphalt, from Broadway to Fort Washington av. List 2131.

**WEST 218TH ST.**—Regulating, grading, etc., from Broadway to Seaman av. List 2134.

**NOTE.**—The area of assessment in each of the above proceedings extends to within one-half of the block at the intersecting sts.

## BRONX.

### Notice to Present Claims.

All persons having any claim on account of a change of grade in the regulating and grading of the following streets must present same in writing to the secretary of the Board of Assessors, 320 Broadway, on or before Jan. 16, at 11 a. m., when testimony will be taken:

**BARTHOLDI ST.**—Bet White Plains rd and Bronxwood av. List 2317.

**EAST 182D ST.**—Bet Jerome and Valentine avs. List 2324.

**RYER AV, ETC.**—RYER AV, bet 183d and 184th sts; EAST 184TH ST, bet Grand Boulevard and Concourse and Valentine av. List 2327.

**TRATMAN AV.**—Bet Zerega and Benson avs (Madison av). List 2328.

### Bills of Cost.

**CITY ISLAND BRIDGE.**—Acquiring title to the lands, etc., required for opening and extending of the east approach, included in parcels A and B, as shown on a map prepared by the Commissioner of Bridges dated Feb. 11, 1901, 24th Ward. The bill of costs in the above proceeding will be presented for taxation to Special Term, part 1, of the Supreme Court, on Jan. 15, at 10:30 a. m.

**UNNAMED STREET.**—Acquiring title to the lands, etc., required for opening and extending of the east approach, included in parcels A and B, as shown on a map prepared by the Commissioner of Bridges dated Feb. 11, 1901, 24th Ward. The bill of costs, etc., to be presented to Special Term, part 1, of the Supreme Court, on Jan. 12, at 10:30 a. m.

### Completed Assessments.

The following proposed assessments have been completed and are lodged, for public examination, in the office of the Board of Assessors, 320 Broadway; and, all persons opposed to these assessments must file their objections, in writing, with the Secretary of the Board on or before Jan. 30, at 11 a. m., when testimony will be taken:

**LAFAYETTE AV. (EAST 156TH ST.), ETC.**—Sewer in Lafayette av (E. 156th st.), bet Westchester Creek and AV A; in AV A, bet Lafayette av and Green la; in GREEN LA, bet AV A and Westchester av; in EAST 172D ST, bet AV A and Arthur av; PARKER AV, bet East 172d st and Westchester av. List 2196.

**CITY ISLAND AV (MAIN ST.).**—Regulating, grading, etc., from the approach of the bridge 300 ft north of Elizabeth st, to the Long Island South at the south end of City Island. List 1803.

**EASTBURN AV.**—Paving, bet 174th and 175th sts, and curbing. List 2135.

**FOX ST.**—Paving, curbing, etc., from Intervale av to Barretto st. List 2136.

**EAST 162D ST.**—Paving and curbing from Prospect av to Stebbins av. List 2137.

**EAST 178TH ST.**—Paving and curbing bet 3d and Hughes av. List 2138.

**OLINVILLE AV (RICHARD ST.).**—Regulating, grading, etc., bet Bronx and Pelham parkway and Burke av (Morris st).

**BARRETTO ST.**—Regulating, grading, etc., bet Lafayette and Spofford avs. List 2141.

**EAST 135TH ST.**—Paving and curbing from the east side of Southern blvd to Locust av. List 2142.

**EAST 162D ST.**—Paving and curbing bet Morris and Sherman avs. List 2143.

**EAST 171ST ST.**—Paving and curbing bet Webster av and the New York & Harlem Railroad. List 2144.

**SENECA AV.**—Regulating, grading, etc., from Hunt's Point av to Whittier st. List 2145.

**TRAFALGAR PL.**—Regulating, grading, etc., bet East 175th and East 176th st. List 2146.

**WEST 234TH ST.**—Sewer, in WEST 234TH ST, bet Broadway and Kingsbridge av; and, in KINGSBRIDGE AV, bet West 234th and West 232d sts. List 2140.

## RICHMOND.

### Completed Assessments.

The following proposed assessments have been completed and are lodged for public examination in the office of the Board of Assessors, 320 Broadway, and all persons opposed to these assessments must present their objections in writing with the Secretary of the Board at the above address on or before Jan. 30, at 11 a. m., when testimony will be taken:

**CEMENT SIDEWALKS.**—Laying cement sidewalks in Fisher av, William st, Amboy rd, Wood av and Bentley st; Jersey st, Crescent av, Monroe av, Sherman av, 3d, 5th, 6th and 7th avs, Bement av, Henderson av, Castleton av, Van Duzer st, Gordon st, Simonson st, Hamilton st, Prince st, Broad st, Targee st, Rose av, 4th st, Lafayette av, 2d st, Franklin av, Dongan st, Tysen st, Bodine st, Clinton st, Taylor st, Caroline st, Broadway, Fort pl, Nicholas st and South st. Area of assessment: Ziegler Map, Ward 5, blocks 13, 16, 21, 22, 23, 25, 27 and block B; Ward 2, plots 1, 4, 5, 7 and 10; Ward 4, New Dorp Map, Ward 1, Dist. 1, plot 7, blocks 1, 1a and 3; plot 3, blocks 4, 9, 10, 11; plot 4, block 2, Ward 1, Dist. 1, plot 4, blocks 2, 4, 5, 6, 7, 8, 9, 10; Dist. 3, plot 5, blocks 9, 12, 13, 14; plot 2, block 5; plot 3, blocks 1, 2, 8a; Dist. 2, plot 8, block 9; Dist. 1, plot 7, blocks 1a and 9; Dist. 2, plot 4, block 2, blocks 6 and 7; plot 1, block 6; plot 3, block 2, block 4a in plot 2; plot 1, block 1; plot 3, block 2; Dist. 4, plot 2, blocks 6, 7 and 8; plot 2, blocks 1, 2, 5 and 6; plot 3, blocks 5 and 6a; Dist. 3, plot 5, blocks 1, 3 and 3b; Dist. 4, plot 4, blocks B and C; Dist.

3, plot 2, blocks 2 and 3; Dist. 4, plot 1, blocks 5 and 13; Dist. 3, plot 5, block 3a; Dist. 1, plot 6, block 2; plot 3, block 6; Dist. 2, plot 2, block 7; Dist. 2, plot 1, block 7; Dist. 2, plot 1, block 6; Dist. 2, plot 3, block 8; Dist. 3, plot 5, blocks 3a and 4; Dist. 1, plot 5, block 1; Dist. 2, plot 4, block 2, and plot 3, block 8. List 2126.

## BROOKLYN.

### Examination of Commissioners.

**PENNSYLVANIA AV.**—Acquiring title to the lands, etc., on the east side, bet Liberty and Glenmore avs, 26th Ward, selected as a site for school purposes. Edw. T. Walsh, David Hirshfield and Henry P. Vette, commissioners in the above proceeding, will attend a special term of the Supreme Court in the County Court House, Brooklyn, on Jan. 15, to be examined as to their qualifications, at 10 a. m.

### Notice to Present Claims.

All persons having any claim on account of a change of grade in the regulating and grading of the following streets must present their claims in writing, to the secretary of the Board of Assessors, 320 Broadway, Manhattan, on or before Jan. 16, at 11 a. m., when testimony will be taken:

**AV N.**—Bet Flatbush av and East 53d st and from a point 100 ft. east of East 54th st to East 64th st. List 2236.

**BROOKLYN AV.**—Bet Clarkson st and Ditmas av. List 2242.

**CHESTER AV.**—Bet Church av and Louisa st. List 2243.

**EAST 14TH ST.**—Bet Neck rd and Av Z. List 2253.

**EAST 22D ST.**—Bet Beverley rd and Clarendon rd. List 2256.

**EAST 39TH ST.**—Bet Church and Snyder avs. List 2260.

**81ST ST.**—Bet 6th and Fort Hamilton avs. List 2261.

**ELTON ST.**—Bet Blake and Dumont avs. List 2264.

**49TH ST.**—Bet New Utrecht and 18th avs. List 2267.

**51ST ST.**—Bet Fort Hamilton and 11th avs. List 2268.

**LOTT ST.**—From Tilden av to Butler st. List 2277.

**MESEROJE AV.**—Bet Diamond and Jewell sts. List 2279.

**65TH ST.**—Bet Fort Hamilton and New Utrecht avs. List 2290.

**67TH ST.**—Bet 14th and 15th avs. List 2291.

**74TH ST.**—Bet 11th and 12th avs. List 2292.

**75TH ST.**—Bet 10th and 11th avs. List 2293.

**20TH AV.**—Bet 86th st and Bath av. List 2297.

**HUMBOLDT ST.**—Bet Norman and Greenpoint avs. List 2305.

**91ST ST.**—Bet 1st av and Shore rd. List 2307.

**NORTH HENRY ST.**—Bet Greenpoint av and Greene st. List 2309.

**OTSEGO ST.**—Bet Sigourney and Beard sts. List 2310.

**13TH AV.**—Bet 57th and 60th sts. List 2312.

**AV M.**—From Ocean av to a point 60 ft. west of East 17th st. List 2340.

**BAY 25TH ST.**—Bet 86th st and Cropsey av. List 2343.

**42D ST.**—Bet 13th and 14th avs. List 2346.

**57TH ST.**—Bet 8th and 12th avs. List 2349.

**LIVONIA AV.**—Bet Hinsdale st and Van Sinderen av. List 2351.

**NEW YORK AV.**—Bet Clarendon rd and Snyder av. List 2352.

**67TH ST.**—Bet Fort Hamilton and 14th avs. List 2354.

**73D ST.**—Bet 12th and 13th avs. List 2355.

**12TH AV.**—Bet 36th and 39th sts. List 2356.

**13TH AV.**—Bet 36th and 37th sts. List 2357.

**BAY RIDGE AV.**—Bet 13th and New Utrecht avs. List 2358.

**49TH ST.**—Bet Fort Hamilton av and the old city line. List 2359.

**79TH ST.**—Bet 19th and 20th avs. List 2360.

**82D ST.**—Bet 6th and Fort Hamilton avs. List 2365.

**53D ST.**—Bet 18th av and West st. List 2366.

**77TH ST.**—Bet 5th and 7th avs. List 2367.

**8TH AV.**—Bet 50th and 61st sts. List 2371.

**EAST 3D ST.**—Bet Av C and Cortelyou rd. List 2372.

**47TH ST.**—Bet 10th av, and a point 100 ft. east and bet 18th av and West st. List 2373.

**59TH ST.**—Bet 7th and Fort Hamilton avs. List 2375.

**FOSTER AV.**—Bet Coney Island av and Gravesend av. List 2376.

**RIVERDALE AV, ETC.**—Riverdale av, from East 98th st to Amboy st; from Osborn st to Junius st; bet Vesta and Pennsylvania avs; bet Wyona av and New Lots rd. List 2377.

**17TH AV.**—Bet 74th and 79th sts. List 2378.

**WEST ST.**—Bet 39th st and 18th av. List 2381.

### Completed Assessments.

The following proposed assessments have been completed and are lodged, for public examination, in the office of the Board of Assessors, 320 Broadway, Manhattan; and, all persons op-



posed to these assessments must file their objections in writing, with the Secretary of the Board, on or before Jan. 30, at 11 a. m., when testimony will be taken:

**NOSTRAND AV.**—Regulating, grading, paving, etc., from Flatbush av to the bridge across the Long Island Railroad. List 2107.

**AV D.**—Paving, bet East 29th st and Nosttrand av. List 2150.

**AV D.**—Paving, from Flatbush av to Rogers av. List 2151.

**BROOKLYN AV.**—Paving, from Av I to Flatbush av. List 2153.

**51ST ST.**—Paving, bet 7th and 8th avs. List 2160.

**52D ST.**—Paving, bet Fort Hamilton and 11th avs. List 2161.

**55TH ST.**—Paving, bet 7th and 9th avs. List 2163.

**57TH ST.**—Paving, bet 12th and New Utrecht avs. List 2164.

**KENMORE PL.**—Paving, bet Av G and the end of the macadam pavement 390 ft north. List 2168.

**EAST 19TH ST.**—Sewer, from Av I to a point about 100 ft south of Av K. List 2118.

**FOSTER AV.**—Sewer, from Ocean Parkway to Coney Island av. List 2119.

**OCEAN AV.**—Sewer, east side, bet Av G and the summit north of it. List 2120.

**BENSON AV.**—Sewer in Benson av, north side, from Bay 22d st to Bay 23d st, and basins on Benson av at the east corner of 18th av and northeast corners of Bay 19th st, the east and south corners of Bay 20th st, and at the north and east corners of Bay 22d st. List 2152.

**DITMAS AV.**—Sewer, bet West st and Gravesend av. List 2154.

**EAST 21ST ST.**—Sewer, from Regent pl to Beverly rd. List 2155.

**EAST 39TH ST, ETC.**—Sewer in EAST 39TH ST, from the Long Island Railroad (bet Av H and I) to Hubbard pl; HUBBARD PL, bet Flatbush av and East 40th st; ALTON PL, bet Flatbush av and East 40th st. List 2156.

**87TH ST.**—Sewer, from Narrows av to Shore rd. List 2157.

**47TH ST.**—Sewer, from end of existing sewer west of 15th av to 17th av. List 2159.

**52D ST.**—Sewer, bet New Utrecht and 13th avs. List 2162.

**57TH ST.**—Sewer, bet Fort Hamilton and 12th avs. List 2165.

**57TH ST.**—Sewer, bet New Utrecht and 14th avs. List 2166.

**SEWER BASIN.**—At the west cor of 57th st and 13th av. List 2167.

**SEWER BASIN.**—At the north cor of 94th st and Gelston av. List 2169.

**ROBINSON ST.**—Sewer, bet Rogers and Nosttrand avs, and outlet in Robinson st, bet Nosttrand and New York avs. List 2170.

**61ST ST.**—Sewer, bet 14th and New Utrecht avs. List 2172.

**7TH AV, ETC.**—Sewers in 7TH AV, west side, bet 78th st and Fort Hamilton av, and in FORT HAMINGTON AV, west side, bet 7th av and 79th st. List 2174.

QUEENS.

Notice to Present Claims.

All persons having any claim on account of a change of grade in the regulating and grading of the following streets must present their claims in writing, to the secretary of the Board of Assessors, 320 Broadway, Manhattan, on or before Jan. 16, at 11 a. m., when testimony will be taken:

**BRAGAW ST.**—Bet Skillman and Thompson avs. List 2334.

**DIAGONAL ST.**—Bet Jackson and Thompson avs. List 2335.

**8TH AV.**—Bet Flushing and Grand avs, 1st Ward. List 2336.

**15TH AV.**—Bet Newtown and Grand avs, 1st Ward. List 2337.

**FRANKLIN ST.**—Bet Halsey and Mill sts. List 2338.

**4TH AV.**—Bet Flushing and Wolcott avs. List 2339.

**HOPKINS AV.**—Bet Broadway and Grand avs, 1st Ward. List 2361.

**2D AV.**—Bet Jackson and Flushing avs. List 2362.

**WOOLSEY AV.**—Bet Hallett and Barday sts 1st Ward. List 2363.

Completed Assessments.

The following proposed assessments have been completed and are lodged for public examination, in the office of the Board of Assessors, 320 Broadway, Manhattan, for examination; and all persons opposed to these assessments, must present their objections, in writing to the secretary of the Board at the above address, on or before Jan. 30, at 11 a. m., when testimony will be taken:

**VAN ALST AV, ETC.**—Sewer in VAN ALST AV, from Harris av to Payntar av, and in PAYNTAR AV, from William st to Sherman st, 1st Ward. Area of assessment: Blocks 86 to 88 inclusive, 102 to 107 inclusive, 120 and 146. List 2149.

Assessments Payable.

The ninth of twenty annual assessments for the following improvements was entered on Dec. 29, 1911, and is payable, in each case, within 60 days from that date, to the Collector of Assessments and Arrears, Municipal Building,

The Title Insurance Co., of New York

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JOHN D. CRIMMINS, Vice-Presidents  
CLINTON R. JAMES, Vice-Presidents  
CYRIL H. BURDETT, Gen'l Mgr. and Counsel

FRANK L. COOKE, Secretary  
CHAUNCEY H. HUMPHREYS, Ass't Sec'y  
GERHARD KUEHNE, Jr., Ass't Treas.  
Hon. ABRAHAM R. LAWRENCE, Counsel

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Long Island City; and, if not paid within the period it is subject to interest at the rate of 7 per cent. a year:

**THE CRESCENT, ETC.**—Sewers on the CRESCENT, bet Nott av and Jane st; PROSPECT ST, bet Harris av and Jane st; JANE ST, bet the Crescent and Hunter av; HUNTER AV, bet 13th st and Skillman av.

**STEINWAY AV, ETC.**—Pipe sewer, etc, on STEINWAY AV, bet Washington and Potter avs; and, on BROADWAY, bet Vernon av and Newtown rd.

**HARRIS AV, ETC.**—Sewer on HARRIS AV, from the bulkhead line of East river to Hunter av; through HUNTER AV to Henry st; through the CRESCENT to Jane st.

**BROADWAY, ETC.**—Trunk sewer, etc, on BROADWAY, from East river to Academy st; on ACADEMY ST to Graham av; on GRAHAM AV to 50 ft east of Academy st; on GRAHAM AV, from 50 ft east of Academy st to 40 ft west of Steinway av; on STEINWAY AV, from Pierce av to Vandeventer av; on GRAHAM AV, from 40 ft west of Steinway av to east line of Steinway av; on GRAHAM AV, from Steinway av to Stemler st; through STEMLER ST to Broadway; and, on BROADWAY east to Baldwin st and west to Grace st.

**STEINWAY AV.**—Regulating and paving, bet Jackson av and Potter av.

**HOYT AV, ETC.**—Trunk sewer, etc, on HOYT AV, from the bulkhead line of East river to Debevoise av; through DEBEVOISE AV to Woolsey av; and, through WOOLSEY AV to Steinway av.

**JACKSON AV.**—Sewers, etc., from Anable av to 100 ft north of Nott av.

**HENRY ST.**—Sewers, etc., bet Jackson av and Prospect st.

**HOPKINS AV.**—Sewers, etc., on HOPKINS AV, from Broadway to Elm st; JAMAICA AV, from Boulevard to Steinway av; VAN ALST AV, from Broadway to Jamaica av; LINCOLN ST, from Hopkins av to Crescent; CAMELIA ST, from Boulevard to Van Alst av; SHERMAN ST, from Broadway to Camelia st; KOUWENHOVEN ST, from Broadway to Grand av.

**HENRY ST.**—Regulating, grading, paving, etc, from Jackson av to Prospect av.

**9TH ST, ETC.**—Sewer appurtenances on 9TH ST, bet Jackson and Van Alst avs; 11TH ST, bet Jackson and Van Alst avs; ELY AV, bet Jackson and Nott avs.

**BROADWAY.**—Regulating, grading, paving, etc, from East River to Newtown rd.

**HUNTER AV, ETC.**—Grading HUNTER AV, from Nott av to Skillman av; grading, paving, etc., on PROSPECT ST, from Hunter av to Jane st; grading, paving, etc, in CRESCENT, from Hunter av to Jane st; grading, etc., on JANE ST, from Hunter av to Crescent; grading, paving, etc., on HARRIS AV, from Hunter av to Crescent.

**9TH ST, ETC.**—Regulating, grading, paving, etc., on 9TH ST, bet Jackson av and Van Alst av; 12TH ST, from Jackson av to Van Alst av; ELY AV, bet Jackson and Nott avs.

**VERNON AV, ETC.**—Regulating, paving, etc., from 10th st to 100 ft north of Nott av, known as the boundary line of the 1st Ward improvement district.

**JACKSON AV.**—Completing the regulating, etc., and paving the unfinished part of JACKSON AV, from Anable av to 100 ft north of Nott av, known as the north boundary line of the 1st Ward improvement district.

**HOPKINS AV, ETC.**—Regulating, grading, etc., on HOPKINS AV, from Broadway to Elm st; JAMAICA AV, from Boulevard to Steinway av; VAN ALST AV, from Broadway to Jamaica av; LINCOLN ST, from Hopkins av to Crescent; KOUWENHOVEN ST, from Broadway to Grand av; CAMELIA ST, and SHERMAN ST, bet Boulevard and Hopkins av and bet Broadway and Camelia st.

**VERNON AV, ETC.**—Extra work in connection with the regulating, grading, etc., of VERNON AV, from 10th st to 100 ft. north of Nott av in the construction, raising and resetting of manholes, etc.

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\$1,000,000 Lease on 38th Street.

The Nameloc Realty Co. has leased from the plans to the Libman Realty Co. the new building to be erected on the plot recently acquired at 48 to 56 West 38th street. The building will have a frontage of 104 feet on 38th street. The lease is for a long term of years at an aggregate rental of nearly \$1,000,000.

B. Libman, a large manufacturer of infants' wear, now located at 127 West 17th street, will occupy a part of the building, and the balance will be sublet. This will be one of the largest loft buildings in the neighborhood and will be modern in every way. The structure is expected to be ready for occupancy by October 1, 1912. Schwartz & Gross are the architects.

Old Bronx Landmark Sold

A. N. Gitterman has sold for Albert Lillienthal the triangular plot containing about eight lots at the junction of 167th street, Westchester and Bryant avenues. The site, which is on an elevation overlooking Long Island Sound and the Bronx River, was originally the summer home of the Tiffanys, and later became the first home of the Westchester Country Club. The building on the site is of Colonial architecture and was once a show place of the neighborhood. The district is rapidly becoming a section of apartment houses, the American Real Estate Company having built several high class apartments in the neighborhood. Until recently the property was occupied by the Pioneer Club. The site was held at \$100,000 and the new owner expects to erect high class elevator apartments there.

New Baseball Field Bought.

The Pylon Construction Co., acting for the Brooklyn Baseball Club, has bought the thirty parcels embraced in the blocks bounded by Bedford avenue, Sullivan street, Montgomery street, Cedar place and Pine street, Flatbush. The property will be transformed into a baseball field for professional players. Howard C. Pyle & Co. were the brokers in the deal. A large stadium will be built at a total expenditure of about \$650,000.

Chas. H. Ebetts, president of the Brooklyn Baseball Club, said:

"I've been working on this proposition for more than a year, and, as you can readily see, I worked under cover. This land was owned by at least thirty different interests, and it was necessary that we buy from each individually.

"The location that we have is the very best that could possibly be obtained in Brooklyn. It is really in the center of the borough. Five of the biggest trolley lines and one of the biggest elevated railroad lines can carry passengers direct to the grounds, and every other railroad line in Brooklyn transfers to at least one of these. The stadium will be within half a minute's walk of Prospect Park.

"I intend to give Brooklyn the best baseball stadium that can be produced. It will be built of concrete, and the whole will be entirely fireproof. There will be a garage for the accommodation of automobiles. Electric signs will show distinctly to all spectators any changes in the batting order and will announce the umpires and the batteries. We will be able to actually seat 30,000 fans."

Brooklyn's New Courthouse.

It is yet uncertain what method the city will employ to acquire the site for a new courthouse in Brooklyn on the two blocks bounded by Livingston, State, Schermerhorn, Court and Clinton streets, because at the meeting of the Board of Estimate, last Thursday, no action was taken on the recommendation of the Sinking Fund Commission to acquire the site by condemnation proceedings. This is the site that was selected by the Supreme Court judges in Brooklyn.

The matter was referred by the Board of Estimate to the special committee of the board, consisting of President Steers, Comptroller Prendergast and Vice-Chairman Kline, who are considering the plan of laying out the plaza approach to the Brooklyn side of the Brooklyn Bridge.

At a hearing held by this committee, at 2 o'clock yesterday, the courthouse site was discussed in connection with the bridge plaza matters.

The plaza approach to the bridge is the triangular plot bounded by Washington, Fulton and High streets. Commissioner O'Keefe has already shown in his advance sketches how the proposed improvement would look. By putting the courthouse on the plaza or the westerly side of it, the city will save the \$3,000,000 which it is estimated the Livingston street site would cost.

PRIVATE REALTY SALES.

Manhattan—South of 59th Street.

CHARLES ST.—The Duross Co. sold for Mrs. Mary J. Alker, 53 Charles st, a 3-sty dwelling, on lot 16.8x100. The selling price was less than the purchase price 42 years ago.

DUANE ST.—William P. Jones & Son resold for the Colfax Realty Co. 1 Duane St, northeast corner of Rose st, a 4-sty tenement with store on lot 33.4x47.4x irregular, to Joseph P. Felt, who owns adjoining property.

HARRISON ST.—The Charles F. Noyes Co. and J. N. Kalley & Son sold for the estate of William Feldhauser 34 to 38 Harrison st, northeast corner of Washington st, three 3-sty buildings, on plot 59.11x50, to George H. Stege. About a month ago Mr. Stege acquired the southwest corner of Greenwich and Cortlandt sts in exchange for the northeast corner of Reade and Church sts.

HUDSON ST.—Furey & Co. sold for the Leon Realty Co. to Peter B. Riley, 494 and 496 Hudson st, running through to 107 to 115 Bedford st, just south of Christopher st. The buyer will build a 12-sty loft building of extra heavy construction on the site. The plot has frontages of 46 ft on Hudson st and 80 ft on Bedford st, with a depth of 130 ft.

NEW CHAMBERS ST.—The Rudolph Wallach Co. bought from the estate of Samuel F. Jarvis, William H. Barnum, executor, the northwest corner of New Chambers and Cherry sts, at the junction of James slip. The property is known as 90 to 94 New Chambers st and 70 to 74 Cherry st, with frontages of 76.5 and 55.1 ft, respectively, and has been owned by the Jarvis family for about half a century.

WATER ST.—Charles Laue sold to E. & H. Levy, 194 Water st, a 4-sty warehouse on lot 24x65. The buyers gave in exchange 113 Beekman st, an old building on lot 15x50. Mr. Laue now owns the southwest of Beekman and Water sts and will build an 8-sty loft building on the site. E. H. Ludlow & Co., were the brokers.

10TH ST.—Julian Benedict sold for Robert Shaw Minturn 31 and 33 East 10th st, an 8-sty commercial building on plot 44.5x94.9, between University pl and Broadway. The property was held at \$225,000. Mr. Minturn recently bought the Horner Building at 20 to 26 West 36th st, through Mr. E. Benedict, and it is reported that the parcel was given in part payment.

26TH ST.—John P. Peel Co. sold 436 West 26th st, a 5-sty tenement, with stores, on a lot 25x98.9, for Richard J. Donovan.

30TH ST.—Following the recent announcement that the New York Central Railroad was acquiring several parcels in the north side of 30th st bet 10th and 11th avs, abutting its railroad tracks, it was learned this week that private individuals have also acquired several properties in that block. H. B. Davis, bought from a client of Henry R. Dwight, 549 West 30th st, on lot 16x31, and from John Malone, No. 541, a lot 16.1x31.6, has been bought by Thomas O'Brien. Other recent purchases in the block include No. 543, by William J. Broderick; Nos. 553 to 559, by James H. De Laney, of Memphis, N. Y.; Nos. 529 to 531, by the Mulcahy Realty Co., and Nos. 545 and 574 sold by the Hamilton estate to an unnamed buyer.

33D ST.—W. C. Wotton sold for Mary Jones and Grace Freeman to Henry Wollman, 453 West 33d st, a 3-sty dwelling, on lot 25.7x99, near 10th av.

35TH ST.—Joseph P. Day sold for Herman Kratzenstein and Mrs. Bella Hochstader, to Brody, Adler & Koch, 56 and 58 West 35th st, two 3-sty dwellings on plot 40x100. A loft building to cost \$300,000 is planned for the site and the broker has negotiated a building loan of \$230,000 with the Metropolitan Life Insurance Co.

36TH ST.—Julian Benedict sold for the No. 20 West 36th Street Co., Daniel W. Richman, president, the Horner Building, at 20 to 26 West 36th st, a 12-sty building on plot 65x98.9. The building was recently leased as a whole by R. J. Horner & Co., furniture dealers, for a term of years at an annual rental of about \$26,000. The property has been held at \$700,000.

43D ST.—William P. Jones & Son sold for Hugh Campbell to the Colfax Realty Co. 411 West 43d st, a 3-sty dwelling, on lot 16.9x100.4.

55TH ST.—S. Osgood Pell & Co. sold for F. W. & S. W. White the 4-sty brownstone dwelling at 27 West 55th st, on lot 17.6x100.5.

BROADWAY.—James N. Jarvie, formerly a partner of John Arbuckle, bought from the Arnold Estate, the Tefft-Weller Co. and the Weller estate, the Tefft-Weller Building at 326 to 330 Broadway, running through to 552 Pearl street and 94 to 98 Worth st. The plot contains about 17,000 sq. ft. The Charles F. Noyes Co. represented all the interests except that of Whiting Arnold which was represented by Joseph P. Day. The property is assessed at \$730,000, and the present selling price is \$500,000. In April of last year it was bid in at auction by interested parties for \$570,000. The Brokers state that the property was sold for cash and that the existing mortgage will be paid off and the site held free and clear. The plot will be improved and held for investment, but no definite plans have yet been made.

BROADWAY.—Joseph L. Grof sold 812 Broadway, a 5-sty loft building on plot 25x115.9 near 11th st. The buyer is Elmer A. Darling who gave in exchange 117 to 125 West 24th st, 5 old buildings on plot 100x115x irregular. L. & A. Pincus represented Mr. Grof and S. B. Goodale & Perry and Frost Palmer & Co. acted for Mr. Darling.

LEXINGTON AV.—Mrs. Paul R. Reynolds, sold 582 Lexington av, a 3-sty dwelling, on lot 20x90, between 51st and 52d sts.

MADISON AV.—Pease & Elliman sold for the New York Life Insurance and Trust Co. as trustee for William Alexander Smith, the 4-sty building, on plot 27x100, at the northwest corner of Madison av and 48th st, to Halsey & Flint. The new owners will extensively alter the premises, installing stores on the ground



floor and bachelor apartments in the upper portion of the building. Some time ago the property was leased by the same brokers to the present buyers, with an option to purchase. The lease was recorded at \$9,000 a year for a term of ten years.

7TH AV.—Peter Gilsey sold for the Adams Express Co., the southeast corner of 7th av and 14th st, a plot 117.8 on 7th av by 100 ft on 14th st, for \$260,000, to the 14th Street and 7th Avenue Construction Co., L. R. Palmer, pres., which will erect a 12-sty store and loft building on the site.

10TH AV.—Joseph P. Day sold for the estate of Frank E. Towle, as executor the northwest corner of 25th st and 10th av, a plot 49.4x100. The buyers will erect on the site a loft building for their own occupancy.

**North of 59th Street.**

62D ST.—Dr. Joseph Pfeffer sold 130 East 62d st, a 4-sty dwelling, on lot 20x100, between Park and Lexington avs.

71ST ST.—The estate of John Edelmeyer sold 226 West 71st st, a 3-sty dwelling, on lot 20x100.5. The property was offered at auction last month by Joseph P. Day and was bought in by the estate. The late Mr. Edelmeyer was one of the pioneer builders of private houses on the west side.

115TH ST.—The Standard Gas Light Co. bought a large parcel adjoining its present holdings, at the foot of East 115th and 116th st. The purchase involves the property 503 to 513 East 115th st, having a frontage of 150 ft and extending through the block to 116th st, where it fronts 6½ ft. The property has been occupied for many years as a stone works. The company owns considerable adjoining property on the East.

121ST ST.—Moore, Schutte & Co. sold for Camille Morel, 224 West 121st st, a 5-sty single flat, on lot 18x100.11, between 7th and 8th avs.

127TH ST.—Harry L. Rosen sold through C. F. W. Johanning, 305 and 307 West 127th st, two 5-sty flats, on plot 50x99.11, near 8th av.

143D ST.—Moore, Schutte & Co. sold for Caroline W. Sweezy, 470 West 143d st, a 3-sty dwelling, on lot 16.8x99.11.

153D ST.—Jennie A. Harriot sold 461 West 153d st, a 3-sty dwelling, on lot 19x99.11, between Amsterdam and St. Nicholas avs.

AUDUBON AV.—The Latham Realty Co. sold the new 6-sty elevator apartment house at the northwest corner of Audubon av and 173d st, with a frontage of 100 ft. on each thoroughfare to Regina Golla. In part payment Mrs. Golla gave the property at the northeast corner of Broadway and 130th st, a plot of 6 lots, occupied as a coal yard, and having frontages of 150 ft. on Broadway and 100 ft. on 130th st.

RIVERSIDE DRIVE.—The New York Real Estate Security Co. bought Irving Arms, a new 7-sty apartment house, at the northeast corner of Riverside Dr. and 94th st, through the McVickar-Gaillard Realty Co., from the Welfare Realty and Construction Co., Joseph Freedman, pres. The property has a frontage of 76 ft on the Drive and 139 ft. in the street. While no consideration is stated, it is understood that the purchase price was close to \$425,000. In 1907 Mr. Freedman bought the land from Charles T. Barney, and the estimated cost of the structure was placed at \$125,000.

3D AV.—Horace S. Ely & Co. sold for Abraham B. Cox and Julia T. E. Cannon to Harry Schwitzer, 1105 3d av, a 5-sty flat with stores, on lot 25x100, near 65th st.

**Bronx.**

166TH ST.—W. E. & W. I. Brown, Inc., sold for Philip Livingston, the block front, 162x147, in the north side of 166th st, between Grand Boulevard and Concourse and Carroll pl, comprising about 9½ lots.

168TH ST.—W. E. & W. I. Brown, Inc., sold for Fred A. Wurzbach to the City of New York the entire block front of 16 lots on the south side of East 168th st, between Findlay and Teller avs, in size 200x200. The plot is to be used as a site for a new school.

ANDERSON AV.—Charles E. Jones sold for the Kemp Jones Realty Co., 974 Anderson av, a 4-sty apartment house, on a plot 31x157, to David Anderson, who gave in part payment 1671 Nelson av, a three-family dwelling, on lot 25x100.

MIDDLETOWN ROAD.—Andrew Hally, sold for Amelia B. Paff, a plot 50x101, on the south side of Middletown rd, 75 ft east of Edison av, to James V. Ganly.

SOUTHERN BOULEVARD.—Ferdinand Kramer sold for the James F. Meehan Co. to an investor, 1094 Southern Blvd, near Westchester av, a 5-sty new-law apartment house, on plot 35x100.

**Brooklyn.**

DEAN ST.—Bulkeley & Horton Co. sold for Edward B. Root, of Manhattan, to a builder the vacant plot of 2 lots in the south side of Dean st, 110 ft. west of Bedford av. The buyer will erect on the plot a high class apartment house to be ready for occupancy next September. This plot formed part of the larger plot acquired by Oscar Hammerstein about 2 years ago as a site for an opera house to be built by him in Brooklyn, which plan he abandoned.

PACIFIC ST.—Edward Fackner sold for a client to McLaughlin & Stern, of Manhattan, the 3-sty building, on a lot 25x90, at 587 Pacific st. The buyers own the abutting property at 594 and 596 Atlantic av.

PROSPECT PL.—Fredk Plump sold through Thos. Rosecrans to Chas. Garland, 286 Prospect pl, a 2-sty and basement brownstone 2-family house.

STERLING PL.—Bulkeley & Horton sold for C. Mingan the lot in the north side of Sterling pl, 192 ft west of Bedford av, to a builder for improvement.

BEVERLEY RD.—Wm. T. Rock, president of the American Vitagraph Co., bought from A. W. J. Pohl the southeast corner of Beverley rd and East 18th st, Flatbush, a 6-sty elevator apartment house, known as The Abbott.

HOWARD AV.—The old 3-sty frame detached dwelling, on a large plot at the southwest corner of Howard av and Monroe st, that was long owned and occupied by the Bushwick Hospital, has been sold by that institution to Michael Minden, a prominent cafe owner, as a site for a modern hotel. The property adjoins the New Shubert Theatre in Monroe st and is diagonally opposite the Bushwick theatre, a recently completed theatre which is the largest of its kind in the East. The hospital will occupy a new building at Howard and Putnam avs.

TOMPKINS AV.—Everett Kuhn sold for Dora Levin, 451 Tompkins av, a brick and frame dwelling remodeled into a store and apartments, on a lot 23x100.

5TH AV.—Tutino & Cerny sold for Sigmund Goldberg to Jno. A. McPherson, of Rockville Centre, L. I., the 3-sty brick flat with store at 3917 5th av.

RUGBY.—Wood, Harmon & Co. sold at Rugby the plot of 2 lots at the northeast corner of Linden av and East 37th st, to John H. Lyneman; the plot of 2 lots at the northwest corner of Linden av and East 37th st to Salem T. Foster; two lots on East 37th st, near Church av, to Eurt E. Chatfield; one lot on Snyder av, near Troy av, to Mary G. Carson, and one lot on Snyder av near Troy av to Frank Eakin; and at East Midwood four lots on Mansfield pl, near Av I, to Durward W. Steadman; two lots on Mansfield pl near Av I to John H. Liggett, and two lots on Delamere pl, near Av I, to Mrs. Mary Drury.

BEDFORD AV.—Alfred E. Steers, Borough President, was interested in a real estate deal involving upward of \$100,000 which has just been completed. Mr. Steers two years ago purchased the plot 154x100 at the southwest corner of Bedford av and Albemarle rd, Flatbush. The property was sold to Louis Ratner, a builder, who started to erect nine buildings thereon, but which he did not complete. To protect the second mortgages on the property Mr. Steers took over the project and completed the buildings, comprising eight 3-sty flats on Bedford av, a business building at the corner and an apartment house adjoining in Albemarle rd. Charles Rosenthal, a broker, has just sold the houses to James W. Webb for investment and resold the store building for the latter to a brewing company which will open a cafe.

**Queens.**

BROADWAY, FLUSHING.—The Rickert-Finlay Realty Co. sold, at Broadway-Flushing, to Flora M. Latham the plot, 40x100, in the west side of 26th st, 144 ft. south of Station rd.

ARVERNE.—Somerville Realty Co. sold at Arverne, a plot 40x100 on the south side of Bannister av, east of Wavcrest av to F. Garbarino; a plot 30x100, on the northwest corner of Bannister and Germaine avs, to F. E. Dudley; two plots, one 40x100 on the east side of Vernam av, north of Amstel Boulevard, and a plot 40x100 on the east side of Clarence av, south of Amstel Boulevard, to Thomas K. Lemon, who will at once improve the plots with cottages.

**Suburban.**

CHARLES S. JUDKINS of Boston and others bought the estate of the late Real Admiral Kidder on Marthas Vineyard Island, consisting of about 1,000 acres of farm and woodland with a modern residence, farmhouse, barns and an extensive cranberry bog.

L. J. PHILLIPS & CO. sold a parcel at Deal, N. J., about 500 ft. west from Ocean av and running through to Poplar and Phillips av. A structure from plans by Theodore A. Meyer, a New York architect, will be built on the Poplar av portion. The property is a part of the Phillips estate.

GREAT NECK.—The Rickert-Finlay Realty Co. sold in Kensington, Great Neck, to Arthur Boomhower a plot with 200 ft frontage on the north side of Beverly rd, between Netherwood rd and Shore rd; to Laure de Maquin a plot with 180 ft frontage on Arleigh rd, northeast corner of East Drive; to Harriet Tedrick a plot with 100 ft frontage on the north side of Nassau rd, 140 ft west of West Drive; to Thomas R. Souther a plot with 80 ft frontage on the north side of Nassau rd, 202 ft West of Netherwood rd.

WESTBURY.—Foxhall P. Keene sold through Henry D. Winans & May to Walter S. Gurnee his fine country estate in the Wheatley Hills section of Westbury. It comprises 100 acres of rolling land, a fine colonial dwelling, extensive stables and outbuildings. The property is in the famous Meadow Brook colony. The seller is a son of Jas. R. Keene, the banker.

GLEN HEAD.—The estate of Justice Townsend Scudder of the Supreme Court, located on Hempstead Harbor, at Glen Head, has passed into the hands of the Glenwood Holding Company. The property, which consists of 189 acres, was owned jointly by Justice Townsend Scudder and the Scudder estate, and had been in the family for more than 100 years. Burton Thompson acted as broker for Justice Scudder throughout the negotiations, which extended over a period of a year or more. The price paid was \$350,000, and a long lease of 140 acres of the estate has been made to the Glenwood Country Club. The remainder of the property will be sold in building plots of about one acre each. The development of the property is to begin at once under the direction of Hinchman & Pilat, landscape architects.

LONG BEACH.—Frederick P. Jones sold at Long Beach a plot 100x100, at the corner of Penn st and Jackson Boulevard, for George W. Johnson to Joseph Stehlin, who will build a residence for his own occupancy.

OYSTER BAY.—Geo. Alex MacDonald has bought the Wilbur estate on the Shore rd, overlooking the harbor, at Oyster Bay. The property comprises 5 acres, a shore frontage of 250 ft, a mansion, garage and numerous out buildings.

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### Recent Buyers.

ALLEN WARDWELL, son of the late William T. Wardwell, former treasurer of the Standard Oil Co., is the buyer of the dwelling at 127 East 80th st, sold recently by Sophie Wagner.

MICHAEL FRIEDSAM is the buyer of the stable property at 13 and 15 East 58th st, the sale of which by George R. Read & Co. for the Associated Owners was reported last week.

### Leases.

ARTHUR TRUSLOW leased a store in 6 Astor House for William Waldorf Astor to A. E. Levy.

HENRY BARNETT & CO. leased the store in 64 East 125th st to a Mr. Hitchcock of Trenton, N. J.

THE FLEMISH REALTY CO. leased 15,000 sq. ft in 13 to 21 East 22d st to the Kursheedt Manufacturing Co.

THE TWENTY-FIFTH CONSTRUCTION CO. leased 135 to 141 West 29th st, the 5th loft to Newmark & Newmark.

SAMUEL H. MARTIN leased the 4-sty dwelling, at 161 West 64th st, for Charles Garneau to Margaret Kearney.

SENIOR & STOUT, INC., leased the 4-sty dwelling at 124 West 64th st, for Mrs. Sophie M. Baum to Marie La Monte.

GOODWIN & GOODWIN leased for C. M. Silverman & Son to Phebe Malony the 3-sty dwelling at 158 West 120th st.

THE THEO REALTY CO. leased a loft in 451 West 40th st, to the Union Fiber Co, of Winona, Minn., for a term of years.

ALBERT B. ASHFORTH leased for P. & E. Castleman the top loft in their new building at 356 to 362 West 18th st to the Arrow Knitting Co.

PACIFIC ST.—Thos. Rosecrans leased for Miss C. Mohr, 417 Pacific st, Brooklyn, a 3-sty and basement brick dwelling, for a term of years.

WEBSTER B. MABIE & CO., as agents of 106 East 19th st, leased the 10th floor to Vve. Guerin & Fils. William C. Walker's Sons were the brokers.

EUGENE J. BUSHER leased for Mathias Haffen the 2d floor in 2806 3d av, for five years, to Thomas J. Lynch's Millinery and Dressmaking Art School.

THE WELLS-FARGO EXPRESS CO. leased from Mrs. A. R. Altman, through Pease & Elliman, the store at the southwest corner of Columbus av and 78th st.

GEORGE V. McNALLY leased for the No. 37 West Thirty-sixth Street Co. the 7th floor in 35 to 39 West 36th st to David R. Paskie & Co., for a term of years.

THE GUARANTOR REALTY CORPORATION has leased to the Mexican Commercial Company two entire floors in the Donald Building, southeast corner of Sixth av and 32d st.

THE GUARANTOR REALTY CORPORATION leased offices in the Knabe Building, at 39th st and 5th av, to Ernest Stutz and Power & Birmingham, importers of silks and laces.

M. & L. HESS leased for the Warren estate to Young Brothers, hatters, the store in 903 Broadway, northwest corner of 20th st, for a term of years, at a rental aggregating \$100,000.

THE TAYLOR-SHERMAN CO. leased 129 East 52d st to the city of New York as a temporary fire station, while a new building is being constructed at the corner of 50th st and Lexington av.

WILLIAM H. WHITING & CO. leased the 9th floor in 71 and 73 Murray st to Ralph M. Ward & Co., and the 8th floor to Josiah Wedgwood & Sons, Ltd., and M. T. Richardson Co.; also space to Frederick Skelton.

DOUGLAS L. ELLIMAN & CO. leased for the Realty Improvement Co. to the Myriad Manufacturing Co., the 6th loft in 12 East 32d st; and for Frederick Fox & Co., agents, the 4th loft in 17 West 17th st, to the Morris Pearlstein Co.

THE PEARSON ENGINEERING CO., LTD., which built the McAdoo and Pennsylvania tunnels, leased from the United States Realty and Improvement Co. the 17th floor in 115 Broadway. The lease covers a period of years, at a rental aggregating about \$350,000.

M. M. HAYWARD & CO. leased two lofts in the building at the southwest corner of 100th st and Broadway to the Nurses' Registry and to G. W. Bennett; also the corner store in 2,640 Broadway to S. Davis, electrician.

DANIEL BIRDSALL & CO. leased for 15 years the northwest corner of Hudson and Reade sts for the Pattén estate. The lessee will remodel the building and occupy it in its entirety for his own business. The aggregate rental is \$150,000.

THE DOUGLAS ROBINSON, CHARLES S. BROWN CO. leased for W. W. Gage, as atty., the building at 304 Madison av, to J. Wallace Brett, to be used for business purposes; also, for Wilmerding & Field, as agents, the 4-sty building at 38 West 36th st, to the same tenant.

FREDERICK FOX & CO. leased the 8th loft, containing 6,000 sq. ft. in the Herald Square Building, at 143 and 145 West 36th st, to Goldschmidt & Hollander; also the 2d loft in 135 to 141 West 29th st, to M. L. Cohen & Brother, and the 3d loft in 14 West 40th st, to the Steel Inner Tube Co.

GEO. W. RECTOR AND JOSEPH B. MALLEY have taken over the lease of the former O'Donnell restaurant at 1845 and 1847 Broadway, between 60th and 61st sts. It is a 5-sty structure on plot 57.10x100. John and James O'Donnell leased the property in 1910 from Abraham and Frank Miller, and conducted a restaurant until last June.

JOSEPH P. DAY leased for Jacob Mayers, 610 and 612 West 39th st. The lessee is the J. M.

Kohler Sons Co. The lease is for five years and the rental aggregates about \$20,000; also for the Central Realty Co. the southeast corner of 16th st. and Irving pl. The lessee is Chas. pin Bossler and the total rental for ten years aggregates about \$50,000.

FREDERICK SOUTHWACK & ALWYN BALL, JR., leased the building at 649 8th av for Mrs. Julia Fitzgerald to the Hanover Shoe Co.; also the 2d loft, in 663 and 665 Broadway, for the 663 and 665 Broadway Co., to Samuel Buyer; also, the store and basement in 26 East 22d st, for Michael Kennedy to Petz, Oppenheimer & Co., and the 4th loft in 122 and 124 5th av, for Raphael Tuck & Sons Co., to the S. M. Topf Co.

THE DUROSS CO. leased the store and basement in 259 West 34th st, opposite the 34th st entrance of the Pennsylvania Station, for Sarah M. Pustkuchen to Edward M. Mackey, George Kinsmann and Frederick J. Peters, for a term of 5 years, at an aggregate rental of \$10,000; also the top loft in 103 West 14th st to W. J. Mora, of Newark, N. J., and to the Manhattan Refrigerating Co. the basement in 100 to 104 Gansevoort st, for cold storage purposes.

EDWARD M. LEWIS leased 9,000 sq ft in 17 to 21 East 22d st to Rosenshine Bros. & Co.; also 5,500 sq ft in 142 to 146 West 24th st to Lipschitz & Graber; also for Tucker-Speyers & Co., 5,000 sq ft in 30 and 32 West 21st st to the Gotham Knitting Mills; also for Edward P. Slevin, 3,000 sq. ft in 9 West 20th st to Lenkowsky Bros. & Co., and for George Powers the building at 555 Fulton st, Brooklyn, to A. Peifer and J. Rosenblum for a long term of years.

THE H. M. WEILL CO. leased the store in 130 West 37th st to the Ypsilanti Co.; also the 3d loft in the same building to the C. Ullman Co.; 250 West 25th st for Henry Harburger to Giovanni Marabini and 252 West 25th st to Albino Dasso; the 1st loft in 128 West 36th st for I. J. Roe to Ritchie & Cornell; the 2d floor in 46 West 33d st to the Berman Realty Co., and the store in the northwest corner of Tremont and Third avs for the Tremont Holding Co. to Charles Goliopoulos.

N. BRIGHAM HALL & WILLIAM D. BLOOD-GOOD, INC., leased for the Thirty-first Madison Co. in the Terry & Tench Building, 137 to 141 Madison Av, the rear portion of the 2d loft to E. B. Goodman & Co.; and with Henry Trenkman, to William W. Bonneau & Co. the front portion of the same loft; with Edgar A. Manning, the remaining portion of the store to the Kissel Motor Car Co. for occupancy during the coming Automobile Show, and for J. W. Dimick the entire building at 72 South Washington sq to O. J. Maurer.

FREDERICK FOX & CO. leased for the Middeboro Realty Co. the 3d and 4th lofts in 88 University pl, running through to 24 and 26 East 12th st to Schneider & Maletsky; also for Webster B. Mabie & Co., the 3d loft in 34 East 12th st to Schneider & Maletsky; for H. C. Hallenbeck the 3d loft in 64 and 66 East 11th st to Joseph Dube; for Herman Levy the 4th loft in 35 West 19th st to Samuel Silber; for Myles Tyrney the top loft in 55 East 11th st to A. Zimmerman, and for P. Gallagher the 3d loft in 21 West 3d st to the New York Sample Trunk Co.

LEONARD J. MUEHLFELDER leased for Daniel Birdsall & Co., as agents, 15,000 sq. ft. in 514 and 516 Broadway to the Yale Knitting Mills; also 5,000 sq. ft. in 27 West 4th st, to Levinson Bros. & Co.; also for Morris Halpin, as agent, 5,000 sq. ft. in 40 and 42 West 22d st.; also for the Twenty-fifth construction Co., 6,000 sq. ft. in 135 to 141 West 29th st, to A. Rosenblatt; also, for the Douglas Robinson, Chas. S. Brown Co., as agent, the 2d loft in 130 West 25th st, to Joseph H. Wechaler; also for E. N. Taler, the parlor store in 24 East 8th st; also for M. H. Feinberg, as receiver, the 5th loft in 103 Crosby st, to S. Feiner & Son; also for Henry Trowbridge the 2d loft in 34 Gt. Jones st, and for Horace S. Ely & Co., the 5th loft in 51 Greene st, to Levinson & Co.

### Real Estate Notes.

ALBERT B. ASHFORTH, INC., has been appointed agent by Einstein, Wolf & Co., for the new building to be erected at the southwest corner of Broadway and 25th st, on the old Hoffman House Annex site. The building will have frontages of 50 ft on Broadway, and 212.4 ft on 25th st, with a 50 ft L to 24th st. The new structure will be one of the best in the neighborhood. Nine elevators will be used.

SHELDON & BECKER were the brokers in the sale of 226 West 71st st, reported recently.

THE HERMAN ARNS CO. was the broker in the sale of 609 Columbus av, for Simon Winstock.

THE HERMAN ARNS CO. at the annual stockholders and directors meeting, held on Jan. 2d, elected William A. Havanagh a director. The officers for the ensuing year are: Herman Arns, pres.; Jacob Freeman, vice-pres., and Roy M. Little, sec.

THE UNITED REAL ESTATE OWNERS ASSOCIATIONS will hold the annual entertainment at Terrace Garden on January 31.

M. M. HAYWARD & CO. have been appointed agents for the three apartment houses at 60 to 64 West 100th st, owned by Stephen J. Weaver; also for the concrete building at 511 and 513 West Forty-second street, owned by L. Thompson.

HARRY FISCHER, president of the Nos. 663 and 665 Broadway Co., obtained through Franklin T. Seaman a loan of \$400,000 on the 12-sty store and loft building, now nearing completion, at 663 and 665 Broadway, running through to 230 and 232 Mercer st.

ANNUAL DINNER of the Real Estate Exchange of Long Island will be held on the evening of February 1 in the Astor Gallery, at the Waldorf Astoria.

Among the speakers will be Martin W. Littleton, representative in Congress from Long Island; Public Service Commissioner J. Sergeant Cram; Gov. Dix; Mayor Gaynor, and members of the Senate and Assembly from Long Island districts.



JULIAN BENEDICT has moved his office to the Cambridge building, 5th av and 33d st.

COOKE & ODDIE have dissolved partnership. Robert Grier Cooke and John V. S. Oddie will continue separately in the real estate business at 542 5th av.

ADOLPH KRONENGOLD & CO. have moved their real estate office from 61 West 24th st to 48 West 27th st.

THE M. MORGENTHAU JR. CO. announces that George Rosenfeld has become actively associated with the company and has been elected a director and treasurer. Albert J. Erdman, of the firm of Halle & Stieglitz, also has become a director. The directorate for 1912 will consist of the above named and M. Morgenthau, Jr., president; E. C. Atwood, secretary; F. M. Stein and M. J. Borg, of the firm of Simon Borg & Co., and I. H. Lehman, of the firm of Leventritt, Cook and Nathan, vice president and counsel.

HENRY BRADY has been appointed sheriff's auctioneer. Mr. Brady is a real estate broker with offices at 262 West 23d st, and in connection with his duties as sheriff's auctioneer, intends to engage in a general real estate auction business.

EARLE & CALHOUN were the brokers in the sale for Maria Garlic of the private dwelling at 305 West 72d st. The buyer, Addison A. Vantine, took title this week.

THE HERMAN ARNS CO. negotiated the recent sale of 640 10th av, for Wm. Effinger to Herman Jovershoff. Title was taken this week.

THE F. R. WOOD, W. H. DOLSON CO. negotiated the recently reported sale of 108 West 86th st, for the estate of Josephine Goldfinger to Daniel B. Freedman.

**AUCTION SALES OF THE WEEK.**  
MANHATTAN AND BRONX.

The following is the complete list of property sold, withdrawn or adjourned during the week ending Jan. 5, 1912, at the New York Real Estate Salesroom, 14 and 16 Vesey st, and the Bronx Salesroom, 3156 3 av. Except where otherwise stated, the properties offered were in foreclosure. Adjournment of legal sales to next week are noted under Advertisements Legal Sales.

\*Indicates that the property described was bid in for the plaintiff's account.

JOSEPH P. DAY.

\*54TH st, 150 W (\*), ss, 200 e 7 av, 25x100.5, 2 & 3-sty bk stable; due, \$2,471.84; T&c, \$2,542.90; Leslie S. Petrie. 25,000

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

\*119TH st, 222-4 E (\*), ss, 290 e 3 av, 40x100.10, 6-sty bk tnt & str; due, \$14,011.29; T&c, \$1,055; sub to pr mt of \$38,000; Jefferson Bank. \$43,000

\*119TH st, 298-300 E, see 2 av, 2314-20 on map 2314-8.

\*172D st, 13 W (\*), ns, 99.5 e Inwood av, 25x87.1, 2-sty bk dwg; due, \$5,491.89; T&c, \$116.68; Charlotte A O'Shea. 6,000

\*180TH st, 850-2 E, see Mohegan av, 2095-7.

\*198TH st, 233 E (\*), nec Valentine av (No 2856), 25.10x99.1x24.6x105.9, 3-sty fr tnt; due, \$4,116.44; T&c, \$788.68; Pauline Greenberg. 9,100

\*Belmont av, 2159 (\*), ws, 280.2 n 181st, 49.6x80.7x49.6x79.4, 5-sty bk tnt; due, \$8,770.66; T&c, \$785.63; sub to mtg of \$26,000; Frank M Patterson. 26,100

\*Mohegan av, 2095-7 (\*), swc 180th (Nos 850-2), 73x70, 5-sty bk tnt & str; due, \$12,262.36; T&c, \$1,326.30; Morris Weinstein. 50,010

\*Morris av, 2195, ws, 222.2 n Cameron pl, runs n50.2xw194.6 to Walton av, xs25xe100xs25xe93 to beg, 3-sty fr tnt & 3-sty fr tnt & str; due, \$12,123.90; T&c, \$704.87; Jos Cloughen. 13,525

\*Valentine av, 2184 (\*), es, 152.8 n 181st, 20x118x20x118.3, 3-sty bk dwg; due, \$2,752.66; T&c, \$332.73; sub to a 1st mtg of \$7,500; Moses Seelig. 10,000

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

\*Walton av, es, abt 247 n Cameron pl, see Morris av, 2195.

\*2D av, 2302 (\*), nec 118th (No 301), 27x80, 5-sty bk tnt & str; due, \$28,717.67; T&c, \$1,900; Geo von L Meyer. 29,250

\*2D av, 2314-20, on map 2314-8 (\*), sec 119th (Nos 298-300), 60.10x50, 6-sty bk tnt & str; due, \$52,265.41; T&c, \$2,117.02; Eversley Childs exr, &c. 45,000

\*Railroad rights, privileges, franchises, &c, beg at or near ferry landing at W 42d and North River, runs along W 42d on double tracks to 11 av to W 34th; also from W 34th & North River to 10 av to W 30th, single track to 9 av, double tracks to W 28th; thence on W & E 29th and W & E 28th to 1 av to E 24 to Av A to E 23d to ferries at foot of E 23d & East River; also from 28th & 1 av to E 34th to ferry landing; also from 9 av & W 29th to 10 av to W 28; also from 9 av & W 23d to 10 av to W 28th or on W 29th to 11 av to W 28th; also from 9 av & W 28th to 11 av to W 24th to 13 av to 14th & North River; John W Hamer, Chairman of Bondholders Reorganization Committee of Twenty-eighth & Twenty-ninth St R R Co. 50,000

GEORGE PRICE.

\*Perry st, 161-5 (\*), ns, 136 w Washington, 66x100.3, 6-sty bk storage; due, \$27,955.22; T&c, \$1,050.71; sub to mt of \$90,000; Jas H Cruikshank et al. 119,712

Total ..... \$426,697  
Corresponding week, 1911..... 301,098  
Jan. 1st, 1912, to date..... 426,697  
Corresponding period, 1911..... 301,098

**VOLUNTARY AUCTION SALES**

MANHATTAN AND BRONX.

JOSEPH P. DAY.

JAN. 9.

Houston st, 301 E, ss, 36 e Clinton, 18x52, 4-sty & b bk tnt with str.

82D st, 116 E, ss, 196.6 e Park av, 14.3x102.2, 3-sty & b bk & stn dwg.

JAN. 11.

Houston st, 88 W, see W Bway, 490-4.

98TH st, 105 W, ns, 100 w Col av, 25x100.11, 5-sty bk tnt.

113TH st, 158-60 E, ss, 150 e Lex av, 50x100.11, 6-sty bk tnt.

137TH st, 1 W, see 5 av, 2252.

Av C, 166, es, 44.9 n 10th, 25x83, 5-sty bk tnt.

W Broadway, 490-94, nwc Houston (No 88), 98x18.9, 4-sty bk bldg.

5TH av, 2252, nwc 137th, (No 1 W), 49.11x62.6, 6-sty bk tnt.

**AUCTION SALES OF THE WEEK.**  
BROOKLYN.

The following are the sales that have taken place during the week ending Jan. 3, 1912.

\*Indicates that the property described was bid in for plaintiff's account.

WM. H. SMITH.

Dean st, swc Rochester av, 20x86.7; Administrator's sale. Adj sine die.

Henry st, ns, 250 w Poplar, 50x125; Administrator's sale. Jacob Schauf. \$7,600

Pacific st, ns, 302 w Hopkinson av, 24.6x100; Adj sine die.

West 3d st, ws, 570.1 n Neptune av, 40x82x—x84.6; Herman Eyl 3,525

East 29TH st (\*), es, 220 n Av F, 20x100; Chas W Abele. 4,500

East 29TH st (\*), es, 240 n Av F, 20x100; Chas W Abele. 4,500

East 29TH st (\*), es, 260 n Av F, 20x100; Chas W Abele. 4,500

East 29TH st (\*), es, 280 n Av F, 20x100; Chas W Abele. 4,500

East 29TH st (\*), es, 300 n Av F, 20x100; Chas W Abele. 4,500

East 29TH st (\*), es, 320 n Av F, 20x100; Chas W Abele. 4,500

East 29TH st (\*), es, 340 n Av F, 20x100; Chas W Abele. 4,500

East 29TH st (\*), es, 360 n Av F, 20x100; Chas W Abele. 4,500

Atlantic av, nwc Radde pl, 16.8x95; Adj sine die.

Atlantic av, ns, 80 e Troy av, 20x99; Administrator's sale; Saml S Bisgyer. 1,000

Kings Highway (\*), ns, 42.1 e E 17th, 20.5x81.9x20x89.7; Jno H Storer. 6,500

Manhattan av, sec Skillman av, 100x75x103x40; Administrator's sale; Adj sine die.

Newport av, ns, 100 e Stone av, 25x100; Jno T Sullivan. 300

Pennsylvania av, sec Blake av, 39.6x100; Jno E Gregory. 10,450

St Marks av (\*), ns, 100 w Howard av, 37.10x127.9; Abram H Lamonte. 2,000

WM. P. RAE CO.

Clarendon rd (\*), sec E 25th, 20x100; Spencer Aldrich. 10,000

Franklin av, ws, 324.9 n Malbone, 20x91.10x20.6x87.10; Adj to Jan. 17.

Knickerbocker av, sws, 99.6 se De Kalb av, 25.6x100; Chas Praitsching. 16,500

Rutland rd (\*), ns, 425 w Rogers av, 20x100; Ernst F Foerster. 7,353

5TH av, nws, 100.2 ne 26th, 15.1x90; Thos Piteladdo. 1,000

JAMES L. BRUMLEY.

Washington av, es, 310.6 n Malbone, runs n224.3xne186.4xse360.9 to Franklin av, xw103.8xs80.4xe87.11 to Franklin av, xse36.1lxw76.5xn45.5xw82.10 to beg; Adj to Jan. 17.

CHARLES SHONGOOD.

McKibben st, ss, 50 w Humboldt, 25x100; Adj to Jan. 23.

Total ..... \$102,228  
Corresponding week, 1911..... 212,995

**VOLUNTARY AUCTION SALES**

BROOKLYN.

JAN. 9.

WM. H. SMITH.

Johnson st, 65, nec Pearl, a 3-sty & b fr dwg on a lot 25x78.8.

JAN. 10.

JAMES L. BRUMLEY.

Atlantic av, 1808½, a 2-sty & cellar fr 2-family house, on a lot 16.8x83.4.

4TH av, nws, 80 se 87th, a vacant plot 69 7/8x103.3x43.3x100.

Meserole st, 34, 183 w Lorimer, a 3-sty fr dwg, on a lot 21x100. By Wm H Smith, auct'r. Partition.

JAN. 11.

WM. H. SMITH.

Cook st, 138, ss, 300 e Morrell, a 3-sty fr flat with str, on a lot 25x100.

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deeds, mortgages, etc. For sale at office of  
RECORD AND GUIDE, 11 East 24th Street.

JAMES L. BRUMLEY.

White st, Boerum st, Johnson av &  
Bushwick pl, 5 separate parcels, compris-  
ing the abattoir of May, Levy & May.

Atlantic av, sec Logan, a vacant plot  
101.5x100.

Howard av, nec Prospect pl, a vacant  
lot 22x100. Partition sale to close estate  
of Michl Levy, dec'd.

JOSEPH P. DAY.

Arlington av, East New York, 56;

Fulton st, 2752.

Miller av, 85.

South Atlantic av, 2 cottages, near  
ocean. At 14 Vesey st, to close estate of  
David Rosenburg, dec'd.

## ADVERTISED LEGAL SALES.

MANHATTAN AND BRONX.

The following is a list of legal sales for  
Manhattan and the Bronx to be held at  
the Real Estate Salesrooms, 1 4and 16  
Vesey st., and the Bronx Salesroom, 3156  
3d av., unless otherwise stated.

JAN. 6 & 8.

No Legal Sales advertised for these  
days.

JAN. 9.

16TH st, 619 E, ns, 288 e Av B, 25x92,  
5-sty bk tnt & str; Sol H Kohn agt Sig-  
mund Levin et al; Baylis & Sanborn (A),  
37 Liberty; Chas L Kingsley (R); due,  
\$18,374.43; T&c, \$—; Joseph P Day.

18TH st, 120-2 W, ss, 230 w 6 av, 49x92,  
6-sty bk loft bldg & str. Fredk Lewi-  
sohn et al as exrs agt Chas Brendon et  
al; Hoadly, Lauterbach & Johnson (A), 22  
Wm; Reid L Carr (R); due, \$98,985.87;  
T&c, \$5,000; Joseph P Day.

97TH st, W, swc Central Park W, see  
Central Park W, swc 97.

165TH st, W, nvc Colonial Parkway, see  
Colonial Parkway, nvc 165.

Colonial Parkway, nvc 165th, runs n  
80.9xw116.5xss21.1xw10.1xs59.11xe140.3 to  
beg, 6-sty bk tnt; Woodmont Realty Co  
agt Sun Constn Co et al; Eisman, Levy,  
Corn & Lewine (A), 135 Bway; Geo Burn-  
ham (R); due, \$20,282.31; T&c, \$1,632.70;  
Saml Marx.

Central Park W, swc 97th, 100.11x200,  
vacant; Geraldyn Redmond et al agt Wm  
N MacLean et al; Carter, Ledyard & Mil-  
burn (A), 54 Wall; Albt P Massey (R);  
due, \$256,039.32; T&c, \$3,617.17; Herbt A  
Sherman.

Madison av, 1295-1303, nec 92d (No 43),  
100.8x62.2, 9 & 10-sty bk tnt; Union Dime  
Savings Bank agt Aug W Brockmeyer et  
al; Woodford, Bovee & Butcher (A), 1  
Mad av; Louis F Doyle (R); due, \$208,-  
722.41; T&c, \$21,629.31; Joseph P Day.

Topping av, 1741, ws, 100 n 174th, 32.6  
x95, 3-sty fr dwg; Belle M Ryckman agt  
Annie G Dixon et al; Mitchel & Mullan  
(A), 55 Liberty; Herbt Limburg (R); due,  
\$3,544.74; T&c, \$775.35; sub to a mt of  
\$9,000; Joseph P Day, at 3156 3 av.

92D st, 43 E, see Mad av, 1295-1303.

JAN. 10.

Harrison st, 51-5, see West, 206.

Kelly st, 847-85 on map 847-83, ws, 346  
n Longwood av, 343.4x100, ten 4-sty bk  
tnts; Jos H Schwartz agt Irvine Realty  
Co et al; Krakower & Peters (A), 309  
Bway; Monroe Goldwater (R); due, \$36,-  
664.77; T&c, \$823.68; sub to ten first mtgs  
aggregating \$174,500; Chas A Berrian,  
3156 3 av.

Monroe st, 332, ss, 198 e Corlears, 22.5x  
70, 3-sty bk loft & str bldg & 1-sty fr  
ext; Francis K Pendlton agt Hyman  
Small et al as admrs; Ellery O Anderson  
(A), 25 Broad; Jno B Leavitt (R); due,  
\$8,856.74; T&c, \$192.32; Joseph P Day.

Meade st, 637, ns, 350 e Garfield, 25x  
100, Van Nest; Ella S Claasson agt Gui-  
seppe Amondolari et al; McGuire, Horner  
& Smith (A), 16 Exchange pl; A Welles  
Stump (R); due, \$3,387.05; T&c, \$137.55;  
Joseph P Day, at 3156 3 av.

Orchard st, 186, es, 178 n Stanton, 25x  
87.6, 5-sty bk tnt & str & 3-sty bk tnt  
in rear; Lena Kronenberg agt Isaac  
Greenblatt et al; Kantrowitz & Esberg  
(A), 320 Bway; Frank H Hennessy (R);  
due, \$4,699.98; T&c, \$681.40; Jas L Wells.

West st, 206, sec Harrison (Nos 51-5),  
24x74.6x24.2x74, 4-sty bk hotel; Chas F  
Mattlage agt Mary B Spellmeyer et al;  
Henry Aplington (A), 90 West Bway; Les-  
ter Lazarus (R); due, \$9,740.83; T&c, \$2,-  
403.35; Joseph P Day.

26TH st, 355 W, ns, 142 e 9 av, 22x98.9,  
4-sty bk tnt, 1 & 3-sty ext; Harriet B  
Piester agt Stanley Golliek Co et al; Ar-  
rowsmith & Dunn (A), 261 Bway; Geo  
B Holbert (R); due, \$4,269.36; T&c,  
\$434.86; sub to 1st mtg of \$11,000; Bryan  
L Kennelly.

72D st, 246 E, ss, 133.4 w 2 av, 16.8x102.2,  
3-sty & b stn dwg; Windsor Trust Co et  
al as trstes agt Abr Kosower et al; Rol-  
lins & Rollins (A), 32 Nassau; Robt H  
Grimes (R); due, \$12,931.36; T&c, \$1,-  
010.33; J H Mayer.

111TH st, 53 W, ns, 125 e Lenox av, 25x  
100.11, 5-sty bk tnt; Helena A Banks et al  
as exrs agt Chas Meshel et al; Jno D  
Prince, Jr (A), 164 Montague, Bklyn;  
Louis B Hasbrouck (R); due, \$6,015.50;  
T&c, \$1,117.17; sub to pr mtg \$21,500; Her-  
bert A Sherman.

137TH st, 370 E, ss, 206.6 w Willis av,  
25x100, 5-sty bk tnt; Henry Hall agt  
Kaufman Sasserath et al; Hamilton C  
Rickaby (A), 176 Bway; Heber Smith (R);  
due, \$6,634.88; T&c, \$453.33; Joseph P Day,  
at 3156 3 av.

176TH st, 816 E, ss, 62 w Marmion av, 50  
x100, two 2-sty fr dwgs; Louise J Camp-  
bell agt Jas E Callan et al; Noble & Camp  
(A), 2 Wall; Melvin G Palliser (R); due,  
\$5,595.27; T&c, \$643.79; Joseph P Day, at  
3156 3 av.

176TH st E, swc Marmion av, 62x100,  
vacant; Walter L Pate agt Jas E Callan  
et al; Noble & Camp (A), 2 Wall; Henry  
M Stevenson (R); due, \$2,950.49; T&c,  
\$651.36; sub to a first mtg of \$6,500; Jo-  
seph P Day, at 3156 3 av.

183D st, 461-3 E, ns, 134.7 w Washing-  
ton av, 35x100, 4-sty bk tnt; Farmers Loan  
& Trust Co et al exrs agt Jno Rendall et  
al; Chas M Camp (A), 2 Wall; Isidor Wels,  
(R); due, \$20,354.99; T&c, \$413.36; Joseph  
P Day, at 3156 3 av.

Av D, 49-51, ws, 63 s 5th, 44x80, 6-sty  
bk tnt & str; Bertha Halpron agt Jos  
Golding et al; Stanislaus N Tuckman (A),  
320 Bway; Jno H Judge (R); due, \$17,-  
176.74; T&c, \$2,200; sub to a first mtg of  
\$42,000; Bryan L Kennelly.

Hunt av, 1956, es, 297.11 s Bronxdale av,  
25x100, Van Nest; Elvey K Johnston agt  
Chas Ringelstein et al; McGuire, Horner &  
Smith (A), 16 Exchange pl; Townsend  
Morgan (R); due, \$3,399.22; T&c, \$84.62;  
Joseph P Day, at 3156 3 av.

Marmion av, swc 176th, see 176th, swc  
Marmion av.

JAN. 11.

Cherry st, 420, ns, abt 230 w Jackson,  
25x100, 2-sty bk tnt & 3-sty fr rear tnt;  
Margt L Fletcher agt Cath E McArdle et  
al; Geo V Brower (A), 44 Court, Bklyn;  
Melvin G Palliser (R); due, \$3,543.09; T&c  
\$913.87; Joseph P Day.

82D st, 306 E, ss, 100 e 2 av, 25x102.2, 2-  
sty bk office & 2-sty bk rear tnt; Prisca  
Cramme agt Abr Jacob et al; Henry P  
Botty (A), 302 Bway; Roger A Pryor  
(R); due, \$9,844.10; T&c, \$191.64; Joseph  
P Day.

95TH st, 70 W, ss, 80 e Col av, 20x100.8,  
5-sty stn tnt; Fredk W Marks agt Sieg-  
fried Blumenkrohn et al; James Schell &  
Elkus (A), 170 Bway; J Hampden Dough-  
erty (R); due, \$20,105.13; T&c, \$444.17;  
Joseph P Day.

102D st, 153 W, ns, 266.8 w Col av, 25x  
100.11, 5-sty stn tnt; Wm N Cromwell et  
al exrs agt Gertrude Stearns et al; Sul-  
livan & Cromwell (A), 49 Wall; Alfred J  
Talley (R); due, \$21,547.01; T&c, \$1,356.02;  
Bryan L Kennelly.

JAN. 12.

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

22D st, 261 W, see 23d, 250-2 W.

22D st, 265 W, see 23d, 250-2 W.

23D st, 250-2 W, ss, 225 e 8 av, runs s  
197.6 to 22d (No 265), xe18.9xn—xe18.9xs—  
to 22d (No 261), xe18.9xn98.9xw6.3xn98.9x  
w50 to beg, 1-sty bk & fr bldgs & vacant;  
Farmers Loan & Trust Co agt Wm R  
Sheldon et al; Geller, Rolston & Horan  
(A), 22 Exchange pl; Townsend Morgan  
(R); due, \$67,466.61; T&c, \$1,626.34; mtg  
recorded Dec24'08; Joseph P Day.

148TH st, 231 (old No 225 E), ns, 375 w  
Morris av, 25x106.6, 3-sty fr shop & 2-sty  
fr stable in rear; Isabelle Hart agt Eric  
Borkstrom et al; Sigmund Wechsler (A),  
32 Bway; Jas C Sheldon (R); due, \$4,-  
946.23; T&c, \$212.04; Joseph P Day, at  
3156 3 av.

Castle Hill av, sec Westchester av, see  
Westchester av, sec Castle Hill av.

Westchester av, sec Castle Hill av, 51.9  
x161.10x18.5x157.6, Unionport; Leanora  
Morreau agt Mary M Henning et al; Isaac  
S Heller (A), 35 Nassau; Jos R Truesdale  
(R); due, \$2,277.84; T&c, \$297.38; Joseph  
P Day, at 3156 3 av.

JAN. 13.

No Legal Sales advertised for this day.

JAN. 15.

Steuben av, 3411, cl, 130 n cl 210th, 100x  
130, 3-sty fr dwg; Jas B Powers agt Andw  
J Mulcahy et al; Jas A Donnelly (A), 26  
Liberty; Herbt K Stockton (R); due, \$5,-  
278.25; T&c, \$24; sub to a first mtg of  
\$10,000; Jas L Wells, at 3156 3 av.

## ADVERTISED LEGAL SALES.

BROOKLYN.

The following is a list of legal sales to  
be held at the Brooklyn Salesroom, 189  
Montague st., unless otherwise stated.

JAN. 6.

No Legal Sales advertised for this day.

JAN. 8.

24TH st, es, 130 n Mermaid av, 500x  
118.10; Orion H Cheney agt Coney Island  
Realty & Improvement Co et al; Frank M  
Patterson (A), 27 William, Manhattan; Jno  
F Coffin (R); Wm H Smith.

JAN. 9.

De Kalb av, nws, 225 ne Hamburg av,  
25x100; Matthew F McGunegle agt Annie  
Schue et al; David Siegelman (A), 217  
Havemeyer; Saml Gleason, Jr, (R); Chas  
Shongood.

Av J, ns, 88 w East 2d, 18x100; Home  
Title Ins Co of N Y agt Cobern Constn Co  
et al; Henry J Davenport (A), 375 Pearl;  
Wm A Moore (R); Wm H Smith.



JAN. 15.

**57TH st.**, ns, 140 w 21 av, 13.4x99.5; Margaret J Franklin agt Minerva Sherman et al; Henry J Davenport (A), 375 Pearl; Geo A Voss (R); Wm H Smith.

**Elmore pl.**, es, 365 s Av L, 35x100; Greater New York Development Co agt Clarence E Comstock et al; Walter T Lindsay (A), 261 Bway, Manhattan; Albt W Linton (R); Wm H Smith.

JAN. 10.

**Av R.**, ns, 48.10 e East 12th, 42x99; Theodore C Stolze agt Anthony R Berta et al; Gettner, Simon & Asher (A), 277 Bway, Manhattan; L Claude Fottrell (R); Saml Marx.

**Junius st.**, ws, 120 n Lott av, 20x100; Bensonhurst Co agt Adelaide H Roberts et al; Edwin Kempton (A), 175 Remsen; Geo H Perry (R); Wm P Rae.

**86TH st.**, ns, 125 w Fort Hamilton av, 60x—; Teachers' Co-operative Building & Loan Assn of the City of N Y agt Eliz L Malarkey et al; Frederic C Leubscher (A), 258 Bway, Manhattan; Richd W Smith (R); Wm H Smith.

**N 8TH st.**, nes intersec ses Driggs av, 25 x77xirreg; Otto W Muller agt Frank Nugent et al; Aug F Struse (A), 260 Bway; Geo B Serenbetz (R); Wm H Smith.

**20TH st.**, nws, intersec ses 10 av, 20x80; Louisa M Aukamp agt Jno Fitter et al; Chas Fox (A), 3 Broad; Walter M Effross (R); Jas L Brumley.

**Boerum st.**, ss, 75 e Humboldt, 25x100; Frank G Wild et al agt Pauline Cohen et al; Winthrop Stearns (A), 277 Bway; G Burchard Smith (R); Wm H Smith.

**Meserole st.**, ss, 183 w Lorimer, 21x100; Rose Erdmann agt Adolph F Erdmann et al; Chas A Wilson (A), 150 Bway; Herbt N Warbasse (R); Wm H Smith.

**New Jersey av.**, ws, 95 s Riverdale av, 20x100; Orion H Cheney agt Jacob Levin et al; Action No 1; Louis Goldstein (A), 26 Court; Meier Steinbrinck (R); Wm H Smith.

**New Jersey av.**, ws, 115 s Riverdale av, 20x100; same agt same; Action No 2; same (A); same (R); Wm H Smith.

**New Jersey av.**, ws, 135 s Riverdale av, 18x100; same agt same; Action No 3; Harris G Eames, (R); Wm H Smith.

**New Jersey av.**, ws, 153 s Riverdale av, 18x100; same agt same; Action No 4; same (A); Thos C Hughes, (R); Wm H Smith.

**New Jersey av.**, ws, 171 s Riverdale av, 18x100; same agt same; Action No 5; same (A); Ernest P Seelman, (R); Wm H Smith.

**New Jersey av.**, ws, 189 s Riverdale av, 18x100; same agt same; Action No 6; same (A); Thos C Hughes, (R); Wm H Smith.

**New Jersey av.**, ws, 207 s Riverdale av, 18x100; same agt same; Action No 7; same (A); Harris G Eames, (R); Wm H Smith.

**St Johns pl.**, ns, 205.4 w Schenectady av, 26.4x120.3; Martha B Munn agt Isidor G Hagenbacher et al; Edwin Kempton (A), 175 Remsen; Wm M Sullivan (R); Wm P Rae.

JAN. 11.

**Cook st.**, ss, 300 e Morrell, 25x100; Henrietta McCue agt Harry Baskind et al; Wm H Pendry, (A), 1012 Gates av; Jno E Ruston, (R); Wm H Smith.

**48TH st.**, nes, 100 nw 15 av, 40x100.2; May Gelston agt Saml Schmalzbach et al; Edwin Kempton, (A), 175 Remsen; Hunter L Delatour (R); Wm H Smith.

**Sterling pl.**, sws, 283.4 nw Vanderbilt av, 16.8x78.4; Nannie H Smith agt Lillian F Partridge et al; Van Alen & Lyckman (A), 215 Montague; Kinnie C McDonald, (R); Wm H Smith.

**Clinton av.**, ws, 54.5 n Fulton, 80x100; Title Ins Co of N Y agt Fein-Ball Realty & Constn Co et al; Chas C Suffern, (A), 203 Montague; Jos J Speth, (R); Wm H Smith.

JAN. 12.

**Dean st.**, ss, 240 e Ralph av, 20x107.2; Fannie Meyerowitz agt Emma Timpone et al; Louis Goldstein, (A), 26 Court; Levi W Naylor, (R); Wm H Smith.

**Essex st.**, ws, 125 s Sutter av, 25x96; Amelia Hames agt Crescent Brick & Supply Co et al; Jno Kapp, (A), 2772 Fulton; Leon R Jacobs, (R); Wm P Rae.

**73D st.**, sec Narrows av, 220x100; Christine Greiner agt Jno Bohnet et al; Whitmel H Smith, (A), 26 Court; Geo W McKenzie, (R); Wm H Smith.

**17TH av.**, es, 167.2 n Cropsey av, 22x96.8; Marion F Gould agt Wilbur S Scudder et al; Action No 1; Henry D Merchant, (A), 149 Bway; Wm P Allen, (R); Wm H Smith.

**17TH av.**, es, 147.2 n Cropsey av, 20x96.8; same agt same; Action No 2; same (A); Edwin T Gibson, (R); Wm H Smith.

**Sumpter st.**, ns, 200 w Patchen av, 25x100; Henry Moeller agt Dora Kass et al; Henry Weismann, (A), 391 Fulton; Edw H Maddox, (R); Chas Shongoed.

**W 15TH st.**, swc Neptune av, 90x237.7; Emilie Huber agt Harry Falk et al; Frank Obernier, (A), 44 Court; Geo R Holahan, (R); Wm H Smith.

**Lincoln pl.**, ns, 369.7 w Buffalo av, 160x120.3; also ST JOHNS PL, ss, 399.2 e Rochester av, 80x120.3; also LINCOLN PL, ss, 220 e Rochester av, 80x100; also BERGEN ST, ns, 355 e Buffalo av, 40x107.7; Barnet Steinfeld et al agt Sakwa Constn Co et al; Sol S Schwartz, (A), 44 Court; Wm Liebermann, (R); Wm P Rae.

JAN. 13.

No Legal Sales advertised for this day.

**84TH st.**, ss, 620 w Fort Hamilton av, runs s100xw70.5xn71.9xe47xn25xe— to beg; Michl Murphy agt Harry F Hawkins et al; David F Manning, (A), 350 Fulton; Colin W McLennan (R); Wm H Smith.

**Rockaway av.**, sec Dean, 245x100; Welz & Zerweck agt Alfonso Clervo et al; Harry E Lewis, (A), 215 Montague; Meier Steinbrink, (R); Wm H Smith.

**E 7TH st.**, ws, 540 s Av J, 40x100; Metropolis Securities Co agt Araho Constn Co et al; Louis B Hasbrouck, (A), 257 Bway; Thos H Troy, (R); Wm P Rae.

**Lenox rd.**, sec E 49th, runs e119.2xs247.10 x w26.4xn102.10xw100xn40xe109xn54.5xw100 xn50 to beg; Giuseppe Campisi agt Miranda M Edwards et al; Francis L Corrao, (A), 189 Montague; Chas Clark, (R); Wm P Rae.

On the Calendar.

American Society of Civil Engineers—Annual meeting, New York City, January 17-18. Chas. Warren Hunt, secretary, 220 West 57th street, New York City.

American Society of Heating and Ventilating Engineers—Annual meeting at New York City, January 23-25. Secretary, W. W. Macon, 29 West 39th street, New York City.

City's Great Defect.

"The one great defect of New York today is the lack of additional subways which should have been begun over a year ago. It is to be hoped that the present subway will be extended up Lexington avenue into the Bronx and down Seventh avenue from 42d street at an early date, so both East and West Sides will be relieved."—Robert E. Dowling.

—The United States Supreme Court in a decision handed down December 11 upheld the constitutionality of the Employers' Liability Law of Arkansas on a point arising in a suit of George H. Ramsey versus The Aluminum Company of America for personal injuries alleged to have been received by reason of the negligence of a fellow-servant.

—The State Trustees of Public Buildings have awarded to Will H. Low, of Bronxville, the contract for the mural decorations of the new State Education Building at Albany, at a cost not to exceed \$30,000, \$10,000 of which is to be available this year. The paintings are to be patterned after those in the Public Library in Boston and the Congressional Library in Washington.

Wants and Offers

BUSINESS OPPORTUNITY

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

A BROKER, WITH ATTRACTIVE COMPLETE OFFICES IN PROMINENT BUILDING, LOWER BROADWAY, RECORDS AND ATLASES TO DATE, WILL SHARE SAME WITH DESIRABLE GENTLEMAN. BOX 12, RECORD AND GUIDE.

REAL ESTATE owner would take as partner, an owner of \$100,000 worth of property to form guarantee for establishing an A1 industrial enterprise (gasoline production). Very satisfactory inducements are offered. Personal interview. Address "M. B." Box 11, Record & Guide.

WANTED, in the sales department of a downtown real estate office, a young man who is familiar with negotiations; compensation, salary and commission. Address, stating experience, BOX 50, Record and Guide.

STENOGRAPHER, female, seeks position; several years real estate experience, bookkeeping, etc.; excellent references. BOX 7, Record and Guide.

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# NEW ESTATE RECORD AND GUIDE

ESTABLISHED MARCH 21<sup>st</sup> 1868.

DEVOTED TO REAL ESTATE, BUILDING, ARCHITECTURE, HOUSEHOLD DECORATION  
BUSINESS AND THEMES OF GENERAL INTEREST

Communications should be addressed to  
**C. W. SWEET**

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The coming substitution of a nameless twelve-story loft building for the famous Atlantic Garden, a relic of older and more picturesque generations, is perhaps a sign that the Bowery is reforming its habits of night life in order to emulate the industrial section of Broadway by day.

Sinking caisson foundations under a tall office building years after it was built is a novel operation that will be carried out in Chicago in connection with the big Unity Building at 127 North Dearborn street. The caissons in this case, the first of the kind in Chicago, will go down 100 feet to bed rock. They were decided upon because the building had settled two feet out of plumb.

In the first six months of last year there were 7,812 fires in New York City, an average of forty-three a day; between July 1 and December 20 there were 6,190, or thirty-six a day. The reduction is no doubt attributable in part to the greater activity of various city and State departments in enforcing fire preventive laws after the Triangle fire. The new Fire Prevention Bureau should make a repetition of fire records of past years impossible. That for 1909 was 14,405, the highest in the list.

The vital statistics for 1911 issued by the Department of Health make cheerful reading. They show that the mortality rate for the year was the lowest in the history of the city and that the high cost of living had no deterrent effect on births and marriages. The marriage licenses numbered 36,620 in Manhattan and the Bronx, 15,178 in Brooklyn, 2,250 in Queens and 530 in Richmond. All boroughs showed a gain over the preceding year. There should be room for quite a little apartment house building in a town where some 50,000 young married couples start house-keeping each year.

John N. Jarvie, of Arbuckle coffee fame, who bought the Tefft-Weller building at 326 to 330 Broadway this week for \$500,000, must be admitted to have struck a good bargain. Several expert appraisers, consulted by the Tefft-Weller Co. in 1901, valued the property at \$1,200,000. No doubt it has depreciated greatly since then, but hardly to the extent indicated by this week's selling price. The current tax assessment of \$725,000 is probably nearer the present market value. With a subway up Broadway the million dollar mark should be reached again in some years. Meanwhile the new owner should get a fair return on his investment by putting up a modern building, which is understood to be his intention.

The present subway negotiations between the city and the Interborough, taken up at the solicitation of the Pennsylvania Railroad, have as their general basis the propositions that the Interborough shall pool all its net earnings on the elevated roads as well as the existing and proposed subways; that the Interborough shall receive a preferential payment on its present subway investment; that the city and the Interborough shall each receive 6 per cent. on the \$75,000,000 which each is expected to invest in new construction, and that if there is anything left over and above this it shall be divided equally between the city and the company. However, the negotiations seem to differ irreconcilably on the details necessary for working out these apparently simple propositions.

## The Record and Guide in 1912.

Indications point to a year of increasing real estate activity in 1912. Both the general and the local conditions that affect real estate bear a more favorable aspect than they did during the greater part of last year. A decided improvement in general industry is reflected by the notably heavy orders booked in the steel trade during December. The enlargement of the country's purchasing power resulting from a restoration of general business prosperity will react quickly on a mercantile center like New York, and the reaction will be registered in an increased demand for business and residential housing. A Presidential year is not likely to be a boom year, but in the present temper of the electorate the coming election is certain not to place new obstacles in the way of equitable business enterprises. On the contrary, the election is looked forward to as a means of removing such obstacles of this sort as now exist. The general feeling in politics, as in business, is optimistic.

The prevailing sentiment of optimism is emphasized as regards real estate in New York city. The system of rapid transit is about to be not only greatly enlarged, but wholly revolutionized from the point of view of its bearing on the development of the city. The elevated railways of Brooklyn, now forming virtually an isolated system, will be extended into the business center of Manhattan. The Borough of Queens likewise will become an integral part of the city in the matter of transportation. Heretofore the city has been a unit only in the political sense. There will now be also a social, mercantile and industrial consolidation, so far as the four leading boroughs are concerned. The correlation of the transit systems of these great boroughs is bound to produce notable changes in the traditional lines of growth of the city. There will be corresponding changes in the seats of building activity. Land values will be leveled up in some neighborhoods and down in others. Opportunities for profitable investment will be multiplied on an unprecedented scale.

Realizing that the transit improvements of the next few years must break down the barriers which have served to keep the real estate and building interests of Brooklyn, for example, distinct from those of Manhattan, the Record and Guide will hereafter present the real estate and building news of all the boroughs in both of its editions. This number consists of two sections—a news section and a records section. The records section contains the official real estate records. The news section covers the current news of all the boroughs affecting real estate—brokerage transactions—auction sales—building operations—municipal improvements and credit transactions.

Each of these classes of news, it is planned, will be supplemented with descriptive and editorial articles, enabling readers to keep themselves informed on new developments in any new part of the city and on any matter concerning real estate or building. Subscribers to the New York paper will receive all the real estate and building news of the Greater City and Brooklyn readers will be likewise benefited.

The Record and Guide in 1912 will be a city, instead of a borough, publication, and will occupy a field which no other newspaper, daily or weekly, attempts to occupy.

## The Governor's Message.

The Governor's annual message contains a rather unusual number of recommendations affecting real estate and building interests. Among them may be mentioned these suggestions: That each municipality be required to construct sewage disposal plants, that the constitution be so amended as to permit the enactment of a workmen's compensation law, and that mortgage loan and real estate companies be placed under the supervision of the State banking department. However, the paragraph that is of most immediate concern, relates to the subject of taxation. The Governor, after summarizing the receipts and expenditures for the last fiscal year, points out that a larger income is needed. "The present operations of our indirect tax," he adds, "reach all the sources of revenue supply that far sighted law makers have discovered, and yet, were it not for the imposition of a direct tax of six mills in 1911, adding \$6,000,000 to the State's income, this State would now be laboring with a deficit. Money is necessary for the sinking funds (interest and redemption payments on bonds issued for canals, good roads, etc.), increased in this State from \$2,654,943.06 in 1911, to \$4,139,227.87 in 1911, an increase of over 35 per cent.,

in this unavoidable expenditure; and this increase must be accumulative for ensuing years, regardless of the wisdom of successive administrations or the complexion of their policies."

In other words, the State budget is sharing with our city budget a feature which occasions no little apprehension on the part of tax payers. The debt service is becoming one of the largest items of expenditure both in the city and in the State. A committee, appointed by Mayor Gaynor, has been struggling with the problem of finding new sources of revenue for the city. Its report has not yet been made public, but it is hardly expected to uncover possibilities of obtaining public funds on an important scale except through taxation. The Governor's reference to the finances of the State show that the administration at Albany is also in need of additional revenue. However, as the Governor admits, the search for subjects of indirect taxation has been pretty thorough. The probability is that the future needs of the State will have to be supplied through the direct tax. This tax, of course, falls most heavily upon real estate, and the greater proportion of it is raised in New York City.

## Dubious Aspect of Subway Plans.

The refusal of the Appellate Division to enjoin the construction of the Lexington avenue subway was to have been expected. The Public Service Commission, in proceeding with the building of that subway before any operating company has been contracted for is obviously within its legal powers. It is only doing what has already been done in the cases of the subways connecting the East River bridges and the Fourth Avenue subway in Brooklyn, although its inability to obtain an operating company for these tunnels on anything like decent terms might well have made the Commission doubtful about the expediency of such a course. The dubious aspect of the subway work now being undertaken does not concern the legal power to order the construction of any tunnel which the Board of Estimate is willing to pay for. It concerns the validity of the proposed contract with the Brooklyn Rapid Transit Co. The Appellate Division, like Justice Ford of the Supreme Court, refuses to pass upon this contract until it is signed and delivered; but both courts admitted that the arguments made by the counsel of the protesting taxpayers' against the legality of the arrangement had great force.

New York City, consequently, is at present in the position of a man who is drawing elaborate plans for the improvement of a piece of real estate to which his title is doubtful. After the plans are all drawn, and the whole financial policy of the city adjusted to the expenditure of the necessary money, the arrangement may be invalidated, the plans made worthless and the necessity faced of beginning the work of preparation and negotiations all over again. Surely under such circumstances it is a matter merely of common prudence to have the matter settled, as far as possible, before too much time has been lost and too much money has been spent. If there is no way of having the disputed point adjudicated until after the contract is actually signed, the next best thing would be to submit the question to a small committee of the best constitutional lawyers in the city.

In a matter of such vital importance, the opinion of ordinary counsel is not sufficiently authoritative to warrant the city in proceeding along the present lines. What is needed is a consideration of the matter by a group of the ablest lawyers whose services can be procured, and the sooner such consideration has been arranged the better it would be for all the parties to the proposed contract. It must be remembered that the question in dispute lies at the very heart of the arrangement with the Brooklyn company, just as it lies at the heart of the arrangement recently proposed with the Interborough. The city wants an operating tenant for a rapid transit system which will not pay, and which will include certain lines now owned by a private corporation. But the private corporation is naturally unwilling to contribute profitable transit routes to an unprofitable system without having its existing rate of returns guaranteed under the new arrangement. The question is



whether such a guarantee is not forbidden by the constitutional provision which forbids a public corporation from lending its credit to a private corporation. Manifestly, the legal problem is a serious one, and yet the guarantee is essential. If it is illegal, the elevated lines which the Brooklyn company proposes to throw in would have to be included, and the Broadway subway in Manhattan would be deprived of the connections in Brooklyn, upon which the desirability of the whole arrangement depends. There should be no further delay in securing the most authoritative possible legal judgment upon the doubtful point.

### The Week in Real Estate.

The first week of the new year produced some very creditable trading in Manhattan real estate. The volume was small, a result to be expected from so short a week, but most of the transactions were excellent in character and such as to inspire a further degree of confidence in the minds of brokers and operators. Besides the deals reported, there are several important transactions which have been hanging fire over the holidays but which now seem likely to be closed within a short time. Altogether the outlook for 1912 is reasonably promising and optimism among the trade's professionals is much more in evidence than it was some months ago. Last year's trading was confined within very narrow lines and there was a notable absence of decided booms in any portion of the city. It seems likely that projected betterments such as subways, barge canals terminals and improved railroad lines must play a prominent part in the real estate activity of the coming year, and in spite of the handicap of a Presidential election, it will be surprising if some unusual activity is not developed.

Lower Manhattan produced at least one good sale, when a buyer with the courage of his convictions was found for the old Tefft-Weller building at Broadway and Pearl street. This property has been on the market for some time at a price considered reasonable by experts along Broadway, but the feeling of uncertainty in regard to the future, and the high assessments placed on the neighborhood by the tax department, have heretofore been sufficient to make buyers a little wary. The building will be improved and held as an investment and, in the judgment of many real estate men, the buyer has made no mistake, but has obtained a bargain. Reports concerning the Adams Express Company plot at Seventh avenue and 14th street have been current for several months; it has finally been sold and a building will be erected on the site.

The Fifth avenue section was represented by the sales of the Horner building on 36th street, a plot at 56 and 58 West 35th street, and the northwest corner of 48th street, while the proposed demolition of the New York Central's building on Madison avenue, between 43d and 44th streets, has again given rise, and not without foundation, to the rumor that a tall hotel would be erected on the site. Gustav Baumann, former proprietor of the Holland House, is named as the probable tenant if such a project is carried through. It was also learned this week that negotiations are pending for a sub-lease of the entire building at 17 and 19 West 34th street and 30 and 32 West 35th street, now occupied by Revillon Freres. This building replaced the old Loomis mansion in 1903, when Dr. H. P. Loomis erected the structure for the present tenant.

A few private dwellings on the West Side were disposed of and a high grade apartment house at Riverside Drive and 94th street was taken by one of the investment security companies.

Washington Heights contributed one apartment house sale to an otherwise slim budget from that territory.

The Bronx was unusually quiet, in fact less business was transacted in that borough than in any week for many months. Outside of the purchase of an entire block by the city of New York for use as a school site, no transaction of any magnitude was reported.

The building department was rather more active than it has been of late and several plans for fairly expensive buildings were filed. Among the projected structures were a twelve-story office building for the northeast corner of Broadway and 42d street, a twelve-story loft building at 3 and 5 East 28th street and an eight-story loft structure on a 21 foot lot at 25 West 38th street.

The real estate market in Brooklyn this week was enlivened by the sale of a large tract of land in Flatbush to the Brooklyn Baseball Club as the site for a

ball ground for professional games; a large stadium, to seat 30,000 spectators, will soon be erected. The property comprises about 30 parcels and was taken in the name of the Pylon Construction Company. The transaction has given brokers and operators hopes for a lively market during the first half of the year and is looked upon as a good advertisement for the suburban section of the borough. The plot is not far from the athletic field of Prospect Park, known as the Parade Grounds.

Another important sale was that of the Bushwick Hospital property at Howard avenue and Monroe street, to Michael Minden, who is a prominent cafe owner in Brooklyn and Queens. The property is within a block of Broadway, in the heart of the new theatrical district and adjacent to one of the busiest traffic thoroughfares of the entire borough. It is understood that the buyer will reimprove the plot with a modern hotel. The hospital corporation owns a new site at Howard and Putnam avenues, where it will erect a spacious hospital.

Suburban reports contain the sales of a number of plots for improvement with cottages and, according to the records, the Crescent Athletic Club has acquired the old Scudder homestead at Glen Head for use as a summer home.

Building materials enter 1912 with far better prospects than they did in January of 1910. The conditions in the metropolitan district at present are such as to encourage operators to go ahead with new building plans if they would take advantage of the present low prices prevailing. When the strength of November and December is realized in the compilation of statistics for the year, it is proved conclusively that the time is ripe for stiffer building material prices.

Manufacturing of building materials in practically every line was restricted by the exception of Portland cement. Inasmuch as there was heavy over-production in that department in 1910, it is safe to assume that there will be little stiffening in the cement prices for the present.

In other lines there is a very strong tendency on the part of buyers to cover now in anticipation of restricted supply later on in the season and for that reason, if for no other, operators are cautioned against any sudden strengthening in the market in this respect. According to a careful survey of the entire building material market, it would appear as though manufacturers and dealers were preparing for an extremely active eight months, which will carry the market almost up to the next Presidential election, and from then on it is not at all improbable that there will be a decided slump in all lines. A review of the material market for 1911 and a prospectus of the market for the coming year is given in another department of this issue.

Cecil C. Evers of the Lawyers Mortgage Company, in a newspaper interview of recent date, argues in favor of providing by law for the publication of sale prices in all transfers of real estate. One of the considerations which he urges is the fact, generally overlooked, that the city is an interested party. "The State or municipality, whose interest in property is evidenced by their right to levy taxes (which precede all other indebtedness), who may sell the property for non-payment of the same and appropriate land and buildings for public uses after payment to the owners of proper compensation, is an interested party in any sale of real estate. It would seem reasonable for them to demand as a right that the facts in real estate transactions in which they are so vitally interested, even if they may not be considered as actual partners, should not be withheld from them. He also points out that if a law was passed, as has been suggested, taxing the unearned increment of land it would be necessary for the municipality to keep account of actual selling prices, and this would not be considered unduly inquisitorial.

Chicago papers of recent date carry pictures of a projected lion house in Lincoln Park and of the new Hyde Park High School. The lion house is to be the "handsomest house devoted exclusively to members of the lion family in the country," and the school will be the "most complete high school in the country."

According to a recent Federal census bulletin, the value of farm land in the arid and semi-arid region of the United States advanced from \$3,249,000,000 in 1900 to \$10,488,000,000 in 1910. The region at one time was shown on the maps as the Great American Desert.

## LAW DEPARTMENT

### Assessments for Street Openings.

Editor of the RECORD AND GUIDE:

When the City of New York acquires land for the opening of a public street and takes title thereto, the property owners in the vicinity are subject to assessments as follows: 1st, for opening of street; 2d, for sewerage; 3d, for regulating and grading street; 4th, for flagging and curbing; 5th, for paving, etc. (1) Is there any law or rule of the city assessors by which assessments can be levied on adjoining property owners and become a lien? (2) Also, must the assessments be levied in the order mentioned or can the assessors levy in any order they choose?

Answer.—(1) The opening, regulating, and grading are first in order. Adjoining owners are assessed within a district of assessment settled upon after hearings advertised and had. Where land of private persons is taken compensation is made at the cost of all within the area of benefit.

(2) The second, fourth and fifth follow the above and may be separate or joined.—Ed.

### When Dividing Lots.

Editor of the RECORD AND GUIDE:

Will you kindly state what a person can do, or must do, if a party owns two lots, one adjoining the other. Size of each is 25x100. He wants to convey 25 ft. of each of the said lots, at the rear, so as to give the purchaser a parcel of 25x50 ft., to be taken off the rear of these lots. There is a building on the rear of one of the lots. The front portion would be left with dimensions of 25x75 ft. How and where must the owner apply as to the cutting up of said lots, as mentioned above, and what municipal department shall he call on, or apply to, in order to make these changes?

Answer.—Nothing has to be done but make a proper conveyance by deed of the part in the rear desired to be separated from the front portion; also proper apportionment had in the Tax Office to secure proper taxation in the future.—Ed.

## A CITY BUILT TO ORDER.

### On the Excess Condemnation Principle— Ideas From a Model City.

Prof. Atwood, secretary of the American Association of Commerce and Trade at Berlin, has made a report of an unusually interesting nature upon the experience of the German city of Ulm with the principle and practice of excess condemnation as a means of developing and beautifying the city and at the same time solving a housing problem.

The city of Ulm is an important manufacturing center with about 56,000 inhabitants. As the municipality now owns eighty per cent. of all the real estate in and around the city, it is obvious that the economic conditions existing there are radically different from those to be found in any American city. The plan of allotting different sections of the city to separate purposes—manufacturing and residential—has been advocated in this country, at conventions where city-planning has been under discussion.

From a digest of Prof. Atwood's report that has been made in this country it is learned that when the old fortifications at Ulm were sold to the municipality in 1902, the authorities immediately seized upon the opportunity to organize a very liberal city planning and housing system. When the inner walls were transferred to the city the ground outside these limits naturally rose in value. In view of the city's great undertaking, combined with the large outlay in buying the fortress, for razing and removing the walls, and for the building of many new streets, the authorities had decided that these improvements could be made on the sole condition that the city treasury and not the former proprietors of the land should benefit by the great rise in real estate.

With this object in view the town council began buying up land as early as 1891. At the close of the year 1908-9 nearly 1,210 acres had been purchased at a total cost of \$1,389,640. Of this land 405 acres had been sold for \$1,623,924, so that the municipality had profited \$234,284 and still owned 805 acres. In addition, the disused fortress, covering 172 acres, was bought for \$952,000, and \$595,000 was spent in purchasing houses in the old part of the town in order to improve sanitary



conditions. In all, the city to-day owns 4,942 acres.

The principal points in the plan for developing the city were: To make direct roads from the gates of the old wall to the main roads leading to all parts of the country; to connect the suburb Soeflingen by direct new thoroughfares with the city proper; to build boulevards within the walls; and to build a freight station west of Ulm within easy reach of the city.

**City Divided Into Zones.**

It then remained to divide and parcel out the land, which was done as follows: The valley between Ulm and Soeflingen was reserved for all kinds of trade, small industries, and dwelling houses for the general population. In order to economize space, it was decided to build in rows, with space between the buildings. For large manufacturing plants land was reserved east of Soeflingen, connected with the freight station by a railway line constructed by the town. The same will be done east of Ulm. For work people and peasantry of the suburb Soeflingen, land was allotted in the northeast of Soeflingen—the houses to be built at intervals of 17 feet; for ordinary family houses, the hill in the south of Soeflingen—the houses to be 23 feet apart; for villas and more pretentious houses, the hill west of Ulm with houses at intervals of 33 feet; for people of the more prosperous class, the "Michelsberg," a sunny hill north of Ulm—distance between houses to be 47 feet. The woods east of Ulm afford ample opportunity for recreation and sport. Land east of Friedrichsau, near the Danube, has been reserved for a future harbor.

**Control of Prices—Houses for Workmen.**

Extensive ownership of land enables the city to keep prices within reasonable limits and to furnish land at a very moderate rate for undertakings of public interest for manufacturing purposes, houses for workmen, etc. Persons purchasing land of the city must agree to build on it within a given number of years, the city having the right to buy back such land at the price originally paid for it, including three per cent. interest. Ground for the erection of workmen's houses can always be had at a very moderate price, but solely on conditions excluding personal profit or speculation.

The city itself has built 175 houses with 291 flats for 1,367 inhabitants on the following conditions: The city builds the houses and the purchaser pays the net price, 10 per cent. down and the rest at 3 per cent. interest and 2 per cent. on mortgages. In order to secure for the future low prices for the houses and low renting, the city is authorized within 100 years to take back the houses at the original purchase price if the owner is unable to pay the interest; if he does not live in the house, but sublets it; or if he wishes to sell the house.

Other houses built under the foregoing conditions have been erected by companies, societies, etc. The Society Anonyme Wohnungsverein has constructed 18 buildings, with 62 flats, at a cost of \$53,274. Flats of two rooms rent for \$41.65 per year, while three-room flats, with kitchen, etc., bring \$57.12. Shareholders are restricted to 4 per cent. interest on their capital. In houses built by the Savings & Building Company, two-room flats rent for \$52.36 and three-rooms, with kitchen, etc., bring \$59.50 to \$90.14. The Unlimited Building Company builds houses for letting to members. The ground remains the property of the city, which after 70 years is obliged to buy the houses for 80 per cent. of the building value. The houses contain five to ten rooms and cost \$3,808 to \$7,140 without ground. The Kingdom of Wurtemberg, the postal administration, and several industrial works have built houses for employees. Altogether, since 1891, 388 buildings, with 1,006 flats for 5,000 inhabitants, have been built on condition that the letting price cannot be increased whenever the price of land rises.

**Less Activity at Hoboken.**

Building operations in Hoboken during 1911 aggregated \$441,439, as compared with \$960,180 for the year 1910. Forty-nine new buildings, costing \$275,834, were erected, while \$165,065 was expended on alterations. In 1910 97 buildings were built at a cost of \$785,853, and alterations amounted to \$174,327.

Residential streets need not necessarily follow long, straight lines. When all suburban developers get the right idea, their lands will be more attractive, their own sites less monotonous.

**MANHATTAN**

**CONVEYANCES**

|                        | 1911-1912<br>Dec. 29-Jan. 4 | 1910-1911<br>Dec. 30-Jan. 5 |
|------------------------|-----------------------------|-----------------------------|
| Total No.              | 179                         | 195                         |
| Assessed value         | \$10,496,900                | \$13,345,300                |
| No. with consideration | 17                          | 19                          |
| Consideration          | \$725,975                   | \$1,105,640                 |
| Assessed value         | \$648,900                   | \$825,500                   |
| <b>Jan. 1 to 4</b>     |                             |                             |
| Total No.              | 123                         | 131                         |
| Assessed value         | \$7,350,400                 | \$6,344,300                 |
| No. with consideration | 12                          | 13                          |
| Consideration          | \$584,725                   | \$761,990                   |
| Assessed Value         | \$485,900                   | \$547,500                   |
| <b>Jan. 1 to 5</b>     |                             |                             |
| Total No. for year of  | 1911                        | 1910                        |
| Total Amt. for year of | \$45,007,144                | \$48,299,278                |

**MORTGAGES**

|                        | Dec. 29-Jan. 4 | Dec. 30-Jan. 5 |
|------------------------|----------------|----------------|
| Total No.              | 138            | 160            |
| Amount                 | \$4,889,427    | \$7,002,035    |
| To Banks & Ins. Cos.   | 24             | 47             |
| Amount                 | \$1,564,500    | \$2,858,500    |
| No. at 6%              | 54             | 42             |
| Amount                 | \$1,242,433    | \$902,961      |
| No. at 5½%             | 6              | 5              |
| Amount                 | \$178,500      | \$205,500      |
| No. at 5%              | 37             | 61             |
| Amount                 | \$1,437,400    | \$3,447,334    |
| No. at 4½%             | 19             | 18             |
| Amount                 | \$724,000      | \$965,500      |
| No. at 4%              | 2              | 3              |
| Amount                 | \$23,000       | \$351,240      |
| Unusual rates          | .....          | .....          |
| Amount                 | .....          | .....          |
| Interest not given     | 20             | 31             |
| Amount                 | \$1,284,094    | \$1,130,000    |
| <b>Jan. 1 to 4</b>     |                |                |
| Total No.              | 90             | 122            |
| Amount                 | \$3,686,207    | \$3,407,785    |
| To Banks & Ins. Cos.   | 13             | .....          |
| Amount                 | \$892,500      | .....          |
| <b>Jan. 1 to 5</b>     |                |                |
| Total No. for year of  | 1911           | 1910           |
| Total Amt. for year of | \$295,748,432  | \$304,549,752  |

**MORTGAGE EXTENSIONS**

|                        | Dec. 29-Jan. 4 | Dec. 30-Jan. 5 |
|------------------------|----------------|----------------|
| Total No.              | 65             | 112            |
| Amount                 | \$2,267,000    | \$5,367,800    |
| To Banks & Ins. Cos.   | 10             | 88             |
| Amount                 | \$527,000      | \$3,897,300    |
| <b>Jan. 1 to 4</b>     |                |                |
| Total No.              | 52             | 102            |
| Amount                 | \$1,865,500    | \$4,989,300    |
| To Banks & Ins. Cos.   | 7              | .....          |
| Amount                 | \$438,000      | .....          |
| <b>Jan. 1 to 5</b>     |                |                |
| Total No. for year of  | 1911           | 1910           |
| Total Amt. for year of | \$89,094,827   | \$100,505,290  |

**BUILDING PERMITS**

|                        | Dec. 30-Jan. 5 | Dec. 31-Jan. 6 |
|------------------------|----------------|----------------|
| New buildings          | 16             | 8              |
| Cost                   | \$1,459,750    | \$570,000      |
| Alterations            | \$179,805      | \$207,512      |
| <b>Jan. 1 to 5</b>     |                |                |
| New buildings          | 12             | 3              |
| Cost                   | \$584,750      | \$125,000      |
| Alterations            | \$70,780       | .....          |
| <b>Jan. 1 to 6</b>     |                |                |
| Total No. for year of  | 1911           | 1910           |
| Total Amt. for year of | \$97,845,250   | \$97,823,266   |

**BRONX**

**CONVEYANCES**

|                        | Dec. 29-Jan. 4 | Dec. 30-Jan. 5 |
|------------------------|----------------|----------------|
| Total No.              | 124            | 128            |
| No. with consideration | 15             | 6              |
| Consideration          | \$108,862      | \$38,489       |
| <b>Jan. 1 to 4</b>     |                |                |
| Total No.              | 88             | 82             |
| No. with consideration | 10             | .....          |
| Consideration          | \$61,362       | \$38,489       |
| <b>Jan. 1 to 5</b>     |                |                |
| Total No. for year of  | 1911           | 1910           |
| Total Amt. for year of | \$5,028,200    | \$6,249,250    |

**MORTGAGES**

|                        | Dec. 29-Jan. 4 | Dec. 30-Jan. 5 |
|------------------------|----------------|----------------|
| Total No.              | 115            | 123            |
| Amount                 | \$945,892      | \$896,947      |
| To Banks & Ins. Cos.   | 14             | 13             |
| Amount                 | \$166,350      | \$144,750      |
| No. at 6%              | 45             | 44             |
| Amount                 | \$226,482      | \$299,760      |
| No. at 5½%             | 7              | 10             |
| Amount                 | \$29,750       | \$67,970       |
| No. at 5%              | 32             | 40             |
| Amount                 | \$450,200      | \$380,267      |
| Unusual rates          | .....          | .....          |
| Amount                 | .....          | .....          |
| Interest not given     | 31             | 28             |
| Amount                 | \$239,460      | \$145,950      |
| <b>Jan. 1 to 4</b>     |                |                |
| Total No.              | 78             | 87             |
| Amount                 | \$590,000      | \$510,949      |
| To Banks & Ins. Cos.   | 9              | .....          |
| Amount                 | \$109,850      | .....          |
| <b>Jan. 1 to 5</b>     |                |                |
| Total No. for year of  | 1911           | 1910           |
| Total Amt. for year of | \$59,502,375   | \$61,317,429   |

**MORTGAGE EXTENSIONS**

|                      | Dec. 29-Jan. 4 | Dec. 30-Jan. 5 |
|----------------------|----------------|----------------|
| Total No.            | 15             | 17             |
| Amount               | \$68,750       | \$242,329      |
| To Banks & Ins. Cos. | .....          | 3              |
| Amount               | .....          | \$127,500      |

|                        | Jan. 1 to 4  | Jan. 1 to 5 |
|------------------------|--------------|-------------|
| Total No.              | 10           | 11          |
| Amount                 | \$45,750     | \$185,579   |
| To Banks & Ins. Cos.   | .....        | .....       |
| Amount                 | .....        | .....       |
| <b>Jan. 1 to 5</b>     |              |             |
| Total No. for year of  | 1911         | 1910        |
| Total Amt. for year of | \$10,978,977 | \$8,251,652 |

**BUILDING PERMITS**

|                        | Dec. 30-Jan. 5 | Dec. 31-Jan. 6 |
|------------------------|----------------|----------------|
| New buildings          | 12             | 6              |
| Cost                   | \$351,700      | \$480,000      |
| Alterations            | \$30,900       | \$4,500        |
| <b>Jan. 1 to 5</b>     |                |                |
| New buildings          | 8              | 3              |
| Cost                   | \$81,450       | \$49,000       |
| Alterations            | \$6,900        | .....          |
| <b>Jan. 1 to 6</b>     |                |                |
| Total No. for year of  | 1911           | 1910           |
| Total Amt. for year of | \$23,065,935   | \$44,194,765   |

**BROOKLYN**

**CONVEYANCES**

|                        | 1911-1912<br>Dec. 28-Jan. 3 | 1910-1911<br>Dec. 29-Jan. 4 |
|------------------------|-----------------------------|-----------------------------|
| Total No.              | 414                         | 410                         |
| No. with consideration | 25                          | 10                          |
| Consideration          | \$173,372                   | \$53,250                    |
| <b>Jan. 1 to 3</b>     |                             |                             |
| Total No.              | 179                         | 200                         |
| No. with consideration | 5                           | .....                       |
| Consideration          | \$65,300                    | \$31,000                    |
| <b>Jan. 1 to 4</b>     |                             |                             |
| Total No. for year of  | 1911                        | 1910                        |
| Total Amt. for year of | \$13,115,669                | \$12,078,528                |

**MORTGAGES**

|                        | Dec. 28-Jan. 3 | Dec. 29-Jan. 4 |
|------------------------|----------------|----------------|
| Total No.              | 338            | 312            |
| Amount                 | \$1,348,380    | \$1,101,340    |
| To Banks & Ins. Cos.   | 86             | .....          |
| Amount                 | \$565,700      | .....          |
| No. at 6%              | 180            | 154            |
| Amount                 | \$491,235      | \$439,179      |
| No. at 5½%             | 55             | 70             |
| Amount                 | \$358,198      | \$307,594      |
| No. at 5%              | 79             | 60             |
| Amount                 | \$425,052      | \$264,237      |
| Unusual rates          | 4              | 2              |
| Amount                 | \$20,050       | \$2,900        |
| Interest not given     | 20             | 26             |
| Amount                 | \$53,845       | \$87,430       |
| <b>Jan. 1 to 3</b>     |                |                |
| Total No.              | 165            | 159            |
| Amount                 | \$662,620      | \$484,790      |
| To Banks & Ins. Cos.   | 39             | .....          |
| Amount                 | \$305,050      | .....          |
| <b>Jan. 1 to 4</b>     |                |                |
| Total No. for year of  | 1911           | 1910           |
| Total Amt. for year of | \$96,213,669   | \$107,070,325  |

**BUILDING PERMITS**

|                        | Dec. 28-Jan. 3 | Dec. 29-Jan. 4 |
|------------------------|----------------|----------------|
| New buildings          | 96             | 23             |
| Cost                   | \$407,965      | \$98,650       |
| Alterations            | \$24,600       | \$42,050       |
| <b>Jan. 1 to 3</b>     |                |                |
| New buildings          | 11             | 16             |
| Cost                   | \$407,965      | \$68,100       |
| Alterations            | \$9,850        | \$11,350       |
| <b>Jan. 1 to 4</b>     |                |                |
| Total No. for year of  | 1911           | 1910           |
| Total Amt. for year of | \$32,307,065   | \$34,686,457   |

**QUEENS**

**BUILDING PERMITS**

|                        | Dec. 29-Jan. 4 | Dec. 30-Jan. 5 |
|------------------------|----------------|----------------|
| New buildings          | 80             | 63             |
| Cost                   | \$285,375      | \$298,150      |
| Alterations            | \$6,000        | \$2,325        |
| <b>Jan. 1 to 4</b>     |                |                |
| New buildings          | 46             | 50             |
| Cost                   | \$145,575      | \$265,950      |
| Alterations            | .....          | \$1,100        |
| <b>Jan. 1 to 5</b>     |                |                |
| Total No. for year of  | 1911           | 1910           |
| Total Amt. for year of | \$21,546,438   | \$15,199,243   |

**RICHMOND**

**BUILDING PERMITS**

|               | Dec. 29-Jan. 4 |       |
|---------------|----------------|-------|
| New buildings | 2              | ..... |
| Cost          | \$6,500        | ..... |
| Alterations   | \$750          | ..... |

**Tungsten Productions in 1911.**

There was a sharp falling off in the production of tungsten ores in 1911, owing to the decrease in the market for tool steels, in which the bulk of the tungsten is used. According to preliminary figures collected by Frank L. Hess, of the United States Geological Survey, about 1,125 short tons of concentrates carrying sixty per cent. tungsten trioxide were produced and shipped during the year, which is less than two-thirds of the output for 1910, when 1,821 tons were marketed. The prices for the year ranged from \$4.50 to \$8.50 per unit, depending on quantity, quality, and individual bargaining. At the close of the year \$5.00 per unit was offered. The unit is twenty pounds of tungsten trioxide per short ton of ore.

As usual, the Boulder County (Colorado) field gave the largest returns, 740 tons, and the Atolia (California) deposits the second largest. Smaller amounts were produced in Arizona, Nevada, Idaho and Washington.



# BUILDING SECTION

## MATERIALS IN RETROSPECTION AND PROSPECTION.

1911 Conspicuous for Uncertainty and Hand-to-Mouth Buying in the First Half, and Strengthening in Second—Outlook Good for 1912.

By ALLEN E. BEALS.

THE difference between the outlook for 1912 and the prospection of 1911 as viewed from the first week in January of both years, is that between stability and inflation. The present strength of building materials in all departments is natural, whereas stimulation characterized the buying movement a year ago at this time. The result was six months of voluminous business at the expense of profits, while the first eight months of the current year probably will be featured by heavy volumes of business at fair profits.

Manufacture of building materials in practically every line was restricted save in that of Portland cement. In that department there was heavy over-production due to reckless competition. But there was not sufficient demand to maintain prices at list. The cost of production increased as a result of heavier freight rates, shortage of raw material attributable to various causes, and the general demand of labor for increases in wages due to their higher cost of living.

Those few departments in which jobbers still exist, such as lumber, iron and steel, had a more uniform demand, but prices were so sacrificed from April to October that the margin of profit was meagre, and at times was obliterated. From January to August this condition prevailed in the common brick department. From March to October the same was true of building-stone, and from March to September sand was mined and sent to this market at 25 cents a sq. yd., which left practically no profit to producers. The whole year in Portland cement was featured in the Eastern district by selling at and below manufacturing cost, depending upon a widely fluctuating demand. Structural slate had a fair year, but prices were not advantageous to manufacturers. Hardware was dull up to the first of August, but from that time to date it has been in a stronger market, with discounts more satisfactory to manufacturers and jobbers. Glass did not have as good a year as in 1910, so far as earnings are concerned. The mills were kept busy up to 71 per cent. of capacity, but not more than 18 per cent. of that business came into this district, as against 27 per cent. in 1910 and 30.5 per cent. in 1909. Architectural terra cotta leads all departments for increase in demand, the gain being somewhere in the neighborhood of 11 per cent. over the volume placed in the year before. But this commodity, like others, suffered from competition and the net earnings of manufacturers for the year in this district are lower than they were last year in proportion to the volume of business taken. Front brick had an exceptional year in Manhattan, where facade reconstruction was made mandatory because of building line encroachments. New building construction also showed a greater preference for front brick for facade purposes, in this respect sharing the honor of gain with architectural terra cotta, where cast iron and galvanized iron facade panels formerly were used.

In the fireproofing department there was a decided gain in the use of cinder concrete, although the hollow-tile interests also did well. It is significant that most of the demand for cinder concrete fireproofing came in the latter part of the year, or from July through December, while hollow tile led the way, as far as volume of contracts is concerned from January to June. The only explanation forthcoming for this singular condition is that builders who feared eleventh hour building code revision and the possible elimination of cinder concrete as a fire-proof material in floor arches and girder protection hurried plans ahead so as to incorporate them in accepted specifications before the new code became operative.

In the department of building equipment elevators led the way for increase in business, the gain over last year being 8.9 per cent. This gain is heavy when it is remembered that the volume of new building plans filed in the city was less than in 1910 and that the proportion of operations that went ahead was lower than in previous year. But it is recalled that of the

total number of new buildings there were more elevators, escalators and dumb-waiters used, owing to the large increase in the number of loft buildings and their large elevator installations, apartment houses requiring two, three and four elevators, not to mention dumbwaiters and sidewalk lifts; and the big office building installations, such as the Municipal, Woolworth, Bankers' Trust, Liberty Tower, Whitehall, Pennsylvania Railroad, New York Central Railroad station buildings and the big Vanderbilt, McAlpin and other hotels.

Mechanical equipment, such as fire-fighting appliances, including sprinklers, plumbing, pumps, tanks, boilers, heating apparatus and refrigerating apparatus and isolated electric plants, were next in the order of demand during the year. Kalamein reported a substantial gain during the year, and architectural iron work interests reported a stimulated market due to the increased activity of city authorities in insisting upon better fire-escape provisions for buildings of all kinds.

### Prospects for 1912.

It is apparent that the year just closed was not one of large earnings, but of fair volume. It was conspicuous for a gradual strengthening from extreme inflation to positive dullness and from depressive stagnation to accumulative strength with a return either to profit taking prices, or to conditions warranting them in the near future.

The year 1912 offers promise for better business, better prices and a better undertone than predominated the last year. The last year has been one in which greater efficiency has been the general business slogan. Large sums have been expended in installing machinery to further reduce the cost of production, and in caulking leaks that have heretofore been undetected. This has been compulsory, first, because it was the only way by which business could anticipate the decisions of high courts on the conduct of trade, and, second, because cost of manufacture and labor advanced at a time when competition made it impossible to make up the difference by increasing the price, as far as building materials were concerned, to the consumer to cover the entire decrease in earnings.

### Higher Prices Likely.

Building material manufacturers and producers were in an advantageous position on the first of the year, to turn out their various commodities at less cost than they produced them last year, and they stand a good chance of having the market return to normal price levels as far as the ultimate consumer is concerned, if not to abnormally high prices at the opening of the building season.

It is not without the range of possibility for high prices to predominate from April to August in the entire Metropolitan district. Steel prices are likely to advance about January 15, on which date the local price for covered Hudson River common brick will move up fifty cents, to \$7.50 a thousand. Sand, crushed stone, gravel, building stone, cement, hardware, glass, tin and copper flashing roofing material of all kinds, lumber, all have enjoyed the benefits of a remarkably open winter, during which time winter reserves have suffered serious drain. These must be replenished as soon as navigation and quarrying weather reopens and, inasmuch as that is the time when building operations normally assume aggressive proportions, it is more than likely the demand will be equal to, if not exceed the supply, and high prices will prevail until well into the summer, in nearly all departments.

Another reason why this condition may be expected is the stimulation administered to prospective builders to rush their plans to filing so that they may anticipate the more stringent requirements of the building code that, in the hands of a new Board of Aldermen, has more chance of passing, according to conservative builders, than has had any other recent revision.

But 1912 will have its limitations as far as building materials and equipment are concerned. Business, as a whole, will have its periods of disturbance incidental to a revision of the tariff, and the Presidential election will have an unsettling influence upon the money market which, in turn, will be reflected upon building construction. Wall street even now anticipates a general slump after November, regardless of the action of the next electoral college, and the financial interests are generally expected to shape their program accordingly.

Building material interests enter the new year with a feeling of gratification that the old one was no worse than it was. They have a feeling of satisfaction with the present conditions and they look with complacency upon the possibilities of the first three-quarters of 1912.

### Architectural Terra Cotta.

Architectural terra cotta led all the other building material departments for gains in volume of business during 1911. The gain was approximately 11 per cent. over that for 1910, but only 4 per cent. over the business handled in 1909. The value of manufactured products that was contracted for in the metropolitan district in 1911 was \$9,700,000, which is lower than the total for 1910 by \$150,000. It is below that of 1909 by \$100,000, despite the gain in volume reported by the various companies.

This department suffered especially from competition, which accounts for the low earnings and the high volume of business handled. Facade reconstruction was largely responsible for the increases reported, although the creation of new business in outlying sections like Newark, Jersey City, Hoboken, Brooklyn, Queens and the Bronx also helped to keep the kilns busy up to an average of 81 per cent. capacity. The Woolworth building order was the biggest, and it will go down in architectural terra cotta history in this part of the country as one of the conspicuous contracts for size and quality taken up to this time.

### Common Brick.

Common brick in the metropolitan district has closed one of its most eventful years. It opened in chaos and it closed in order. At this time last year the best Hudson River commons were bringing only \$4.75. On July first, normally the best time of the year, the same grade of brick was bringing \$5.87½ to \$6, and on December 30, usually the dullest time in the year, the top price was \$7, and on January 15 the price is scheduled to go up another fifty cents a thousand for covered brick. The last time brick was as high as \$7 in this market was in December, 1905, when it reached \$9.50 to \$10 a thousand, although on December 24, 1904, the quotation was \$7.50 to \$8. December, 1903, matched it with \$7, but in every case the conditions were abnormal, whereas the present quotation is based entirely upon supply and demand.

Manufacturers did not make much on the brick they sold from the Hudson River kilns prior to July first, and the cost of manufacture and of labor were both higher than in the year previous. The expectations for a good building material year failed to materialize and the unseasonable weather of the early spring, the torrid weather conditions of mid-summer, when neither man nor beast could labor efficiently out of doors, for days at a time, and the protracted rainy season which followed, cut down the consumption of brick in this market seriously. Up the river help was scarce, owing to the drains made upon the labor market there by the big water works operations in progress in the Hudson Valley and, when October came to a close, it was considered the better part of wisdom to close down early. Practically every manufacturer had the padlock on his shed doors a month earlier than usual, but despite those conditions the sheds were normally full and the market growing more active every day.

So great became the demand for brick that the price continued to go up and up



until \$7 was reached. Even then the brick makers played in bad luck, for the river was still navigable because winter weather still held aloof, permitting brick shipments into this market right up to January first, a condition seldom experienced. The result was an over-supply in the market, with more brick on the way from the yards and with the Raritan River, Mateawan and Connecticut interests still shipping into this market. There was nothing to do but to cut the prices, and on December 2 the price went down twenty-five cents a thousand to \$6.75, and stayed at that level until December 27, when it went back to \$7.

The year was conspicuous for the organization of the majority of the Hudson River brick manufacturers into what is known as the Greater New York Brick Company, an organization formed for selling brick in this market upon a business basis somewhat different than that heretofore followed. About 60 per cent. of the manufacturers in the Hudson River district affiliated with the new company. This company was formed for the purpose of reducing costs of manufacturing brick by purchasing supplies in large quantities and distributing them on returning to plants along the river and by selling all brick on an absolutely even basis without regard to size of plant or equipment. The result has been an alignment of common brick interests which have benefited those in the combination as well as those outside of it, but, of course, to the latter in a less degree.

At the same time a large new company entered the field, establishing itself in Mateawan, N. J., where it became known as the New Jersey Clay Company. This company produced a good brick and actively entered the market at about the time that the selling company came into the field and it has taken some of the big contracts for winter delivery in competition with companies already in the field.

The Raritan River interests, principally embodied in the Sayre & Fisher Company, of Sayreville, N. J., and New York, had a remarkably good year in the metropolitan district, having been foremost in feeling the boom in Newark and in Queens by reason of its facilities for direct shipment from mill to dock in that borough. It also did a very large export business and maintained list prices rather steadily despite competition and a close market.

In the Hudson River district only 104 yards were operated, as against 117 in 1910 and 119 in 1909. Some of this shrinkage is attributable to absorption of several plants and the temporary passing of others.

But after the yards had shut down and some of the New Jersey companies had withdrawn from the competing market for the time being, the building movement began to assume unexpected proportions, partly owing to a reported attempt to crowd the building code through in eleven-hour proceedings in the Board of Alderman and because the mild weather, coupled with low prices of building materials, stimulated a heavy demand for materials. Brick continued to come in in large volumes, but it went out just as quickly. The clearance cut in price stocked the dealers well and also permitted large quantities of covered brick to come in. Such conditions, of course, drew on the supply in the sheds up the river seriously and should the building movement continue during the next three months so that the normal building season which opens in April, will be advanced it is assumed that just that much greater impetus, the requirements for this commodity will be such as not only to make a stiff market, but sustained high prices as well.

The total number of cargo arrivals for 1911 and 1910, with sales and average prices, follow:

| 1911.                                 |       | 1910.                                 |       |
|---------------------------------------|-------|---------------------------------------|-------|
| Arrivals* ....                        | 2,356 | Arrivals .....                        | 2,714 |
| Sales .....                           | 2,340 | Sales .....                           | 2,708 |
| Av. Market Pr \$6.18                  |       | Av. Market Pr \$5.94                  |       |
| Value New Build'g Plans \$181,587,706 |       | Value New Build'g Plans \$208,964,984 |       |

\*The above figures do not include hold-over brick from year to year.

The totals for New York city's consumption shows that this city takes about four-fifths of the State's output every year. The total for the last seven years follow:

|             |               |
|-------------|---------------|
| 1911* ..... | 1,000,000,000 |
| 1910 .....  | 1,102,265,000 |
| 1909 .....  | 1,218,784,000 |
| 1908 .....  | 875,000,000   |
| 1907 .....  | 1,064,000,000 |
| 1906 .....  | 1,198,000,000 |
| 1905 .....  | 1,207,000,000 |

\*Estimated.

Of the totals for 1910 and 1911 the metropolitan district took 789,425,000 brick all of which were sold except the 15,000,000 still at dock on December

27 this year, and in 1910 it took 935,025,000 of the State's output of 1,102,265,000.

The difference in average price at yard for the State and that for the city was \$4.54 in 1910, and it is estimated at about \$5.50 in 1911. The average market price was as stated, \$5.95 in 1910 and \$6.18 in 1911.

Common brick was still coming in from the brick yards as far up as Newburg Bay on Wednesday and weather indications for the remainder of the week were such as to enable the Cornell Towing Company to run tows even farther north if there was sufficient business to warrant it. Such conditions are most unusual. The consuming end of the market is fluctuating. On days when riding is good it is too cold for brick layers to work and when brick layers can work the riding conditions are bad, so that the market is dull. Transactions for last week and those for the corresponding week last year follow:

| 1911.*          |            |             |          |       |          |
|-----------------|------------|-------------|----------|-------|----------|
|                 | Left Over, | Dec. 23-17. | Arrived. | Sold. | Covered. |
| Monday .....    |            | 22          | 9        | 7     |          |
| Tuesday .....   |            | 0           | 1        | 0     |          |
| Wednesday ..... |            | 16          | 13       | 2     |          |
| Thursday .....  |            | 7           | 8        | 1     |          |
| Friday .....    |            | 0           | 2        | 2     |          |
| Saturday .....  |            | 4           | 3        | 4     |          |
|                 |            | 49          | 36       | 16    |          |

| 1910.†          |            |             |          |       |          |
|-----------------|------------|-------------|----------|-------|----------|
|                 | Left Over, | Dec. 24-30. | Arrived. | Sold. | Covered. |
| Monday .....    |            | 0           | 0        | 0     |          |
| Tuesday .....   |            | 11          | 2        | 12    |          |
| Wednesday ..... |            | 0           | 1        | 0     |          |
| Thursday .....  |            | 0           | 8        | 0     |          |
| Friday .....    |            | 4           | 4        | 0     |          |
| Saturday .....  |            | 1           | 3        | 0     |          |
|                 |            | 16          | 18       | 12    |          |

\*Condition of market, unsteady; prices, \$6.50 to \$7 top. Raritan, no quotations. (Wholesale, dock, N. Y.; allow for cartage, covering charges and dealers' profits in estimating). Total covered, 71. Covered cargoes sold, 7. Reserve, Dec. 30, 30.

†Condition of market, good. Prices, \$4.75 to \$5. Covered, 30. Reserved, Dec. 31, 37.

**Cement.**

The local market for Portland cement during the last year was a good one as far as consumption was concerned, but practically all business taken was at the sacrifice of price. Competition has carried the commodity in New York from \$1.53 to \$1.28, and in some cases good Portland cement has been sold here in 500 barrel lots or more along side as low as \$1.05. During part of the year some of the plants supplying this district closed down so as to work off the tremendous over-supply in store. Other plants, however, continued to manufacture to capacity and price cutting was practiced in some cases to maintain an outlet for this reserve.

The year closes with the whole industry east of the Lehigh valley in a state of unrest, although during the last three months the requirements have been heavy in this district owing to the open building weather, but even during that period there was no strengthening in price.

The gain in production and the shrinkage in mill price for the last year is best shown by comparisons with those of other years:

| Year.   | No. Bbls.  | Value.     | Price at mill. |
|---------|------------|------------|----------------|
| 1870 to |            |            |                |
| 1879    | 82,000     | \$246,000  | \$3.00         |
| 1880    | 42,000     | 126,000    | 3.00           |
| 1881    | 60,000     | 150,000    | 2.50           |
| 1882    | 85,000     | 191,250    | 2.01           |
| 1883    | 90,000     | 193,500    | 2.15           |
| 1884    | 100,000    | 210,000    | 2.10           |
| 1885    | 150,000    | 292,500    | 1.95           |
| 1886    | 150,000    | 292,000    | 1.95           |
| 1887    | 250,000    | 487,500    | 1.95           |
| 1888    | 250,000    | 480,000    | 1.95           |
| 1889    | 300,000    | 500,000    | 1.67           |
| 1890    | 335,500    | 704,000    | 2.09           |
| 1891    | 454,813    | 967,429    | 2.13           |
| 1892    | 547,440    | 1,153,600  | 2.11           |
| 1893    | 590,625    | 1,158,138  | 1.91           |
| 1894    | 789,575    | 1,283,473  | 1.73           |
| 1895    | 990,324    | 1,586,830  | 1.60           |
| 1896    | 1,543,032  | 2,424,011  | 1.57           |
| 1897    | 2,677,775  | 4,315,891  | 1.61           |
| 1898    | 3,692,284  | 5,970,773  | 1.62           |
| 1899    | 5,652,266  | 8,074,371  | 1.43           |
| 1900    | 8,483,020  | 9,980,525  | 1.09           |
| 1901    | 12,711,225 | 12,532,360 | .99            |
| 1902    | 17,230,644 | 20,864,078 | 1.21           |
| 1903    | 22,342,973 | 27,713,319 | 1.24           |
| 1904    | 26,505,881 | 23,355,119 | .98            |
| 1905    | 35,246,812 | 33,245,867 | .96            |
| 1906    | 46,463,424 | 52,466,186 | 1.13           |
| 1907    | 48,875,310 | 53,992,551 | 1.11           |
| 1908    | 51,072,912 | 43,547,679 | .85            |
| 1909    | 62,508,461 | 50,510,385 | .81            |
| 1910    | 74,000,000 | 55,500,000 | .80            |
| 1911    | 80,500,000 | 48,300,000 | .60            |

The gain in production in 1911 over that for 1910 is 9.08 per cent., as compared with a gain of 21.3 per cent. in 1910 over that of 1909. The falling off in mill price was 7.5 per cent.

These figures do not include importations of German, English and Belgian cements, nor do they include the consumption totals for natural or Rosendale ce-

ment in this market. The Metropolitan district consumes about 4,000,000 barrels a year, one yard alone distributing half a million barrels.

The quantity of Rosendale (natural) Portland cement consumed in this city in a year is about 2,100,000 barrels.

Production of Portland cement has been and is to-day even greater than the consumption, despite the tremendous growth in popularity this commodity has enjoyed within the last twelve years, and the great volumes required in the big Government construction works.

**Equipment.**

The year is reported to have been a satisfactory one for the majority of equipment companies, such as the radiator, furnace, boilers, elevator, fire escape and sprinkler interests. While it is true that there has been less construction work, it also is true that larger individual buildings have been erected requiring more equipment. For that reason the elevator companies reporting for the district are able to show a satisfactory volume of business for the year just closed and the same is true of the fire-escape, plumbing supply and installation interests, sprinkler and furnace departments. Iron has been cheap and so has steel, so that buying of raw materials has been freer than in the last two years, and at the same time prices have been held closer to lists, although there has been some competition. Isolated power plant interests have reported a fair volume of business and the electric light and power companies aver that they have made big gains in the number of service contracts.

These branches of the building material market are looking forward to a good year. That it is not mere empty optimism is shown by the fact that pig iron purchases by radiator, stove and foundry-iron interests during the last sixty days have been very heavy. Since these contracts call for first and second quarter deliveries, it is safe to assume that they are expecting a heavy volume of new business to come out between January first and the first of September. In some cases the anticipatory orders are so great as to appear almost speculative in character, but an analysis of the bookings of sprinkler, radiator and fire-escape manufacturers in New York city alone, proves that the trade is expecting generally stiffer prices between now and March, accompanied by an aggressive building-season construction movement.

There are several reasons why the last year has been a good one for the architectural, structural and equipment iron companies. Architectural iron has been in demand because of the larger number of high class buildings that went ahead this year as compared with the great preponderance of speculative operations of last year. Early in the year foundry iron was cheap and the manufacturers stocked heavily. In structural iron work there was an increase in the quantity of cast iron used in columns and other bearing parts of building construction, but there was a corresponding decrease in the use of iron in facade panels. Equipment iron interests profited by the city's campaign against dangerous factories and fire traps in general, with the result that the fire-escape manufacturers have had an exceptionally good year, sprinkler interests have profited by wholesale installations ordered in places where the fire risk was deemed excessive. There is no reason why the present activity in these lines should not continue well into the last quarter.

**Hardware.**

If the year's history of hardware in this city had been written in August, the twelve months prior to that month would have been chronicled as the most depressing since 1907. But since August there has been a complete change about in this department, and to-day the prospects are brighter than they have been at any time since January of 1906. The buying movement to-day is keener than it has been in a year one big New England hardware manufacturer coming into the market only this week with a renewal of an expiring contract for 10,000 tons of open hearth steel billets at a price of approximately \$21 delivered, with an Eastern Pennsylvania company. This illustrates the strength of the market better than anything else could do, because such exceptionally large purchases are seldom reported in January.

The discounts during the year have been flexible. During the first part they were greater than in the last quarter. In this respect the hardware interests joined with the steel interests in trying to coax out new business and succeeded. The big plumbing supply houses report a year in which higher grades of plumbing have been in demand, reflecting the generally high grade of building construction which



fatured the year. The Government's activity in the case of the so-called bath tub trust did not affect the market here in the east, save that it made manufacturers a little nervous and there was a disposition to unload in anticipation of possible stringent regulation of supply.

**Iron and Steel.**

The year in steel has been as varied in its events as has other departments of the building material market. It was highly stimulated at the first, but when business did not come out in the expected volumes at the opening of the regular building season, and the railroads proved backward about placing new business, the steel interests announced a cut effective from April to October. For several months even this cut failed to cure conditions, although slight gains were reported until July, when there was a slump. August began to pick up and the increase continued until the middle of December. The total tonnage for buildings and bridges in 1911 is estimated at 1,300,000 tons, or a gain of 114,000 tons over the total for 1910 and a decrease of 174,000 from the 1909 total.

The steel industry on Thursday of this week announced that it had authorized the blowing in of five more furnaces, making the total capacity now operated 80 per cent. The United States Steel Corporation reported 81 per cent. of capacity in operation.

The percentage of steel mill activity during the year just closed averaged 70 per cent., although there were times when the demand fell off so that there was only 45 per cent. of the mills in operation. During the third quarter, however, the capacity was gradually increased with the strengthening of the market until 77 per cent. of capacity was in blow when the year closed. Resumption of mill activity in November and December are almost unheard of, and it is generally taken as an indication that there will be a strong building market early in the year.

The total output of steel for 1911 probably will be about 20 per cent. below last year's figures. The total for last year was somewhere around 21,000,000 tons as compared with 26,000,000 tons in the year preceding. About 60 per cent. of the total ingot capacity was produced by the United States Steel Corporation. It is estimated that the sales of finished steel in all departments for 1911 will reach about 15,000,000 tons. In New York city there was a noticeable increase in the demand for structural steel. Comparative statistics follow, with estimates for 1911:

| FABRICATED STEEL CONTRACTS IN TONS. |           |           |           |
|-------------------------------------|-----------|-----------|-----------|
|                                     | 1911.     | 1910.     | 1909.     |
| January                             | 120,000   | 125,000   | 55,000    |
| February                            | 89,000    | 100,000   | 55,000    |
| March                               | 115,000   | 130,000   | 145,000   |
| April                               | 130,000   | 120,000   | 203,000   |
| May                                 | 115,000   | 150,000   | 218,000   |
| June                                | 120,000   | 160,000   | 125,000   |
| July                                | 105,000   | 80,000    | 150,000   |
| August                              | 100,000   | 90,000    | 160,000   |
| September                           | 105,000   | 61,000    | 86,000    |
| October                             | 120,000   | 60,000    | 75,000    |
| November                            | 145,000   | 50,000    | 100,000   |
| December                            | 139,000   | 70,000    | 102,000   |
|                                     | 1,393,000 | 1,196,000 | 1,474,000 |

The net decline in finished prices during the year was between \$1 and \$5 a ton, there having been a recovery of from \$1 to \$3 during the last quarter following a previous drop ranging from \$5 to \$8 a ton.

The total tonnage of merchant iron sales in 1911 is computed at 5,000,000, with furnaces stocked at the end of the year with 1,800,000 tons. The total output by all interests in 1911 is estimated at 22,800,000 tons, a decrease of 16 per cent. from last year's total. The operations at the furnaces were about 60 per cent. of capacity and, according to the totals of the last year the total annual production now is at the rate of 24,000,000 tons.

Other building metals showed little gain over last year. Copper used for flashing reports a decreased output of 1.58 per cent. in refined. The mine output also was slightly reduced, but indicated smelter production of record-breaking proportions so that the price of this commodity later on in the season should not be higher than at present ruling, if the available supply counts for anything. While there was a decrease in refined, there was a decided gain in smelter stocks.

Tin production, consumption and shipments for 1911 were practically the same as the totals for 1910. At the close of 1911 spot tin was selling at the Metal Exchange at 44.90c. and at the end of 1910 at 38.17½c. a pound, an advance of 6.72½c. a pound. London price of spot tin at the close of the year was £205, while at the end of 1910 the spot quotation was £174 17s. 6d., an advance of £30 2s. 6d.

The year in tin was conspicuous for manipulation, and the prices quoted in

the preceding paragraph show the power that manipulators can exert by merely withholding a sufficient tonnage from commercial channels and utilizing or ignoring statistics for speculative purposes to govern prices which consumers are compelled to pay. The total shipments from the straits in 1911 were 55,200 tons and in 1910, 54,614 tons.

**Kalamein.**

The year 1911 was a banner year for kalamein, as it was for other kinds of fire proof or fire retarding materials. There are no statistics available by which comparisons can be made, but statements made by representatives of various companies handling this and similar products, show that 1911 has been a more satisfactory one than was 1910. The prospects for 1912 in these lines are especially good because the campaign for more fire-proof structures and the probabilities of the passage of a new building code which makes the use of fire retarding materials compulsory instead of optional, will create a better demand for these materials.

**Lime.**

Lime had a good year, with slight gain in both hydrated and common over the year preceding. Prices have held uniformly good during the year and the market is steady at the present time. Comparative statistics give some insight into the gain in State production and local consumption during the year just closed over preceding ones.

**Output in New York State in tons:**

|           |         |
|-----------|---------|
| 1911..... | 110,000 |
| 1910..... | 90,000  |
| 1909..... | 95,000  |
| 1908..... | 90,000  |
| 1907..... | 75,000  |
| 1906..... | 60,000  |

Hydrated lime in barrels shipped to New York during 1911 totalled 4,700 tons. Barrel shipments for the last four years follow:

|           |         |
|-----------|---------|
| 1911..... | 110,000 |
| 1910..... | 108,000 |
| 1909..... | 94,000  |
| 1908..... | 70,000  |

About one-eighth of the entire output of the State is consumed in the metropolitan district. A large quantity used in New York is manufactured down East or in the West and shipped here. About 60,600 tons a year are consumed in this vicinity. The following figures are taken from transportation company statistics, and give a fair estimate of the volume of lime in barrels used in the metropolitan district in the last six years:

|           |           |
|-----------|-----------|
| 1911..... | 2,100,000 |
| 1910..... | 2,000,000 |
| 1909..... | 2,300,000 |
| 1908..... | 1,870,000 |
| 1907..... | 1,500,000 |
| 1906..... | 1,212,000 |

**Lumber.**

The year in building lumber has been exceptionally dull, according to statements given out this week by the lumber interests. Prices have fluctuated wildly during the year and lists have, at times, been disregarded. The volume of lumber that has moved throughout the district has been less than on previous years, until the last two months, when prices returned to steadier levels, although the demand was not in excess of normal, as was the case in many other lines.

Hardwoods had a good year, on the other hand. The market was firm for maple, oak and red gum, in all of which departments prices were held firmly. Mills operated at from 70 to 75 per cent. of capacity on an average, but the cost of production was much greater than usual because of the greater haulage from sources of supply to mills.

The prospects for 1912 are good, although every building code revision further restricts the use of lumber in New York. Some lines are cut in quantity seriously, while others are stronger, as, for instance, the grades used in concrete form work. In the suburbs there is a great deal of confidence in the immediate future, but in all departments there is a belief that the best part of 1912 will be in the first half, and they are making their spring requisitions on that basis.

**Oils and Paints.**

Oils and paints in the metropolitan district had a nervous year owing to the shortage in the linseed crop and the stiff white lead market. The war in China advanced the price of China wood oil used in the manufacture of varnish so that it was a very scarce commodity in this market. But despite these conditions the oil and paint market maintained its usual even tenor and, while the demand was not as great as in 1909, it was, nevertheless, greater than in 1910. Some idea of the fluctuation of the linseed oil market during the year is given below in five-barrel-lot prices for the last ten years:

|           |         |
|-----------|---------|
| 1911..... | \$0.90* |
| 1910..... | .87     |
| 1909..... | .61     |
| 1908..... | .57     |
| 1907..... | .48     |
| 1906..... | .60     |
| 1905..... | .54     |
| 1904..... | .50     |
| 1903..... | .60     |
| 1902..... | .80     |
| 1901..... | .90     |

\*On December 30 the price for American seed was 73 to 74 cents, with carload moving at 70 and five-barrel lots 71 cents on spot.

**Sand.**

Sand failed to rally to normal prices after a cut early in the year. This was partly due to competition and partly to a disposition upon the part of those predominant in the market to encourage building operations by adhering to low prices. Instead of 35 cents ruling in this market 25 cents was the base price, although the higher price was charged where delays in docking due to shallow water were necessary. Price changes during the last thirty years follow. The tendency is steadily down, which would seem to indicate that there were enough sources of supply for this market at present.

|                   | Per cu. yd. Dock, N. Y. |
|-------------------|-------------------------|
| 1880 to 1885..... | \$1.00                  |
| 1885 to 1890..... | 1.00                    |
| 1890 to 1895..... | .65 to .70              |
| 1895 to 1900..... | .60 to .65              |
| 1900 to 1905..... | .45 to .55              |
| 1905 to 1908..... | .60 to .65              |
| 1908 to 1910..... | .30 to .35              |
| 1910 to 1912..... | .25 to .35              |

**Stone.**

The building stone market was seriously cut into during the last year by strikes among the marble workers, quarry disturbances, killing competition and other contingencies. Yet, withal, the cutters here report a fairly satisfactory year and with good ground for optimism in 1912.

Crushed stone, on the other hand, had an exceptionally busy year owing to the fact that weather conditions were good practically all year for concrete work requiring this kind of bond. The quantities delivered into this city by scow and rail and the prices ruling during the last thirty years follow:

| Year.     | Price per cu. yd. | Quantities into New York, 80,000 cu. yds. |
|-----------|-------------------|---|
| 1880..... | \$1.50 to ...     | 80,000 " "                                |
| 1885..... | 1.40 to 1.50      | 120,000 " "                               |
| 1890..... | 1.30 to ...       | 340,000 " "                               |
| 1895..... | 1.20 to 1.35      | 500,000 " "                               |
| 1900..... | 1.00 to 1.10      | 600,000 " "                               |
| 1905..... | .90 to 1.00       | 900,000 " "                               |
| 1910..... | .80 to .90        | 1,500,000 " "                             |
| 1911..... | .75 to .85        | 2,010,000 " "                             |

**N-w Ethics for Architects.**

At a meeting attended by officers of the American Institute of Architects, at the Century Club, on Wednesday, preliminary steps were taken to form a general committee on public information, with sub-committees in the principal cities—wherever there is a chapter of the institute.

The idea is to let the public know what is going on or what is contemplated in architectural circles, and these steps are being taken in accordance with a resolution passed at the recent meeting of the Institute at Washington. Walter Cook of New York is the president of the institute. One of the matters in which the co-operation of the press will be asked is that of city planning, and also general public improvements of an architectural nature.

In line with this new policy is the action of the New York Chapter of Architects in annually awarding medals for the best apartment houses of the year, judged from the standpoint of street architecture. A committee appointed by the chapter is expected to announce the awards for the year 1911 within a fortnight.

**New Fire Prevention Bureau.**

The Board of Estimate gave the new Fire Prevention Bureau a start this week by making an appropriation of \$200,000 and approving of Commissioner Johnson's plan of organization, including a schedule of grades and salaries. The bureau began operations on a temporary basis last October under the provisions of the Hoey law with a small force of inspectors from the uniform department. A force of 135 men will now be appointed under the civil service law.

The number of fires in the first six months of 1911 was 7,812, or at a rate of 43 a day. From July 1 to December 20, 1911, the number was 6,140, or at the rate of 36 a day. Commissioner Johnson arrived at his total estimate for the period by adding at the rate of 36 fires a day for the remaining eleven days of the year, making 14,398 fires for the year, actually seven less for 1911 than for 1910.



# REINFORCED CONCRETE REGULATIONS

Specially Formulated By the Superintendents of Buildings and to Be Enforced in All the Boroughs.

UNDER new regulations promulgated by the Board of Superintendents of the New York City Building Department, reinforced concrete is approved for all types of construction if the design is in accordance with good engineering practice. The new rules take the place of those which were formulated when the present Superintendent of Buildings in Manhattan was the Chief Engineer of the Bureau, and the present Commissioner of the Department of Water Supply, Gas and Electricity was the Superintendent of Buildings.

The old rules having been outgrown in good building practice, a new code had become imperative. The existing general building code having been written at a period anterior to the time of the introduction of reinforced concrete in this country, it does not take into account the new form of construction.

The new rules require that the steel to be used in reinforced-concrete construction shall meet the standard specifications of the American Railway Engineering and Maintenance-of-Way Association. Slabs must not be less than four inches in thickness for floor and three and one-half inches for roofs. In columns, the ratio of length to diameter shall not exceed fifteen and in no case shall the least side or diameter be less than twelve inches. The steel reinforcement in columns and girders must be protected by a minimum of two inches; in beams and walls by a minimum of one and one-half inches, and in floor slabs by a minimum of one inch.

The complete code of regulations follows:

## Approved for All Types.

1. The term reinforced concrete in these regulations shall be understood to mean an approved concrete mixture reinforced by steel of any shape.

2. Reinforced concrete will be approved for all types of construction if the design is in accordance with good engineering practice, and stresses are figured as required by these regulations.

3. Before permission to erect any reinforced-concrete structure is granted, complete drawings and specifications must be filed with the superintendent of buildings, showing all details of the construction, the size and position of steel reinforcement, and the composition of the concrete.

4. The concrete for reinforced-concrete structures shall consist of a wet mixture of one part of cement to not more than six parts of aggregate, fine and coarse, either in the proportion of one part of cement, two parts of sand, and four parts of stone or gravel, or in such proportion that the resistance of the concrete to crushing shall not be less than 2,400 pounds per square inch after hardening for twenty-eight days.

5. Only Portland cement meeting the standard specifications for cement of the American Society for Testing Materials shall be used in reinforced-concrete structures.

6. Fine aggregates shall consist of sand, crushed stone or gravel screenings, passing when dry a screen having one-quarter inch diameter holes, and not more than six per cent. passing a sieve having one hundred meshes per lineal inch. It shall be clean and free from vegetable loam or other deleterious matter.

7. Mortars composed of one part Portland cement and three parts fine aggregate by weight when made into briquettes should show a tensile strength of at least 240 pounds per square inch at twenty-eight days.

8. Coarse aggregate shall consist of crushed stone or gravel which is retained on a screen having one-quarter inch diameter holes and graded in size from small to large particles. The maximum size shall be such that all the aggregate will pass through a one inch diameter ring. The particles shall be clean, hard, durable, and free from all deleterious material.

9. Steel for reinforcement of concrete shall meet the requirements of the standard specifications for steel reinforcement of the American Railway Engineering and Maintenance-of-Way Association.

10. Wire used for column hoops shall be drawn from open hearth billets and shall have an ultimate tensile strength of not less than 85,000 pounds per square inch.

11. The span length for beams and slabs shall be taken as the distance from center to center of supports, but need not be taken to exceed the clear span plus the depth of beam or slab. Brackets shall not be considered as reducing the clear span.

12. Length of columns shall be taken as the maximum unsupported length.

13. All reinforcement shall be accurately located and secured against displacement. The reinforcement for slabs shall not be spaced farther apart than two and one-half times the thickness of the slab.

14. Slabs shall not be less than four inches in thickness for floor and three and one-half inches for roofs.

15. As a basis for calculations for the strength of girders, beams and slabs, the following assumptions shall be made.

(a) A plane section before bending remains plane after bending.

(b) The modulus of elasticity of concrete in compression remains constant within limits of working stresses fixed in these regulations.

(c) The adhesion between concrete and reinforcement is perfect.

(d) The ratio of the modulus of elasticity of steel to the modulus of elasticity of concrete is fifteen.

(e) Concrete has no value in resistance to tension.

(f) Initial stress in the reinforcement due to contraction or expansion in the concrete is negligible.

16. The bending moment of slabs uniformly loaded and simply supported shall be taken as  $\frac{1}{8} Wl$ , where  $W$  = total load and  $l$  = span.

17. The bending moments at the center and at intermediate supports of floor slabs continuous over two or more supports shall be taken as  $1/12 Wl$ .

18. The bending moments of slabs that are reinforced in both directions and supported on four sides and fully reinforced over the supports (the reinforcement passing into the adjoining slabs) may be taken as  $1/F Wl$  for loads in each direction, in which  $F = 8$  when the slab under consideration is not continuous or when continuous over one support, and  $F = 12$  at both center and supports when the slab is continuous over both supports. The distribution of the loads shall be determined by the formula

$$r = \frac{l^4}{l^4 + b^4}$$

in which  $r$  equals proportion of load carried by the transverse reinforcement,  $l$  equals length and  $b$  equals breadth of slab.

19. Simply supported beams shall be considered as simple beams with bending moments of  $\frac{1}{8} Wl$ .

20. Beams supported at one end and continuous at the other shall be considered as partially restrained with a bending moment of  $1/10 Wl$  at the center and  $\frac{1}{8} Wl$  over intermediate support.

21. Beams supporting rectangular slabs reinforced in both directions shall be assumed to take the proportions of load as determined by the formula in section 18.

22. The bending moments at center and support for beams or girders continuous over two or more supports shall be taken as  $1/12 Wl$ .

23. The bending moments due to other than uniformly distributed loads shall be computed according to accepted theory.

24. Where adequate bond between slab and web of beam is provided, the slab may be considered as an integral part of the beam provided its effective width shall not exceed on either side of the beam  $1/6$  of the span length of the beam nor be greater than six times the thickness of the slab on either side of the beam, the measurements being taken from edge of web.

25. Members of web reinforcement shall be so designed as to adequately take up all involved stresses throughout their entire length. They shall not be spaced to exceed three-fourths of the depth of the beam in that portion where the web stresses exceed the allowable value of concrete in shear. Web reinforcement, unless rigidly attached, shall be placed at right angles to the axis of the beam and carried around the extreme tension member.

26. Reinforced-concrete structures shall be so designed that the stresses in the concrete and steel shall not exceed the following limits:

|  | Lbs. per<br>Sq. In. |
|--|---------------------|
| Extreme fibre stress on concrete in compression .....                            | 650                 |
| Concrete in direct compression....   | 500                 |
| Shearing stress in concrete when all diagonal tension is resisted by steel ..... | 150                 |
| Shearing stress in concrete when diagonal tension is not resisted by steel ..... | 40                  |
| Bond stress between concrete and reinforcing bars .....                          | 80                  |
| Tensile stress in steel reinforcement .....                                      | 16,000              |
| Tensile stress in cold drawn steel wire used as column hooping....               | 20,000              |

In continuous beams the extreme fibre stress on concrete in compression may be increased fifteen per cent. adjacent to supports.

27. Axial compression in columns without hoops, bands or spirals, and with not less than one-half nor more than four per cent. of vertical reinforcement secured against lateral displacement by steel ties placed not farther apart than fifteen diameters of the rods nor more than twelve inches, shall not exceed 500 pounds per square inch on the concrete nor 6,000 pounds per square inch on the vertical reinforcement.

28. Axial compression in columns with not less than one per cent. of hoops or spirals spaced not farther apart than one-sixth of the diameter of enclosed column and in no case more than three inches, and with not less than one nor more than four per cent. of vertical reinforcement, shall not exceed 725 pounds per square inch on the concrete within the hoops or spirals nor 8,700 pounds per square inch on the vertical reinforcement.

29. Axial compression in structural steel columns thoroughly encased in concrete having a minimum thickness of four inches and reinforced with not less than one per cent. of hoops or spirals spaced not more than twelve inches apart may be taken at 16,000 pounds per square inch on the net section of the structural steel, no allowance being made for the concrete casing. The hoops or spirals of the concrete casing shall be placed not nearer than one inch from the structural steel or the outer surface of the concrete. The ratio of length to least radius of gyration of the structural steel section shall not exceed 120.

30. In reinforced-concrete columns the compression on the concrete may be increased twenty per cent. when the fine and coarse aggregates are carefully selected and the proportion of cement to total aggregate is increased to one part of cement to not more than four and one-half parts of aggregate, fine and coarse, either in proportion of one part of cement, one and one-half parts of sand, and three parts of stone or gravel, or in such proportion as will secure the maximum density.

31. The vertical steel bars in reinforced concrete columns shall bear squarely on steel plates or casting bedded on top of the footing.

32. Bending stresses due to eccentric loads shall be provided for by increasing the section of concrete or steel until the maximum stress shall not exceed the allowable working stress.

33. Whenever it is necessary to splice bars, the connections between them shall be of sufficient strength to carry the stress.

34. In columns, the splicing of longitudinal bars, having an area less than one and one-quarter square inches, may be done by lapping, the lapped bars to be wired securely to each other. Longitudinals having areas in excess of one and one-quarter square inches shall be spliced by butting the bars squarely one over the other and tying the same securely together by some mechanical means that will not utilize the adhesive strength of the concrete. All such splices shall be made above floor levels but not more than twelve inches above the same.

35. In columns the ratio of length to least side or diameter shall not exceed fifteen, but in no case shall the least side or diameter be less than twelve inches.

36. The concrete members of floor construction in which hollow tiles, concrete blocks or other fillers are used, in combination with reinforced concrete, shall be designed in accordance with these regulations, except that the slab portion cast



on top of the fillers, may have a minimum thickness of two and one-half inches, provided the fillers do not exceed sixty per cent. of the construction.

37. Exterior and interior bearing and enclosure walls of reinforced concrete, supporting floor and roof loads, shall be securely anchored at all floors, and of such thickness that the compressive stress shall not exceed 250 pounds per square inch, but in no case less than eight inches. The thickness shall not be less than 1/20 of the unsupported height. Steel reinforcement shall be placed near both faces of the wall, running both horizontally and vertically and weighing not less than one-half pound per square foot of wall.

38. Footings for walls and columns may be constructed of reinforced concrete provided the working stresses for concrete and steel are not exceeded and the steel is protected by at least four inches of concrete.

39. The steel reinforcement in columns and girders shall be protected by a minimum of two inches of concrete; in beams and walls by a minimum of one and one-half inches, and in floor slabs by a minimum of one inch of concrete.

40. The contractor may be required to make load tests on any portion of a reinforced-concrete structure within the reasonable time after erection. The tests shall be made under the direction of the superintendent of buildings, and shall show that the construction will sustain safely a load of twice the live load for which it was designed.

41. These regulations do not apply to any construction for which provision is otherwise made in the building code.

## CARRYING VACANT LOTS.

### A Bronx Builder Has Not Found It Profitable—Favors An Income Tax.

J. Harris Jones, president of the North Side Board of Trade, formerly Superintendent of Buildings in the Bronx and a prominent operating builder in the High Bridge section, is of the opinion that the Sullivan-Shortt bill, if enacted into law, would have an effect contrary to the expectations of its advocates, as it would diminish rather than increase the amount of building. Mr. Jones assured the special committee on new sources of revenue, appointed by the Board of Estimate, and of which Edgar J. Levey is chairman, that the advocates of the bill in assuming that it is extremely profitable to carry unimproved property in New York City were in error.

"I now have thirty-one lots in the Borough of the Bronx," said Mr. Jones, "and I will sell them to you, sir, for 80 per cent. of the city's valuation of them, and after I have done it I have lost \$24,000. You remember the Moshulu Parkway business? A great boom was on there. They sold the lots. No assessment was paid on the property. No assessments up to to-day have equalled the price paid for the lots. And it is folly for men to introduce any such policy as contained in this measure, and it is a reflection on the Legislature of the State of New York to take up its time in considering a thing so far removed from common sense. The first thing it would do would be to drive out the builders. They have already driven 50 per cent. of the builders out. And the result will be that in the Borough of the Bronx, within the next year 60 per cent. of the unimproved property must be revalued and revalued downwards."

In some further remarks by Mr. Jones he made the following suggestion:

"Listen, gentlemen—If this City of New York is going to progress as it ought, you will have to find other sources of taxation. There is not a department of the City Government of New York that is not behind. Every department is behind in its needs—Schools, the Police Department, Fire Department, Street Department—look at the streets in Manhattan—and yet the taxation is away up beyond everything, and you can't go any more.

"Let me suggest one thing: I believe, myself, that every business man, every professional man of the City of New York, ought to pay a tax on the sum total of his business for the year to the City of New York, because, no matter who he is, whether a minister of the Gospel, a lawyer, a fire insurance broker, a real estate broker—or anybody, they have to use the things that cost us the most—subways, and it helps their business tremendously when they can get to and from their business quickly. And is it not fair that they should pay a portion to the city?"

## CLAY WORKING INTERESTS.

### Manufacturers to Meet at Chicago in March in Six Conventions.

Manufacturers representing the billion dollar clay working industry are to assemble in Chicago next March, according to an announcement made here yesterday following the sending out of invitations to the mayors of all cities in the United States to attend a Municipal Congress there at the same time.

The mayors were invited to take with them their municipal engineers and building commissioners and were promised that practical exhibits would be prepared for their instruction toward the achievement of the "Practical City Beautiful."

One of the most important conventions to be held at that time will be that of the National Brick Manufacturers' Association. This organization includes the manufacturers of common building brick, facing brick, ornamental brick of all kinds, paving brick, fire brick and refractories, gas retorts, crucibles, glass furnaces and furnace linings, hollow block, sewer pipe, conduit for underground wiring, farm drain tile, silo blocks, fireproof hollow tile for skyscrapers, building terra cotta, architectural terra cotta, faience for interior work, floor and wall tile, mosaics, pottery, sanitary ware, semi-porcelain, chinaware, art pottery, kitchen ware, clay pipes, clay pigeons, marbles and electrical insulators.

This association alone represents invested capital of a billion dollars and the annual products of the manufactories of its members are valued at more than three million dollars.

The American Ceramic Society, the technical organization of the clay industry, will also meet in annual convention there. This society ranks with the British Clay-workers' Institute and is made up of scientists and college professors.

The National Paving Brick Manufacturers' Association is another organization scheduled to meet in Chicago while the Clay Products and Permanent Home Exposition is being held at the Coliseum from March 7 to 12. This association represents twenty-five million dollars capital and concerns itself with the manufacture of block for the surfacing of city streets and country highways.

The Building Brick Association of America, another name in the list of conventions, is an organization comprised of the advertising men connected with the brick industry. Members of this association spend \$50,000 annually in advertising.

Other organizations to meet there are the Association of Manufacturers of Clay-

working Machinery, representing twenty million dollars invested capital; the Western Drain Tile Bureau, with a membership of 2,000 manufacturers; the Illinois Clay Manufacturers' Association and the Wisconsin Clay Manufacturers' Association.

## Loft Building Exits.

Exits and fire-extinguishing equipment for high loft buildings were the subjects of an informal discussion by Supt. F. J. T. Stewart, of the New York Board of Fire Underwriters, before the Round Table Order of the Insurance Society of New York, on a recent occasion. Supt. Stewart laid stress on the fact that a fire, starting above the sixth story, was liable to spread by way of the windows from floor to floor until it reached the roof, as was evidenced by the Alwyn Court apartment house and Asch building fires, unless the windows were protected with wireglass, or the building equipped with sprinklers. He also called attention to the efficiency of horizontal exits as compared to a multiplicity of stairways.

## Municipal Engineers.

The Municipal Engineers of the City of New York will hold their ninth annual dinner at the Hotel Savoy this (Saturday) evening. Mayor Gaynor is to speak on "His Excellency Father Knickerbocker." Other speakers will be President John H. Finley of the College of the City of New York and Lawson Purdy, president of the Tax Board.

## Grand Central Station Progress.

Building Superintendent Miller issued a permit this week to tear down the four-story stucco structure covering the block bounded by Madison avenue, 43d, 44th streets and Vanderbilt avenue. It has been used as a post-office and offices for the N. Y. Central Railroad. Plans have been drawn for a twenty-story hotel on the site, but they have not been filed nor contracts awarded. In the lower part of the building will be the station for incoming trains.

## Oldest House in State.

What is said to be the oldest building in the State was condemned this week by State Fire Marshal Ahearn. It is a dilapidated two-story frame structure in Southampton, Long Island, and was built in 1648. It adjoins the post-office and is owned by the Larry estate.



THE STATION FOR INCOMING TRAINS, ON VANDERBILT AVENUE, WITH THE HOTEL THAT IS TO BE BUILT OVER IT.



## THE ELECTRICAL CODE.

### The New Rules Are Not Retroactive— Based on National Code.

**E**LECTRICAL contractors are gradually learning through experience the points of difference between the new and the old regulations for wiring buildings and installing electrical equipment. The Commissioner of Water Supply, Gas and Electricity has supervision over the uses made of electricity in this city. The new code, bearing date of August 28, 1911, is printed in a pamphlet of 212 pages, copies of which can be obtained at the department.

The new rules are based on the requirements of the National Electrical Code, departure from same having been made only when local laws or conditions rendered certain modifications necessary or desirable. Wherever a departure occurs, it is indicated by a bracketing of the portion of the National Electrical Code omitted, and the insertion immediately thereafter of the city's substitute requirement, if any, in italics.

The new code has been recommended for adoption by an advisory board of engineers composed of: Charles F. Lacombe, chief engineer of light and power, City of New York; F. J. T. Stewart, superintendent of surveys, New York Board of Fire Underwriters; George F. Sever, consulting electrical engineer, City of New York; J. C. Forsyth, chief inspector, electrical department, New York Board of Fire Underwriters; Hubert S. Wyncoop, the engineer in charge of the bureau of electricity.

The new code is not retroactive. But the department, through its agents, has the right of access to old as well as new buildings for purposes of inspection and has power to enforce remedial measures in individual cases where dangerous conditions are found. Prior to the placing in service of any electric wiring or appliances for light, heat or power in any building in the City of New York, a certificate of approval thereof must be obtained from the commissioner.

Some of the departures from the National Electrical Code that have been made to meet local requirements, as pointed out by Engineer Wyncoop, are as follows:

**Garages.**—The garage business has developed so rapidly and has shown so much need for special control that No. 39-a has been added.

**Rubber Covered Wire.**—In the specifications for rubber covered wire the city has retained its own test for softness and has accepted generally the Laboratories' specifications except in the matter of No. 50-i (chemical tests) which it has no facilities for conducting on a comprehensive scale and concerning which there seems to be no information at hand to show that these requirements will produce an insulating material of the mechanical and electrical character sought.

**Switches.**—Where multiple compartment switch boxes are employed, the use of a multiple button wall plate has caused no trouble, and it is, therefore, permitted (24-d).

**Knob and Tube Work (No. 26, q to u).**—Has not been permitted in New York for nearly ten years.

**Transformers.**—No. 36, relating to transformers, has been dropped in an effort to reduce confusion by stating the more important of these requirements elsewhere in the book.

**Theatre Wiring.**—Dead-front switchboards for theatres are required (38-4) because of difficulty experienced through accidental short circuits and breakdown

under severe mechanical strain where live-front boards are used.

**Sockets.**—It has been necessary to modify slightly the ratings of sockets (72-d) owing to the breaking down in service of key sockets when operated at an amperage higher than we have indicated.

**Electric Signs.**—A city ordinance requires that electric signs shall be constructed entirely of metal. No. 83 has been modified accordingly.

**Wires.**—Under No. 12, changes have been made to provide for the use of multiple-conductor service cables instead of open wires, as the former have been found to be much more satisfactory owing to the decreased chances of crosses or fouling of other objects.

No. 12-g has been elaborated to cover the general use of combination lines; that is to say, pole lines carrying both electric lighting and signal wires, under the theory that a firmly fixed separation between wires of these two classes is better than the criss-crossing of service wires, which results from independent lines on opposite sides of the street; also, a single line tends to decrease the obstruction of the highway and makes for a better appearance.

No. 12-m, relative to ground return wires, has been omitted as being inadequate and misleading, each location requiring its individual treatment.

**Constant-Potential Pole Lines.**—No. 13 has been omitted as inapplicable to the conditions found in city streets, and it is expected that for the present the elaboration of No. 12-g, and new rule No. 13 (which contains long established city requirements), will prove sufficient.

No. 13-a, relating to subways, is an old city requirement which seems to fit in best at this point.

No. 13-b, services, is an attempt to supplement No. 17, the latter relating to underground services and the former to overhead services. No. 17 has been elaborated to cover the private plant situation.

Grounding of all low potential circuits is made mandatory where the maximum voltage between any point on the circuit and ground does not exceed 250.

## A MODERN FACTORY.

### It Is Fireproof, Has Exterior Fire Towers, An Isolated Plant.

The newly finished shoe factory for Julius Grossman at De Kalb avenue and Steuben street, Brooklyn, is a striking exhibit of a modern equipped isolated steam plant for ordinary factory purposes. The Grossman company, finding their facilities limited in their leased lofts in a crowded section of New York City, decided to erect their own plant in Brooklyn, so as to utilize modern appliances conducive to economy in operating costs and overhead charges, and at the same time provide for the comfort and safety of their employees, and they have succeeded in their anticipations.

A brief description of this plant may be interesting. The main factory building is 200 feet long by 60 feet wide. The first section, 100 x 100 feet, is now complete and in full operation; the second section is nearly completed. The entire building takes in the block, bounded by De Kalb avenue, Steuben street and Grand avenue. The extensions for elevators, toilets and stairs are 20 x 42 feet each. The main building is five stories in height, and the boiler room (29 x 42 feet) is one story high. The main building is of mill construction of a new type. The walls have eighty per cent. window exposure.

The halls, main stairways, elevators and toilets, and the enclosed fire-escape towers, are all outside of the building proper, on an adjoining alleyway, leaving each floor unobstructed for light and ventilation. Access to the main stairs and fire-escape stairs is readily available, the latter opening on outside iron balconies leading to brick enclosed fireproof stairs, well lighted.

There are no openings in the floors in the form of stairwells, etc., this being a further protection against fire communicating from floor to floor. A sprinkler system has been installed through the building, with a 25,000 gallon tank on the roof supported by steel frame work. A blower system removes all dust from the machines to a receiver on the roof, and from there it is conveyed to the coal vaults, where the refuse is mixed with the coal as fuel.

The power plant equipment consists of two horizontal return tubular boilers for 125 H. P. working pressure and equipped with dumping grates, and auxiliary steam jet blowers for the use of low grade coal and the burning of factory refuse. These are situated in a boiler house adjoining the main building and connected with its basement floor.

Adjoining the boiler room, but in the main building, is a large well lighted engine room containing a 14 x 36 foot Fishkill Corliss engine, with a 10 foot fly-wheel, and placed on a solid concrete foundation. This engine is belted to a shaft with a 22 inch face double belt and a 54 x 24 inch split pulley. To this shaft three Garwood three-wire generators are attached, one 50 and two 75 K. W. machines, running at 430 r. p. m. From each generator cables are connected to a specially designed switchboard, and from these power lines with a 220 voltage and lighting lines with 110 voltage and carried in iron conduits to panel boxes on each floor of the building.

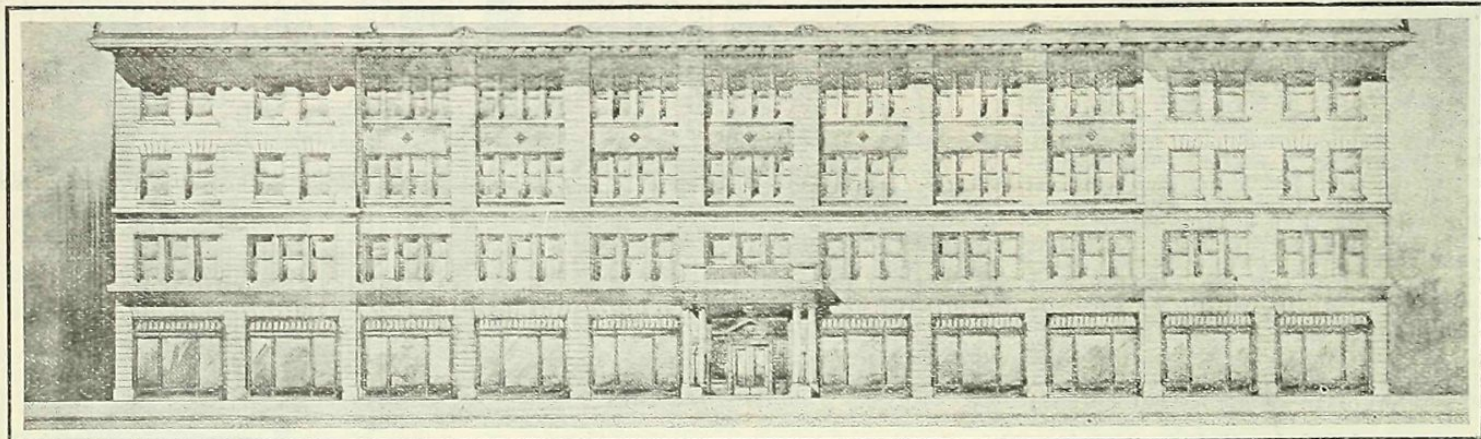
All the machinery in the plant is driven by electric power except the heavy machinery in the basement, which is driven from a counter-shaft in the engine room. Records of coal and water consumption, developed steam and electrical power, and maintenance charges have been kept by the chief engineer.

#### Pratt Institute Interested.

The construction of this building has aroused considerable interest among manufacturers, and representatives of other manufacturers have asked the privilege of looking over the building. The plans have been taken up by the architectural department of Pratt Institute as a study for the students, particularly on account of the radical innovations, differing from the old-type of mill constructed building. Benjamin Driesler, of 178 Remsen street, Brooklyn, the architect of the building, says:

"It will hold its own against the reinforced concrete monolithic building, presumed to be the only fireproof building possible. It is claimed, however, that the concrete floors are objectional for manufacturing purposes, but so long as it will be necessary to employ the wet sprinkling system for either class of building it would seem that this construction has an advantage over the monolithic concrete building when classified as to size and number of stories in height.

"It would be impossible to burn this building or any serious damage happen to contents with a positive sprinkler system, considering it from various points of view. The cost is considerable less, the insurance rate at a minimum and maintenance at a minimum. The cost of construction was about 10 cents per cubic for concrete construction of the same size building. It has been proved that this building can be put up for much less and in a first-class manner."



"QUEENS COURT," FOR OFFICES.—UNDER CONSTRUCTION ON THE QUEENS PLAZA.

The building will later on be raised to twelve stories. Having a site next east of the Brewster Building, on the north side of the plaza at the Queens end of the Queensboro Bridge, it will be a prominent object at what many believe will be in time the principal traffic center of the borough. The facade will be mostly of white terra cotta above a granite base.



# "ALL" DUMBWAITERS MUST BE FIREPROOF.

The Appellate Division So Decides—Yet Law Is Held Not to Be Retroactive—A Dissenting Opinion—Old-Law Tenements Affected.

ANOTHER court has given its opinion on the celebrated action of the City vs. Foster, which was brought to test the legal soundness of Section 97 of the Building Code, requiring dumbwaiters in buildings of a certain size and kind to be fireproof. The present decision comes from the Appellate Division of the Supreme Court, First Department, but is not unanimous. The decision was rendered on an appeal by the defendant, Morton H. C. Foster, from a determination reversing a judgment of the Municipal Court in favor of the defendant in an action to recover a penalty.

The question presented on this appeal was whether Section 97 of the Building Code is applicable to buildings constructed before the Building Code was adopted. The Building Code, as at present in force, was adopted on October 24, 1899, which was before the Tenement House law was enacted. Section 97 provides that "all dumbwaiter shafts (except such as do not extend more than three stories above the cellar or basement in dwelling houses) shall be enclosed in suitable walls of brick or with burnt-clay blocks, set in iron frames of proper strength, or fireproof blocks strengthened with metal dowels, or such other fireproof material and form of construction as may be approved by the Commissioner of Buildings having jurisdiction." This provision applies not to the building itself but to the dumbwaiter shafts in buildings.

It is clear that the dumbwaiter shafts in the defendant's building was within the description contained in this section, and it was conceded that the dumbwaiter shafts do not comply with its requirements. It was claimed, however, that this provision does not apply to dumbwaiter shafts in existing buildings and that, as Mr. Foster's building was in existence when the ordinance was first adopted, its owner was not required to make his dumbwaiter shafts fireproof, as therein required. It was also claimed that to make this statute apply to existing buildings would give it a retroactive effect.

### Not Retroactive.

Justice Ingraham, in writing the opinion of the court, says the language of the section is not retroactive:

"It makes no building then existing an illegal structure and imposes no obligation upon the owner of the building to reconstruct it. The mandate is that 'all dumbwaiter shafts shall be enclosed in suitable walls of brick' or other fireproof construction. 'All' certainly includes those existing, as well as those buildings to be erected in the future. It would include a dumbwaiter shaft constructed in an existing building, and the object sought to be attained is clearly to protect buildings from fire so as to avoid endangering the lives of the occupants and to prevent the unnecessary destruction of property.

"The definition of a retrospective law by Judge Story in *Society, &c., v. Wheeler* (2 Galison's Rep. 104) is as follows: "Upon principle, every statute which takes away or impairs vested rights acquired under existing laws, or creates a new obligation, imposes a new duty, or attaches a new disability, in respect to transactions or considerations already past, must be deemed retrospective." I do not think that to apply this Section 97 of the Building Code to all buildings except after its passage would bring it within this definition of a retrospective law. It neither takes away nor impairs vested rights acquired under existing laws. It necessarily speaks solely in relation to the future.

"It says to the owner of a building in which there are existing dumbwaiter shafts, 'Hereafter if you wish to maintain these dumbwaiter shafts they must be enclosed as required by the section.' It imposes a duty upon the owner of buildings to make these dumbwaiter shafts fireproof; it creates no new obligation, imposes no new duty, attaches no new disability, in respect to transactions or considerations already past. But the obligation imposed upon the owner, if he wishes to maintain these dumbwaiter shafts in the future, is to enclose them as required by the section in question. It imposes an obligation upon the owner of buildings with dumbwaiter shafts, as Section 95, imposes an obligation upon the owner of a building in which there is a hoistway or freight elevator, and this obligation the Court of Appeals in the *Racine* case (supra) has held to apply to all buildings, whether constructed before or after the passage of the ordinance.

"In *Tenement House Dept. vs. Moesch* (179 N. Y. 325, aff'd. 203 U. S. 583), Section 100 of the Tenement House Act (Chap. 334 of the Laws of 1901), which required that in all existing tenement houses certain sinks and privy vaults should be removed and replaced by individual water-closets of a specified character, was held to be constitutional, the court saying that that act of the Legislature was 'in part preventive legislation looking to the preservation of the public health in the future; a system of drainage is attacked which is highly dangerous and which should be surrounded by every reasonable safeguard known to science and experts in plumbing,' and that the fact that the act is applicable to existing buildings did not affect its validity.

### The Moesch Case Cited.

"In speaking of an act regulating manufacturing establishments which related to hoisting shafts and automatic doors and elevators and to fire-escapes on the outside of factories, the court said: 'Has the Legislature no right to enact laws such as this statute regarding factories unless limited to factories to be thereafter built? Because the factory was already built when the act was passed, was it beyond the legislative power to provide such safeguards to life and health as against all owners of such property unless upon the condition that these expenditures to be incurred should ultimately come out of the public purse? I think to so hold would be to run counter to the general course of decisions regarding the validity of laws of this character and to mistake the foundations upon which they are placed. I do not see that the principle is substantially altered where the case is one of an existing building and it be subjected to certain alterations for the purpose of rendering it either less exposed to the danger from fire or its occupants more secure from disease.'

"And in *Health Dept. vs. Trinity Church* (145 N. Y. 32), it was expressly held that the Legislature may direct that certain improvements or alterations shall be made in existing houses at the owner's expense, where it clearly appears that it tends in some plain and appreciable manner to guard and protect the public, and that a provision of the New York Consolidation Act declaring that tenement houses in the city previously erected should be furnished by the owners with water when they should be directed to do so by the Board of Health is a proper exercise of the police power of the State both as regards the public health and as a protection against fire.

"These provisions of law all relate to the future maintenance and use of buildings and the appliances in them provided for the use of occupants. The section here in question requires that if the dumbwaiter shafts are to be maintained they must be altered to meet its requirements; and it seems to me that the provision, applying as it does to all dumbwaiter shafts—which on its face would include those in buildings already constructed as well as those in buildings thereafter constructed, requiring them to be enclosed with this fireproof material—creates an obligation resting upon the owners of buildings containing such dumbwaiter shafts which is within the police power of the State, and that the failure by the defendant to comply with the requirements of the Building Department was a violation of this obligation and justified the imposition of the prescribed penalty.

"It follows, therefore, that the determination of the Appellate Term was correct and it must be affirmed, and judgment absolute ordered, under the stipulation, as demanded by plaintiff, with costs in this court and in the Appellate Term."

### The Dissenting Opinion.

Judges McLaughlin, Clarke and Dowling concurred, but Justice Scott, who writes a dissenting opinion says:

"It seems to us to be quite clear that the section cannot be so read as to apply to houses already built, unless it is to be construed as operating retroactively. It cannot be doubted, we think, that the section above quoted, if it applies to buildings erected before its adoption, is retroactive because it clearly creates a new obligation and imposes a new duty with respect to existing buildings. The question to be determined, therefore, is whether or not the section does operate retroactively.

"It may be conceded, although it is not entirely clear, that its language is capable of such construction, but we are con-

fronted with a well settled principle of statutory construction that it is not sufficient, in order to give a law retroactive effect, that its language, in its natural and ordinary meaning is broad enough to include past transactions so that it can be said, on reading it, that the enacting body may have intended to include them, but the language must be so clear and unmistakable that there is no escape from the conclusion that the enacting body did so intend. This rule was clearly stated in *N. Y. & Oswego Midland R. R. Co. vs. Van Horn* (57 N. Y., 473), wherein Commissioner Earl, writing for the Court and fortifying his opinion by the citation of many authorities, said: "It is always presumed that a law was intended, as its legitimate office, to furnish a rule for future action, to be applied to cases arising subsequent to its enactment. A law is never to have retroactive effect unless its express letter, or clearly manifested intention requires that it should have such effect. If all its language can be satisfied by giving its prospective operation, it should have such operation only.

"This rule of construction has been reaffirmed and applied in many cases. . . . Turning again to the section of the Building Code involved in this appeal, we cannot escape the conclusion that to apply it to buildings already erected when the Code was adopted would necessarily be to give it a retroactive effect. In such cases its application would be to make that unlawful, which theretofore had been lawful, and to require the partial and perhaps considerable reconstruction of a building which had been erected in accordance with existent laws.

"May the section be construed so as to act retroactively? We think not. It certainly is not made so to apply by specific words, and it would not be rendered meaningless if not so construed, for it would be given full effect if applied to buildings erected after its adoption.

"The Corporation Counsel refers us to *Health Department vs. Trinity Church* (145 N. Y., 32) and *Tenement House Department vs. Moesch* (179 N. Y., 325) as instance of cases in which health laws have been applied retroactively. In both of these cases, however, the statutory provisions were expressly made applicable to existing structures, and therefore did not fall within the rule above quoted. The learned Appellate Term placed its opinion in part upon an excerpt from the opinion of the Court of Appeals in *Racine vs. Morris* (201 N. Y., 240). That case, however, involved no such question as is involved here.

"My conclusion is that the order of the Appellate Term should be reversed, the ground of such reversal being that the Section sought to be enforced cannot be construed so as to act retroactively, and that, unless so construed, it does not apply to buildings erected before the adoption of the Building Code, and which were lawfully constructed buildings when that Code was adopted."

### National Lumber Wholesalers.

The trustees of the National Wholesale Lumber Dealers' Association, with headquarters at 66 Broadway, city, have decided to hold the next annual convention of the Association, which occurs on March 6 and 7, at Louisville, Ky., with headquarters probably at the Seelbach Hotel, the final plans and details being left to the Executive Committee for execution.

### Subway Bids Invited.

Bids will be opened January 11 for the construction of Section No. 3 of the Broadway-Lexington subway from Howard to Bleecker street, with a station at Prince.

Bids for the construction of Section 2 will be opened by the Public Service Commission, January 22. This section extends from Park Place to Walker street, with a station opposite City Hall. The bids opened last October were rejected because of a change in the plans. The contractor will have forty months to complete the work.

The method of construction for both sections will be by trench excavation (under cover, unless otherwise specified in the form of contract or permitted by the Commission). Docks and bulkheads along the East River will be available for dumping purposes.



PRINCIPAL BUILDINGS TO BE ERECTED IN 1912.

The Total Appropriation for Construction Represented By the Buildings the Costs of Which Are Estimated in This List Is Nearly \$64,000,000.

Table with columns: Location, Class, Owners, Architects, Height, Est. Cost, Contractors. Lists various building projects with their details and estimated costs.

Total of Estimated Costs Specified.....\$63,775,840



THE YEAR'S BUILDING

After a Slow Beginning, 1911 Crosses the Line Slightly Ahead of 1910.

According to the revised figures of the Superintendent of Buildings, Rudolph P. Miller, the Borough of Manhattan closed the year 1911 with a better record for new buildings planned than in the preceding year. The number of buildings was two more in 1911 than in 1910, and the estimated cost \$98,537,275 in 1911, to compare with \$96,703,029 in 1910.

In April this year's record was \$3,852,570 behind, for the first quarter, \$7,111,215 for the second quarter, and \$2,381,000 at the end of the third quarter. In the fourth quarter building operations made large gains and closed the twelvemonth in better form than since 1909. In reality some trades have not been so well employed since 1907 as they were when the holidays of 1911 arrived, for the record of 1909 was more apparent than real, owing to the plans that were not carried out. The record of 1909 was \$131,246,483 for the estimated cost of new buildings planned, compared with \$84,976,576 in 1908 and \$74,939,900 in 1907. The last named year was a fair year for craftsmen because of the large amount of unfinished work inherited from the preceding year. The year just passed saw a smaller appropriation for tenement house and loft construction, but more for office buildings, hotels, railroad station buildings, theatres, manufactories and workshops.

In the Bronx the amount of work planned last year was only about half as much as in 1910. Brooklyn also fell below the record of the preceding year. Building operations in Queens for the twelve years since consolidation have crossed \$200,000,000, according to figures of the Building Bureau. Beginning in 1898 with 772 new buildings at \$2,538,216, the operations increased by 1909 to 4,758 new buildings and \$19,407,921. Figures for 1911 show \$22,000,000 in new buildings.

The following tables show the number and estimated cost of new buildings for which plans were filed, according to the revised figures of the Building Bureau, after allowing for the plans withdrawn, rejected and revised:

Manhattan.

PLANS FILED FOR NEW BUILDINGS, JANUARY TO DECEMBER 31, INCLUSIVE.

|   | 1910       |                     | 1911       |                     |
|---|------------|---------------------|------------|---------------------|
|   | No.        | Cost.               | No.        | Cost.               |
| Dwellings, houses over \$50,000...                    | 7          | \$1,070,000         | 12         | \$1,460,000         |
| Dwellings, houses between \$20,000 and \$50,000...    | 19         | 750,000             | 17         | 702,000             |
| Dwellings, houses under \$20,000...                   | 17         | 136,300             | 10         | 101,500             |
| Tenement houses...                                    | 208        | 36,923,000          | 194        | 29,178,000          |
| Hotels  | 7          | 955,000             | 10         | 5,900,000           |
| Stores, lofts, etc., over \$30,000...                 | 149        | 29,466,000          | 116        | 19,961,000          |
| Stores, lofts, etc., between \$15,000 and \$30,000... | 38         | 799,000             | 36         | 812,000             |
| Stores, lofts, etc., under \$15,000...                | 43         | 269,700             | 23         | 170,100             |
| Office buildings...                                   | 44         | 12,390,600          | 51         | 19,591,800          |
| Manufactories and workshops                           | 33         | 2,206,900           | 36         | 4,829,450           |
| Schoolhouses  | 11         | 2,407,000           | 10         | 1,380,000           |
| Churches  | 11         | 1,640,000           | 19         | 1,304,000           |
| Public buildings—Municipal                            | 8          | 3,158,000           | 17         | 1,293,300           |
| Public buildings—Places of amusement, etc.            | 40         | 2,652,100           | 72         | 6,200,700           |
| Railroad stations                                     | 1          | 4,000,000           |            |                     |
| Stables & Garages                                     | 60         | 1,469,720           | 65         | 1,443,130           |
| Other structures                                      | 143        | 409,709             | 151        | 210,205             |
| <b>Total</b>  | <b>838</b> | <b>\$96,703,029</b> | <b>840</b> | <b>\$98,537,275</b> |

PLANS FILED FOR ALTERATIONS IN MANHATTAN, JANUARY TO DECEMBER 31, INCLUSIVE.

|  | 1910         |                     | 1911         |                     |
|--|--------------|---------------------|--------------|---------------------|
|  | No.          | Cost.               | No.          | Cost.               |
| Dwelling houses                            | 558          | \$1,625,896         | 657          | \$1,664,959         |
| Tenements                                  | 1,354        | 1,881,603           | 1,065        | 1,218,881           |
| Stores, lofts, etc.                        | 664          | 3,188,498           | 769          | 2,700,123           |
| Office bldgs.                              | 187          | 1,485,320           | 384          | 2,489,893           |
| Manufactories & workshops                  | 113          | 557,325             | 233          | 691,985             |
| Schoolhouses                               | 21           | 88,400              | 40           | 241,910             |
| Churches                                   | 25           | 225,550             | 35           | 231,750             |
| Public buildings—Municipal                 | 6            | 52,300              | 20           | 679,010             |
| Public buildings—Places of amusement, etc. | 223          | 1,678,705           | 239          | 1,176,760           |
| Stables & Garages                          | 116          | 487,928             | 123          | 427,825             |
| Other structures                           | 16           | 5,101               | 4            | 3,950               |
| <b>Total</b>                               | <b>3,367</b> | <b>\$11,940,066</b> | <b>3,686</b> | <b>\$12,753,133</b> |

PLANS FILED FOR NEW BUILDINGS, JANUARY TO DECEMBER 31, INCLUSIVE.

|   | 1910         |                     | 1911         |                     |
|---|--------------|---------------------|--------------|---------------------|
|   | No.          | Cost.               | No.          | Cost.               |
| Dwellings, brick over \$50,000...               |              |                     |              |                     |
| Dwellings, brick between \$50,000 & \$20,000... | 3            | \$65,000            | 2            | \$45,000            |
| Dwellings, brick less than \$20,000             | 297          | 1,945,100           | 294          | 1,786,950           |
| Tenements, brk over                             | 948          | 34,679,000          | 355          | 14,329,000          |
| Tenements, brk less than \$15,000               | 21           | 226,000             | 15           | 160,500             |
| Tenements, fr.                                  | 2            | 15,000              | 2            | 10,500              |
| Hotels  | 5            | 77,000              | 4            | 530,000             |
| Stores, over \$30,000                           | 6            | 248,000             | 4            | 190,000             |
| Stores, between \$30,000 & \$15,000             | 29           | 468,000             | 26           | 439,000             |
| Stores, less than \$15,000                      | 92           | 489,450             | 63           | 342,375             |
| Office bldgs.                                   | 23           | 640,875             | 28           | 710,000             |
| Manufactories & workshops                       | 102          | 1,115,900           | 50           | 514,625             |
| Schoolhouses                                    | 5            | 1,080,000           | 4            | 129,000             |
| Churches  | 8            | 265,500             | 8            | 226,150             |
| Public buildings—Municipal                      | 9            | 40,300              | 16           | 540,600             |
| Public buildings—Places of amusement, etc.      | 55           | 1,030,250           | 68           | 1,507,650           |
| Stables and garages                             | 92           | 383,905             | 82           | 198,360             |
| Dwellings, fr.                                  | 271          | 1,250,000           | 264          | 1,160,200           |
| Other structures                                | 58           | 15,125              | 72           | 17,150              |
| <b>Totals</b>                                   | <b>2,026</b> | <b>\$44,034,405</b> | <b>1,357</b> | <b>\$22,837,060</b> |

PLANS FILED FOR ALTERATIONS IN THE BRONX, JANUARY TO DECEMBER 31, INCLUSIVE.

|                           | 1910       |                    | 1911       |                    |
|---------------------------|------------|--------------------|------------|--------------------|
|                           | No.        | Cost.              | No.        | Cost.              |
| Dwellings, brick          | 55         | \$74,370           | 40         | \$43,600           |
| Dwellings, frame          | 307        | 320,255            | 314        | 278,520            |
| Tenements, brick          | 63         | 78,465             | 62         | 48,175             |
| Tenements, frame          | 22         | 17,655             | 25         | 14,400             |
| Hotels                    | 14         | 21,250             | 11         | 15,100             |
| Stores                    | 56         | 166,425            | 32         | 162,275            |
| Office buildings          | 13         | 69,575             | 10         | 4,725              |
| Manufactories & workshops | 53         | 188,925            | 47         | 337,970            |
| Schools                   | 9          | 218,080            | 5          | 326,175            |
| Churches                  | 3          | 3,900              | 5          | 4,700              |
| Public buildings          | 9          | 212,900            | 18         | 292,850            |
| Stables and garages       | 35         | 24,400             | 31         | 44,925             |
| Miscellaneous             | 7          | 1,925              | 13         | 2,882              |
| <b>Totals</b>             | <b>646</b> | <b>\$1,398,125</b> | <b>613</b> | <b>\$1,576,247</b> |

PLANS FILED FOR NEW BUILDINGS, JANUARY TO DECEMBER 31, INCLUSIVE.

|  | 1910       |                    | 1911       |                    |
|--|------------|--------------------|------------|--------------------|
|  | No.        | Cost.              | No.        | Cost.              |
| Dwellings, frame                           | 555        | \$1,287,770        | 579        | \$1,367,010        |
| Dwellings, brick                           | 64         | 281,300            | 70         | 250,850            |
| Manufactories & Workshops                  | 25         | 118,195            | 40         | 101,005            |
| Stables                                    | 55         | 23,029             | 42         | 20,197             |
| Stores                                     | 22         | 24,680             | 25         | 23,345             |
| Schools                                    | 2          | 45,300             | 1          | 2,689              |
| Public buildings—Places of Amusement, etc. | 19         | 982,000            | 21         | 336,925            |
| Garages                                    | 29         | 25,985             | 30         | 11,445             |
| Office buildings                           | 8          | 125,420            | 10         | 50,032             |
| Tenements                                  | 1          | 9,000              | 4          | 11,400             |
| Churches                                   | 2          | 14,390             | 4          | 44,000             |
| Hotels                                     | 2          | 10,500             |            |                    |
| Other structures                           | 57         | 27,621             | 84         | 66,262             |
| <b>Totals</b>                              | <b>841</b> | <b>\$2,975,190</b> | <b>910</b> | <b>\$2,281,070</b> |

PLANS FILED FOR NEW BUILDINGS, JANUARY TO DECEMBER 31, INCLUSIVE.

|   | 1910         |                     | 1911         |                     |
|---|--------------|---------------------|--------------|---------------------|
|   | No.          | Cost.               | No.          | Cost.               |
| Dwellings, houses over \$50,000                 |              |                     | 1            | \$72,000            |
| Dwellings, houses between \$20,000 and \$50,000 | 3            | \$75,000            | 4            | 100,000             |
| Dwellings, houses under \$20,000                | 2,526        | 10,506,150          | 2,295        | 9,048,600           |
| Tenement houses between \$20,000 and \$50,000   | 96           | 3,435,500           | 187          | 5,234,975           |
| Tenement houses under \$20,000                  | 423          | 3,913,600           | 323          | 2,782,750           |
| Stores over \$30,000                            | 3            | 35,500              | 2            | 95,000              |
| Stores between \$15,000 and \$30,000            | 7            | 200,500             | 2            | 24,000              |
| Stores under \$15,000                           | 46           | 148,075             | 31           | 130,400             |
| Stores and two families                         | 451          | 2,642,050           | 336          | 1,831,500           |
| Office buildings                                | 12           | 109,800             | 5            | 56,350              |
| Manufactories and workshops—brick               | 109          | 2,841,800           | 83           | 3,428,910           |
| Manufactories and workshops—frame               | 208          | 132,600             | 89           | 42,805              |
| School houses                                   | 8            | 1,230,000           | 7            | 1,040,000           |
| Churches  | 16           | 718,000             | 15           | 496,200             |
| Public buildings—municipal                      | 7            | 136,500             | 3            | 223,000             |
| Public buildings—places of amusement, &c.       | 54           | 2,032,950           | 17           | 1,007,800           |
| Stables   | 160          | 564,200             | 191          | 753,120             |
| Brick sundries                                  | 185          | 1,439,360           | 158          | 2,069,535           |
| Dwellings—frame                                 | 1,054        | 3,931,480           | 1,071        | 3,538,145           |
| Tenements—frame                                 | 44           | 174,300             | 39           | 191,600             |
| Stores—frame, two-family                        | 16           | 52,250              | 13           | 34,250              |
| Other frame structures                          | 342          | 494,085             | 416          | 397,300             |
| <b>Totals</b>                                   | <b>5,770</b> | <b>\$34,813,720</b> | <b>5,288</b> | <b>\$32,598,240</b> |

PLANS FILED FOR ALTERATIONS IN BROOKLYN, JANUARY TO DECEMBER 31, INCL.

|                             | 1910         |                    | 1911         |                    |
|-----------------------------|--------------|--------------------|--------------|--------------------|
|                             | No.          | Cost.              | No.          | Cost.              |
| Dwellings                   | 630          | \$488,366          | 621          | \$482,850          |
| Flats                       |              |                    |              |                    |
| Tenements                   | 620          | 318,748            | 524          | 334,543            |
| Hotels and boarding houses  | 22           | 36,885             | 22           | 38,215             |
| Stores                      | 161          | 507,920            | 166          | 429,460            |
| Offices                     | 31           | 175,950            | 31           | 111,305            |
| Manufactories and workshops | 198          | 664,700            | 195          | 530,375            |
| School houses               | 40           | \$03,625           | 46           | 209,490            |
| Churches                    | 15           | 34,929             | 17           | 76,450             |
| Public buildings            | 51           | 137,675            | 78           | 1,052,085          |
| Stables                     | 55           | 106,659            | 69           | 125,640            |
| Frame buildings             | 2,301        | 1,143,925          | 2,166        | 1,229,731          |
| <b>Totals</b>               | <b>4,122</b> | <b>\$4,419,378</b> | <b>3,935</b> | <b>\$4,620,144</b> |

PLANS FILED FOR NEW BUILDINGS, JANUARY TO DECEMBER 31, INCLUSIVE.

|  | 1910         |                     | 1911         |                     |
|--|--------------|---------------------|--------------|---------------------|
|  | No.          | Cost.               | No.          | Cost.               |
| Dwellings, fr.                             | 2,300        | \$6,619,255         | 2,658        | \$7,657,641         |
| Dwellings, brk.                            | 560          | 2,308,130           | 1,105        | 4,082,305           |
| Stores & dwellings, frame                  | 73           | 232,400             | 70           | 194,900             |
| Stores & dwellings, brick                  | 184          | 923,900             | 226          | 1,300,850           |
| Tenement houses frame                      | 30           | 149,400             | 30           | 135,500             |
| Tenement houses brick                      | 122          | 1,024,500           | 329          | 3,100,700           |
| Stores & Tenements, frame                  | 5            | 23,000              |              |                     |
| Stores & Tenements, brick                  | 40           | 310,500             | 121          | 1,146,500           |
| Public buildings—Places of amusement, etc. | 53           | 286,660             | 45           | 238,200             |
| Manufactories & workshops                  | 94           | 1,036,859           | 65           | 1,223,200           |
| Churches                                   | 8            | 209,350             | 7            | 45,900              |
| Schoolhouses                               | 3            | 184,500             | 7            | 4,670               |
| Hotels & boarding houses                   | 19           | 486,250             | 20           | 4,004               |
| Hospitals                                  | 3            | 170,800             | 4            | 1,250,000           |
| Storage, warehouses, etc.                  | 58           | 119,622             | 37           | 714,485             |
| Office buildings                           | 43           | 357,807             | 19           | 185,140             |
| Garages                                    | 140          | 369,183             | 147          | 148,451             |
| Stables                                    | 95           | 78,813              | 122          | 79,980              |
| Other frame structures                     | 303          | 253,448             | 360          | 143,503             |
| Municipal bldgs                            |              |                     | 2            | 90,000              |
| <b>Totals</b>                              | <b>4,133</b> | <b>\$15,144,377</b> | <b>5,374</b> | <b>\$22,212,255</b> |

Electrical Contractors' Celebration.

The annual meeting of the Electrical Contractors' Association of New York City will be enlivened by an unusual entertainment program. Tuesday, January 16, will be the big day. At 4.30 p. m., there will be given an afternoon tea and reception at the Building Trades Club, 30 West 33d street. At 8 p. m., there will be a theater party at the Winter Garden, Broadway and 50th street. Then an automobile ride down the "Great White Way" to the Building Trades Club for supper, songs and stories. The price covering everything has been fixed at \$5. The committee is as follows: James R. Strong, chairman; Charles L. Eidlitz, John Livingston, E. S. Keefer, George Weideman, secretary.

Mural Painters to Show.

The Mural Painters' Society will open the first of a series of exhibitions, the first of the kind ever held, at the City Club, about Jan. 22 next, which will afterwards be held at other city clubs, and then go on a tour of the Western cities. There will be some forty original sketches by the designers of famous mural paintings now in place, also some of old and noted paintings. Portions of executed work will also be shown. Edward H. Blashfield, president of the society, will contribute some of his sketches of antique paintings in Egypt, and those for his recent work in the capitols of some of the Eastern States. William Laurel Harris will show some of his studies of mosaics from Ravenna and Sicily, and Taber Sears some sketches of Gothic stained glass.



# THE CITY PLAN AND WHAT IT IS.

Thoroughfares Should Be Both Radial and Circumferential—No Reason Why Residential Streets Should Follow Long, Straight Lines.

By NELSON P. LEWIS.\*

WE have heard a great deal lately about what is called city planning. Everything relating to municipal affairs has been very fully discussed, including accounting, budget making, 100% efficiency, commission government and many other things which might be classified as ideas or idiosyncrasies, as facts or fads.

City planning has been the subject of local, state, national and international conferences, conventions and exhibits, has been discussed in lectures, newspapers, periodicals and books, and one quarterly publication is devoted exclusively to this subject. Such evidences of public interest could not well have been manufactured by those having some selfish interest to promote, but it seems quite clear that the public is becoming greatly interested in the subject. It cannot, therefore, be dismissed as a fad or as a matter that appeals only to theorists, but we must recognize it as something real and vital to the proper growth of our cities. In this paper an effort will be made to discuss the following questions:

- 1.—What does city planning mean?
- 2.—What are its economic advantages?
- 3.—What progress has been made in city planning in this and other countries?
- 4.—Who should be responsible for the city plan?
- 5.—What general principles should govern city planning?

First, then, what is it? It is simply the exercise of such foresight as will promote the orderly and sightly development of a city and its environs along rational lines, with proper regard for the health and convenience of the citizens and for the commercial and industrial advancement of the community. It does not mean what has been so often called the "city beautiful." It does not mean or even include municipal art, nor does it in the author's opinion include the architecture of public or semi-public buildings.

The planning should include not only the city but its environs; that is, it should bear some relation to the neighboring cities and the rural and small urban districts which are within easy reach. Every city is supported to a large degree by the country behind or about it. The idea that every effort should be made to confine its working population as far as possible within the red lines forming its boundaries is a fallacy having its origin in the selfishness of those who wish to maintain realty values within the city at as high a figure as possible.

The object should be to reduce to a minimum the resistance to both intra and inter-urban traffic. This applies not only to ordinary street traffic, whether by vehicles or surface railways, but to steam and electrically operated railroads for the transportation of passengers and freight. The idea that railways are an evil which must be tolerated, but that they should be kept out of sight and should be compelled to carry on their business almost surreptitiously, is a grave mistake. A city cannot live, much less grow, without them.

## Railways and Terminals.

Our city plan must, therefore, provide not only direct and ample thoroughfares for vehicular traffic and routes for the transportation of passengers to and from their homes within the city, but it must take into account the vital necessity of railway lines and terminals for the economic and expeditious handling of passengers and freight in such a manner as to reduce so far as possible the time and expense of transportation to and from home, office, shop or factory, from and to points outside the city.

Thoroughfares should be both radial and circumferential. In every great city there is always one centre of the first importance, with a number of minor centres. The great radial thoroughfares will necessarily converge at the principal centre, with minor radials reaching the subordinate centres, while the circumferential thoroughfares will connect the less important centres with each other and make it possible to go from one to another or to the suburbs without passing through points or districts of traffic congestion.

The plans suggested almost simultane-

ously by Sir Christopher Wren and Sir John Evelyn for the rebuilding of the central portion of London after the great fire of 1666 illustrate this idea, but unfortunately neither plan was carried out. It is also shown by the diagrams of radial and circumferential streets included in the report of the Metropolitan Improvements Commission of Boston, which shows how many links in such a system often exist and how relatively simple a matter it is to supply the omissions. If New York had possessed such thoroughfares how much simpler would be the solution of the transit problem with which the City has been wrestling during recent years?

The city plan, as the expression is used in this paper, is not a map "showing the parks, streets, bridges and tunnels and approaches to bridges and tunnels as heretofore laid out, adopted and established pursuant to law," etc., but it is the general plan of arterial streets and transportation lines by which the different sections of the existing and the future city will be connected with each other and with centres of population outside the city limits, the parks and open spaces and other resorts for recreation and amusement, the existing water-front development and the space needed for its further increase, existing public and semi-public buildings and sites for those which may be required in the future.

This is the real city plan which will control future city development, stimulating it or retarding it, as the case may be. The block dimensions and angles, the widths of minor streets and the subdivision into a vast number of rectangular blocks of standard size, with an explanation of or an apology for every departure from that standard, do not constitute a city plan, the Charter of the City of New York to the contrary notwithstanding. The city plan is something bigger and broader. It is something to which the City may grow, not something to which it must be restricted or within which it must be confined as in a straightjacket.

## Civic Centers.

In a brief reference to recent progress in city planning at home and abroad, sharp distinction should be drawn between the ambitious and often spectacular plans to create civic centers with striking architectural features, and the less sensational but often more important efforts to correct where possible the present plan and to provide for future development a scheme which will permanently fix the arteries of traffic and allow as great a degree of flexibility as possible in the filling in of details.

The establishment of civic centers, such as that now in process of execution in Cleveland, but which is confined to a limited area, and the more comprehensive plan under consideration by Chicago, which extends over many blocks surrounding the proposed centre, is certainly an admirable idea, and they will probably be worth while, whatever may be their cost. Their monumental dignity and beauty appeal strongly to the imagination and pride of the citizens, and the courageous optimism of the cities of the middle West and the Pacific coast may bring about their realization, although it will involve the destruction of costly improvements and the entire rearrangement of the street systems in their vicinity.

Memphis and Kansas City, which once may have been considered somewhat featureless, not to say commonplace, cities, have been developing park and boulevard systems which have already made them notable, and they are doing it because it has been found to pay. Los Angeles, Portland and Seattle are working out plans for their future development along lines which would stagger the more conservative cities of the east. Instances might be multiplied of cities which have awakened to the importance of correcting mistakes before it is too late and providing for future extensions along more rational lines than those of the original plan, and of the striking increase in population, business and realty values resulting from this awakening.

## Some City Plans Extravagant.

The author has no desire to detract from the credit which has been given to men like Carrère, Burnham, Brunner, Olmsted, Nolen, and a number of others,

for the admirable work done or proposed by them to redeem some of our cities from the commonplace. Their plans are, many of them, inspiring—some of them extravagant beyond hope of realization. Their genius can and should be availed of in the constructive work of making our cities beautiful, but the destructive features of their plans could be largely avoided if the engineers would bestow more careful study upon their task of preparing the original plan.

The general principles which should govern the creation of a city plan may be summed up under three headings:

- (1) Provision for future growth.
- (2) Reasonable regard for the interest of the property owner and the taxpayer, as well as the public.
- (3) Economy, or an attempt to secure what is needed at a minimum of expense.

In making provision for future growth some imagination is required. There appears to be a belief more or less general that imagination is something that the engineer should studiously avoid, but failure to exercise it is probably responsible for many of the defects in original city plans made by engineers. By imagination the author does not mean a capacity to dream and to produce results which he may think artistic, but the ability to estimate the future by the past, to grasp the probable and even possible growth and development of the city in population and commerce, to anticipate the various needs of a great number of people, to repress to a certain degree his own preconceived notions of the precise lines along which a plan should be evolved, and to take counsel with others and not to limit such counsel to men of his own profession.

No human being can foresee the precise lines along which a city will grow. Electric traction, the automobile and the telephone have made it possible to extend the radius of action of the average citizen to a degree which would scarcely have been credited a generation ago. The quiet suburb of the last decade has already become an important business centre of the city of today. While no one can anticipate such changes, it is a mistake to assume that the character of any particular district is permanently fixed. The problem is to devise a plan so flexible that with a minimum of expense for rearrangement it can adapt itself to changed and changing conditions. This is what is meant by the exercise of imagination tempered by common sense.

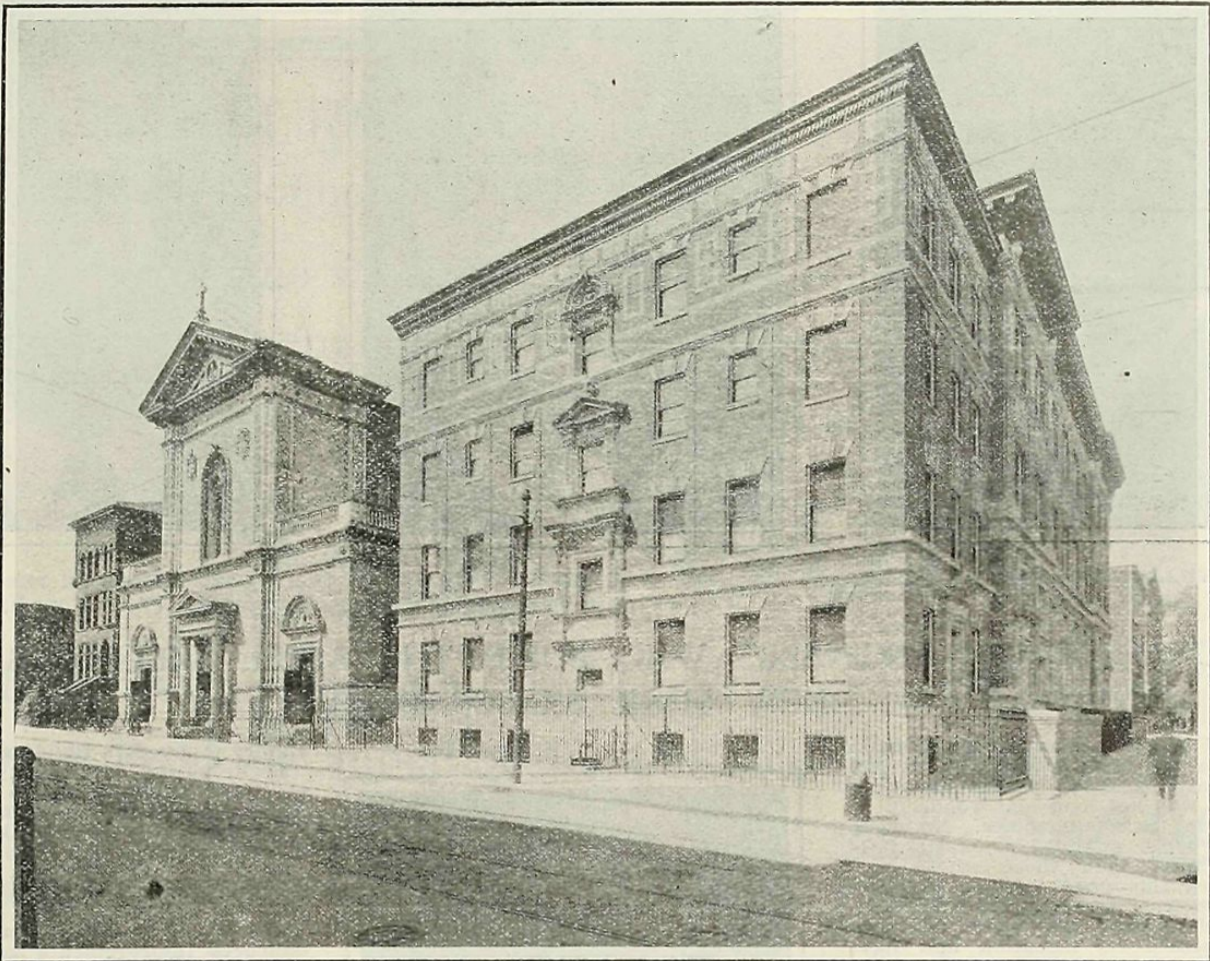
## Individual Developments.

Many developments made by individuals or corporations before the completion of the plan for the district in which they are located could be incorporated in the final plan, provided there were a disposition on the part of the developers to confer and co-operate with the city authorities before making their improvements. Inasmuch as property sold as city lots depends for its value upon a street system which will afford access, it would not appear unreasonable to prohibit by statute the sale or offering for sale of lots in unmapped sections, unless the proposed plan of streets should first have been submitted to the municipal authorities for their examination, approval or correction in order that the proposed streets might be made to conform with the general plan of main highway proposed for the part of the city in which the property is located.

A reasonable time, say three months, should be allowed for the acceptance, amendment or rejection of the plan submitted, and if the opportunity to do so were not availed of within that time, the owner might be absolved from any obligation to further delay the improvement and sale of his property. Such a requirement would not appear to be an unreasonable restriction upon the right of the owner to use his property to the best advantage, but would be a recognition of the right of the city to control in some degree the street plan upon which that property depends for its value, while the assurance to purchasers that the street plan is definitely fixed and that the homes they build will not be destroyed by a rearrangement of that plan, would add materially to the value of the property. It is quite probable that reputable real estate developers would not oppose legislation of this character.

\*Chief Engineer of the Board of Estimates. Condensed from a paper read before the Municipal Engineers.





St. Ambrose Church, Parochial School and Convent, Brooklyn

*Geo. H. Streeton, Architect*

*School and Convent built by Peter Cleary*

*Church built by F. J. Kelly's Sons*

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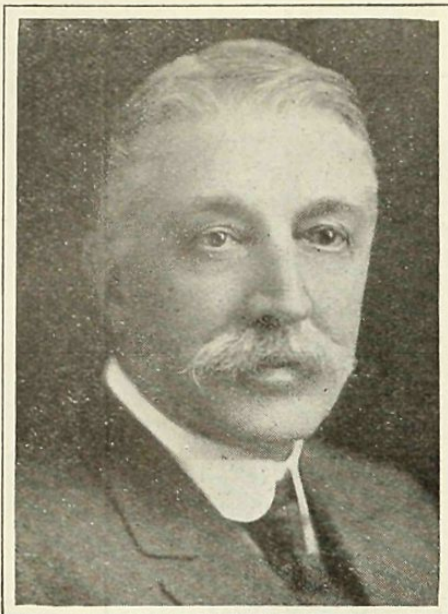
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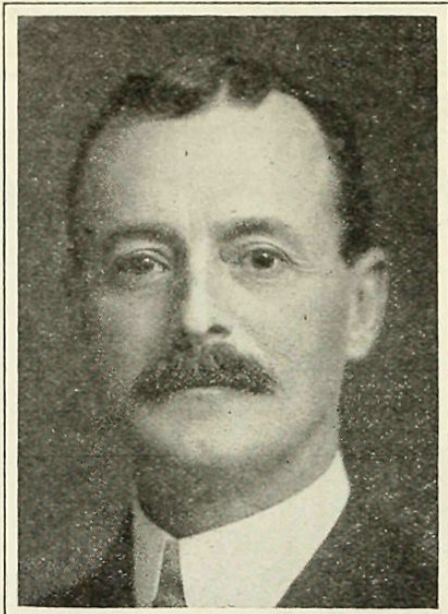
1170 Broadway, N. Y.



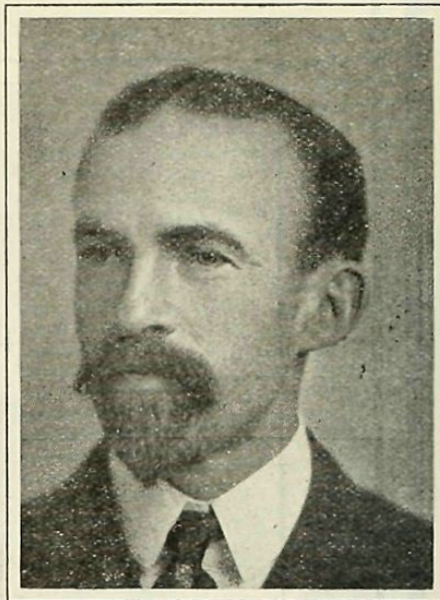
# STRUCTURAL STEEL ERECTORS



WILLIAM H. McCORD  
(Post & McCord)



W. A. GARRIGUES  
(Levering & Garrigues)



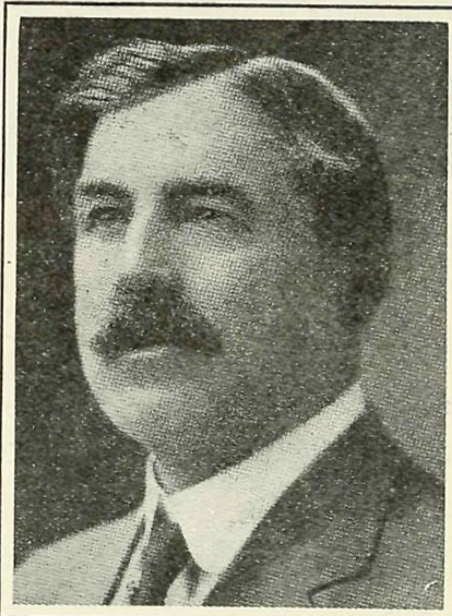
FREDERICK TENCH  
(Terry & Tench)

## CONSTRUCTION ENGINEERS WHO BUILD THE STEEL SKELETONS FOR NEW YORK SKYSCRAPERS

SO rapid has been New York's progress in skeleton steel construction within a comparatively brief period of years, that what was not long ago wonderful is now regarded as commonplace. No group of men is better qualified to substantiate this statement than those whose portraits adorn this page. Active, most of them, in their profession before the birth of the modern steel-frame structure, they have witnessed its inception and have themselves been prominent factors in bringing steel construction to its present high standard of perfection. Despite the antagonism and the predictions of disaster which accompanied the first efforts in this type of construction, New York City is rapidly becoming filled with these tower-like buildings.

William H. McCord, head of the firm of Post & McCord, who have set up the skeletons of some of the tallest buildings in this city, talked reluctantly but interestingly a short time since upon some of the achievements of his firm.

"Steel frame construction as applied to buildings of the skyscraper type," said Mr. McCord, "was first brought about in this city at the time of the erection of the Tower Building at 50 Broadway, very adequately described in a recent issue of the Record and Guide. This eleven-story building, which was regarded with so much awe and alarm at the time, is in part supported upon cast-iron posts or columns. Our first building was the Chatham Bank. Then came the Standard Oil Company's addition at 26 Broadway, also with skeleton construction on cast-iron columns. The first important building of all-steel construction, the skeleton



EDWARD J. TERRY  
(Terry & Tench)

of which we set up, was the Empire Building, of twenty-one stories, at 71 Broadway. It was begun in May, 1897, and finished April 30, 1898. Francis H. Kimball was the architect. He was also the architect of a number of other tall structures for which we handled the steel end. We also put up the skeleton of the Bankers' Trust Company's new thirty-story building at the northwest corner of Wall and Nassau streets, the architects for which were Trowbridge & Livingston. "This building, which is nearly ready for occupancy, supplants the Gillender Building, which was a high-class, nineteen-story, modern fireproof steel structure, and which had only been erected eleven or twelve years previously. The Gillender Building was the first real simple pure steel structure in New York.

"Among other skyscrapers the skeletons of which we erected, I might mention the City Investing Building, thirty-one stories, the Metropolitan's tower, with its fifty stories, and the Liberty Tower at the northwest corner of Liberty and Nassau streets."

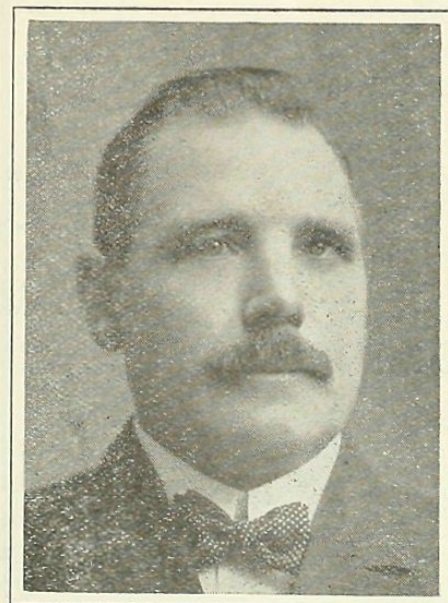
Besides the notable buildings named by Mr. McCord are the Singer Building, and the Woolworth Building, fifty-five stories, the tallest in the world. The latter is now in course of erection and will cover the entire block front of the west side of Broadway, from Park place to Barclay street. The building will not be completed until October, 1912. Still other buildings, of a smaller number of stories, but equally important as skyscraping business structures, are the American

Surety Company's Building, at Pine street and Broadway, the Trinity Building, and its sister structure at 115 Broadway, the Manhattan Life Insurance Company's Building at 66 Broadway, the Bowling Green Building, the Whitehall Building and the St. Paul Building.

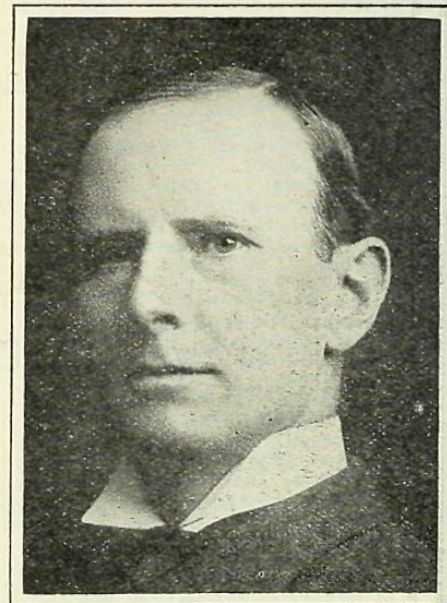
The mention of Bessemer steel brought the cost of steel down until engineers began to look into its manufacture for supports. Improvements have gone steadily on, until to-day the substitution of the steel column in lieu of the one of cast iron, permits two and three-story heights in columns, where formerly the cast-iron allowed but one.

Regarding the best methods of preserving steel against corrosion and electric assaults there appears to be a diversity of opinion. A large number favor cement and cinders, while others use cement and broken stone, with sometimes an air space. The majority insist that there should be plenty of cement. As a protective element in the Gillender Building, linseed oil was used solely; no pigment of any kind was applied. The protection afforded was perfect.

The pneumatic caisson is now used in the foundations of all the very tall commercial buildings. This allows the engineer to go to bed rock, without disturbing adjoining buildings. This system was used in the foundations of the Manhattan Life, Standard Oil, and Empire Buildings. With the pneumatic caisson, and an all-steel riveted frame, a building is produced that is practically a modern fortress. This with the use of concrete floors and metal trim also insures a really fireproof building.



ALFRED E. NORTON  
(Alfred E. Norton & Co.)



J. LEWIS HAY  
(Hay Foundry & Ironworks)



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# CURRENT BUILDING OPERATIONS

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

## Plans for a Railroad Depot.

Reed & Stem, architects, with offices at the Grand Central Station, have completed plans for the depot at Detroit for the Michigan Central Railroad. The building will have a frontage of 345 feet, and will extend back 266 feet. It will be in the shape of a rectangle up to the top of the waiting room roof, and above will be in the shape of a capital letter "L." The total height of the building will be 230 feet. The base will be of granite and the rest of the lower stories up to the waiting room roof will be Bedford limestone. The upper stories will be of light buff brick. The foundation is to be concrete and the framework of steel. The plans are now in the hands of the company at Detroit, and it is indefinite how soon operations will be started. The estimated cost is withheld.

## Building for Seventh Avenue.

The Fourteenth Street and Seventh Avenue Construction Company, 225 Fifth avenue, buyer of the Adams Express Company plot at the southeast corner of Seventh avenue and 14th street, fronting 117.8 feet on the avenue and 100 feet in the street, will be improved with a twelve-story loft building to cost approximately \$400,000. Herman Lee Meader, 178 Fifth avenue, is said to be preparing the plans.

## CONTEMPLATED CONSTRUCTIONS.

### Manhattan.

#### APARTMENTS, FLATS AND TENEMENTS.

54TH ST.—Plans are still under way by Geo. & Edw. Blum, 505 5th av, for the 12-sty apartment house, 100x100 ft, to be erected at the southwest corner of 54th st and 7th av for L. & A. Pinous, 106 West 32d st. Estimated cost, \$600,000. The owner will handle the building contract.

82D ST.—Excavating has been completed for the 9-sty apartment house, 75x87 ft, at 122-8 East 82d st, for the Frontenac Realty Co., 43 Cedar st, from plans by Schwartz & Gross, 347 5th av. Gunvald Aus, 11 East 24th st, is steel engineer. The owner builds and is taking bids on subcontracts.

121ST ST.—George F. Pelham, 507 5th av, has completed plans for the 6-sty tenement, 118 x85.11 ft, in the south side of 121st st, 100 ft east of Amsterdam av, for Robert Wallace, Jr., 568 West 149th st, to cost \$150,000.

CANNON ST.—Frank Straub, 18-20 East 42d st, has completed plans for the 6-sty tenement, 50x90 ft, for Abraham Mishelson Coytesville, N. J., to be erected at 68-74 Cannon st. Estimated cost, \$45,000.

25TH ST.—H. Hupfauf, 7 East 42d st, has completed plans for a 6-sty tenement, 25x85.9 ft, at 329 West 25th st, for the estate of Herman A. Kinna, 224 West 52d st, to cost \$28,000.

1ST AV.—Henry Muller, 695 East 170th st, has plans for alterations to the 5-sty tenement, 182 1st av. O. Reismann, 30 1st st, architect.

MONROE ST.—Bernstein & Bernstein, 24 East 23d st, are preparing plans for a 6-sty brick store and tenement, 23x87 ft, at 171 Monroe st, for the Wyoming Realty Co, 68 William st, to cost \$25,000.

MADISON AV.—Charles C. Thain, 4 East 42d st, is preparing plans for alterations to the dwelling at the northwest corner of Madison av and 48th st, for stores and bachelor apartments, to cost about \$12,000. Halsey & Flint, 5-7 East 42d st, are the owners. The contract is about to be awarded.

71ST ST.—The Allendale Building Co, 135 Broadway, will soon be ready for bids on mason and carpenter materials for the 9-sty apartment, 75x85 ft., to be erected at 117-21 West 71st st, from plans by Rouse & Goldstone, 38 West 32d st, to cost \$275,000.

#### DWELLINGS.

79TH ST.—Shoring is underway for alterations to the 4-sty dwelling, 18x70 ft, at 9 East 79th st, for Miss Alice Keteltas, 37 St. Marks pl, from plans by Jackson & Chambers, 500 5th av, to cost \$20,000. F. W. Burnham, 5 East 42d st, is general contractor.

46TH ST.—Henry C. Pelton, 8 West 38th st, is taking bids for remodeling the 4-sty brick and stone residence, 20x98 ft., 22 West 46th st, for J. Howard Wainwright, 22 West 46th st, to cost \$10,000. A. S. Lewis, care of the architect, is the lessee.

71ST ST.—C. P. H. Gilbert, 1123 Broadway, will take bids on the general contract about February 1, for the 6½-sty residence, 25x100 ft., to be erected in the south side of 71st st, 160 ft. east of 5th av, for Mrs. Marie H. Clemens, 603 5th av. The estimated cost is \$100,000.

#### MUNICIPAL WORK.

RANDALLS ISLAND.—The City of New York, Department of Public Charities, foot of East 26th st, will take bids until January 11 for rebuilding the coal dock at this place. Michael J. Drummond, Commissioner.

WATER MAINS.—Bids will be received by the Commissioner of Water Supply, Gas and Electricity, Wednesday, January 17, for furnishing, delivering and laying water mains and appurtenances in West 97th st and in Central Park West; transferring taps, rearranging connections and setting appurtenances on water mains in Water st.

GRADING AND PAVING.—Estimates will be received by the President of the Borough of Manhattan, Tuesday, January 16, for regulating, grading and paving with granite pavement on a concrete foundation the roadway of 12th av. from 42d st to 44th st; 120th st, from Broadway to Riverside Drive. For regulating and paving with asphalt block pavement on concrete foundation the roadway of 174th st, from Audubon av to Broadway; Vermilyea av, from Dyckman st to 211th st.

#### STABLES AND GARAGES.

108TH ST.—J. Cullen, 333 East 107th st, is ready for bids on subcontracts for the 1-sty brick stable, 25x101 ft, in the south side of 108th st, 100 ft west of 1st av, from plans by M. W. Del Gaudio, 1910 Webster av. The cost is estimated at \$8,000. The owner builds.

#### STORES, OFFICES AND LOFTS.

BROADWAY.—Townsend, Steinle & Haskell, Broadway and 34th st, are taking bids on the general contract for the 2-sty brick and stone store and office, 90x100 ft., at the northeast corner of Broadway and Cathedral Parkway, for the estate of Robert E. Westcott, care Henry Black, 33 Wall st. Estimated cost \$65,000.

BROADWAY.—Bernstein & Bernstein, 24 East 23d st, will be ready for bids on revised plans about Jan. 15, for alterations to the apartment's for store and office at 1690 Broadway, for the Broadway and 53d St. Co. Estimated cost, \$30,000.

37TH ST.—Excavating is under way for the 6-sty store and loft building, 21x98 ft, to be erected at 6 West 37th st, for the Midville Realty Co., 434 5th av, from plans by H. Craig Severance, 21 West 45th st. The A. J. Robinson Co., 123 East 23d st, holds the general contract.

NEW CHAMBERS ST.—It is reported that a 2-sty loft building will be erected at the northwest corner of New Chambers and Cherry sts, at the junction of James Slip. The Rudolph Wallach Co. is the owner. Further particulars may be obtained from William M. Barnum, 62 Cedar st.

7TH AV.—Herman Lee Meader, 178 5th av, is preparing plans for a 12-sty loft building, 117.8x100 ft, to be erected at the southeast corner of 7th av and 14th st, for the Seventh Avenue and Fourteenth Street Co., L. R. Palmer, president. Ground will be broken this month.

10TH ST.—The 8-sty commercial building at 31 and 33 East 10th st, near Broadway, will be entirely renovated and held as an investment. Nothing definite has yet been decided upon Julius Benedict, 200 East 68th st, can inform.

### Bronx.

#### APARTMENTS, FLATS AND TENEMENTS.

KINGSBRIDGE RD.—Moore & Landsiedel, 3d av and 148th st, have completed plans for the 2-sty brick store and dwelling, 32x25 ft, to be erected on the north side of Kingsbridge rd, 39 ft east of 4th av, Bronx, for Rachel La Porta, 3067 Webster av.

HOE AV.—The Ray Holding Co., 310 East 50th st, is the owner who contemplates erecting two 5-sty brick flats, 50x88 ft., on the west side of Hoe av, 25 ft. north of 172d st, from plans by Goldner & Goldberg, 391 East 149th st, to cost \$95,000.

VYSE AV.—Edward J. Byrne, 3029 3d av, has prepared plans for a 3-sty brick apartment, 25x78 ft, to be erected at the northeast corner of Vyse av and 181st st, for William F. Smith, 435 East 149th st, to cost \$25,000.

188TH ST.—M. W. Del Gaudio, 401 Tremont av, has completed plans for two 5-sty brick tenements, 50x85 ft, to be erected at the northwest corner of 188th st and Cambreling av, for the Cambreling Realty Co., 2464 Belmont av, to cost \$100,000.

#### FACTORIES AND WAREHOUSES.

165TH ST.—The Libman Contracting Co., 107 West 46th st, is estimating on the general contract for the factory building at 430 East 165th st, from plans by F. W. Fischer, 32 Union sq.

#### HALLS AND CLUBS.

46TH ST.—The Windsor Contracting Co., 320 5th av, are figuring the general contract and desire estimates on all subcontracts for the 6-sty fireproof clubhouse in the north side of 46th st, 300 ft. east of 8th av, for the White Rats Realty Co., from plans by Harde & Short, 3 West 29th st.

#### MUNICIPAL WORK.

BUILDING.—Estimates will be received by the Board of Health, Tuesday, January 23, for labor and materials necessary or required to erect and complete together with all necessary alterations and other work incidental thereto, two concrete pavilions on the grounds of the Riverside Hospital, at North Brother Island, Bronx.

### Brooklyn.

#### APARTMENTS, FLATS AND TENEMENTS.

4TH AV.—Parfitt Brothers, 26 Court st, are preparing plans for a 4-sty brick tenement, 25x89 ft, to be erected at the southwest corner of 4th av and 80th st, for Frank Sassone, 317 78th st, to cost \$16,000. The owner will take all bids.

VERMONT ST.—S. Millman & Son, 1784 Pitkin av, Brooklyn, N. Y., are preparing plans for a 4-sty brick tenement, 20x70 ft., to be erected in the west side of Vermont st, 150 ft. south of Pitkin av, for Benjamin Hoffman, 184 Sackett st, to cost \$8,000. The owner builds and will take all bids.

VAN SICKLEN AV.—Jacob Fisher, 25 Av A, N. Y. C., has completed plans for a 3-sty brick tenement, 25x76 ft., to be erected on the east side of Van Sicklen av, 100 ft. south of Sutter av, for S. Wolfman. The cost is estimated at \$10,000.

OSBORNE ST.—C. Goodman, architect, is preparing plans for a 4-sty brick tenement, 50x84 ft., to be erected in the east side of Osborne st, 50 ft. south of Riverdale av, for the Sackman Construction Co., S. Shuersky, president, 437 Sackman st, to cost \$30,000. The owner builds and will take bids on all contracts.

#### DWELLINGS.

WILLOUGHBY ST.—Amillo Cicillo, owner, 193 Willoughby st, will take bids for alterations to the 3-sty brick residence, 191-3 Willoughby st. Joseph P. Refrano, 215 York st, is preparing plans.

#### FACTORIES AND WAREHOUSES.

ORMONDE PL.—B. Driesler, 178 Remsen st, is preparing plans for a 4-sty brick factory, 70x60 ft., to be erected in Ormonde pl, near Putnam av, for Strauss & Charig, 178 Remsen st, to cost \$55,000.

#### MUNICIPAL WORK.

AIR COMPRESSORS.—The Department of Water Supply, Gas and Electricity will open bids, Jan. 17, for furnishing and installing motor driven air compressors and appurtenances, complete, at the main and reserve high pressure fire service stations, Brooklyn; also for hauling and laying water mains and appurtenances in various streets.

### Queens.

#### DWELLINGS.

ROCKAWAY BEACH, L. I.—Plans have been completed for the 2½-sty frame dwelling, 28x42 ft, to be erected at the northwest corner of 9th and Newport ave, for John A. Lasher, 293 Boulevard, Rockaway Beach, owner and architect. The cost is \$7,000.

FLUSHING, L. I.—Plans have been completed for alterations to the dwelling in the south side of 22d st, 150 ft east of Laburnum av, for Grace J. Brennan, 22d st, Flushing, L. I. Arthur J. Brennan 22d st, is the architect. Estimated cost, \$6,000.

DOUGLASTON, L. I.—Robert C. Edwards, 347 5th av, N. Y. C., has completed plans for the 2½-sty frame dwelling, 22x30 ft, to be erected in Douglaston Park, for Harry L. Fraser, 107 West 45th st, N. Y. C. The Douglaston Realty Company, 347 5th av, N. Y. C., is general contractor. Approximate cost, \$5,500.

#### THEATRES.

JAMAICA, L. I.—Plans have been completed for the 1-sty brick theatre, 75x100 ft, to be erected in Fulton st, for Van Allen & Van Nostrand, of Jamaica, and 350 5th av, N. Y. C. Seating capacity, about 1,000.

### Richmond.

#### DWELLINGS.

NEW BRIGHTON, S. I.—John Davies, Tompkinsville, S. I., has completed plans for the 2½-sty frame dwelling, 21x28 ft, to be erected on the north side of Castleton av, 209 ft east of G'en av, for M. W. Smith, Prospect st, New Brighton, S. I.

#### SCHOOLS AND COLLEGES.

TOMPKINSVILLE, S. I.—Work is up to the roof on the 3-sty brick addition, 53x100 ft, to the school for the Academy of Our Lady of Blessed Sacrament, at Tompkinsville, from plans by Boring & Tilton, 32 Broadway, N. Y. C. J. F. Walsh, of Silver Lake, S. I., has the general contract.

### Suffolk.

#### HALLS AND CLUBS.

SAG HARBOR, L. I.—Foundations have been installed for the 1-sty frame parish hall 30x60 ft, in Sag st, for the Christ Episcopal Church, Rev. Dr. F. V. Baer, pastor, from plans by Arthur W. B. Wood, 1 Madison av, N. Y. C., to cost \$8,000. G. G. Hallock, will do the mason work and G. H. Cleveland, Sag Harbor, the carpentry.

### Out of Town.

#### APARTMENTS, FLATS AND TENEMENTS.

PATERSON, N. J.—F. J. Schwarz, 113 Ellison st, has prepared plans for a 4-sty brick and limestone flat, 34x84 ft, to be erected on Hamilton av, for Abe Smith, plumbers supplies, Fair st, to cost about \$20,000.

JERSEY CITY, N. J.—Plans have been completed by William H. Bosart, 467 Jackson av, for alterations to the tenement and store at 127



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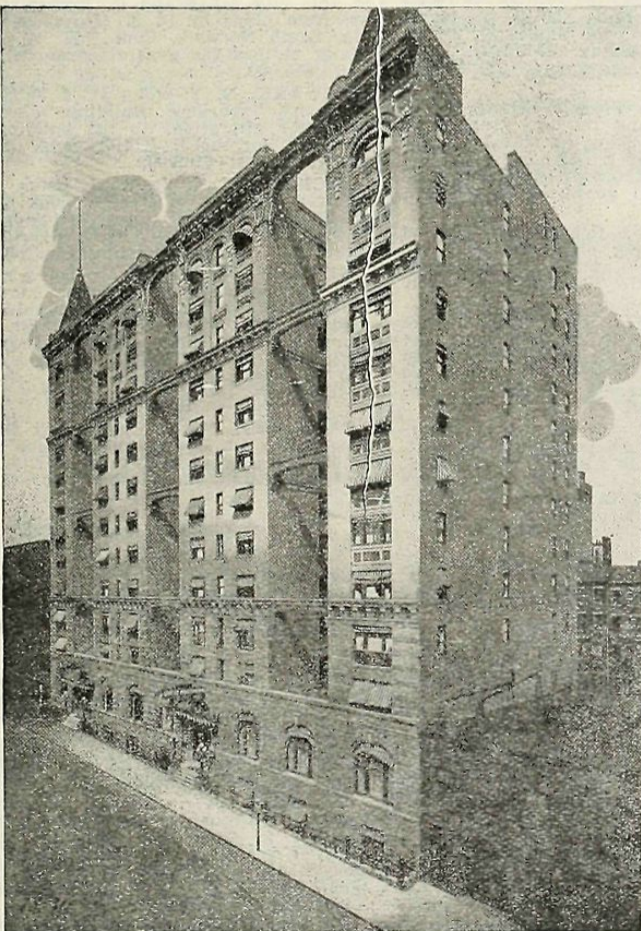
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Brunswick st, for Samuel Cohen, 129 Brun-  
swick st. Alterations consist of a 3-sty brick  
addition, 25x26 ft.

PATERSON, N. J.—Foundations are being in-  
stalled for the 3-sty frame flat and store to be  
erected at 20th st and 21st av, for Lackey P.  
Tuohy, 140 Market st, from plans by W. E.  
Dickinson, 170 Market st. The Sikkelee Bldg.  
Co., 917 Madison av, Paterson, will do the car-  
penter work. Estimated cost, \$6,000.

BAYONNE, N. J.—Plans have been completed  
for two 3-sty frame flats, 50x64 ft, in the east  
side of Broadway between east 52d and 53d  
sts, for A. Gershon and M. Keir, 668 Boulevard,  
Bayonne, to cost \$10,000.

NEWARK, N. J.—E. V. Warren, 22 Clinton  
st, has drawn plans for a 3-sty flat, 24x53 ft,  
on the east side of Sumner av, near Elliott st,  
for Harry Kolodin, 54 South 12th st, at an es-  
timated cost of \$6,700. All modern improve-  
ments will be installed.

### DWELLINGS.

UPPER MONTCLAIR, N. J.—Herman Fritz,  
News Building, Passaic, N. J., architect, and  
H. L. Moxley, Midland Park, N. J., owner, are  
taking bids for alterations and an addition to  
the 2½-sty frame and stucco dwelling at this  
place to cost about \$4,500.

WEST ORANGE, N. J.—W. N. Houghton, 813  
College pl, Plainfield, N. J., has completed  
plans for a 2½-sty stone and frame dwelling,  
to be erected on Chestnut av, for Edward R.  
Dunning, 19 Kearny st, Newark, N. J. The  
contract has practically been awarded.

SOUTH ORANGE, N. J.—W. Campbell, New-  
ark av, Bloomfield, N. J., is taking bids on sub-  
contracts for the 2½-sty frame and stucco  
dwelling, 40x28 ft, to be erected from plans  
by Herman Fritz, News Building, Passaic, N. J.  
Estimated cost, \$7,500.

SOUTH ORANGE, N. J.—Plans have been pre-  
pared for a frame flat, 33x61 ft, to be erected  
in Valley st, for David Cochran, Valley st, to  
cost about \$8,000.

EL MORA, N. J.—Robert C. Edwards, 347  
5th av, N. Y. C., has completed plans for six  
2½-sty frame and stucco dwellings, 28x23 ft,  
to be erected for the El Mora Land Co., J. W.  
Doolittle, president, 347 5th av, N. Y. C. Es-  
timated cost, \$3,500 each. Owner builds.

MIDDLETOWN, N. Y.—F. Posel, Middletown,  
will soon take figures on the general contract  
for a 1½-sty frame and stucco bungalow, 32x35  
ft, to be erected on Prospect av, for E. Snider,  
16 Broad av, at a cost of \$3,500.

BUFFALO, N. Y.—Foundations have been in-  
stalled at the Amherst Estates, for the 2½-sty  
hollow tile and plaster dwelling, 25x64 ft, for  
John K. White, Chamber of Commerce Build-  
ing, from plans by Alexander M. Bellony, 324  
Purdy st. William Henrich's Sons, 193 Spring  
st, will do the carpenter work.

HACKENSACK, N. J.—Herman Fritz, News  
Building, Passaic, N. J., is taking bids on the  
general contract for a 2½-sty frame dwelling,  
24x32 ft, to be erected for C. S. Weber, Ander-  
son st, Hackensack. The cost is about \$5,000.

PATERSON, N. J.—Foundations are being in-  
stalled for a 2½-sty frame residence, 22x40 ft,  
at 262 Pacific st, for S. Gallas, 268 Pacific st,  
from plans by F. J. Schwarz, 113 Fulton st,  
Jacob Kulick, Clifton, N. J., is general con-  
tractor. Estimated cost, \$3,000.

EAST ORANGE, N. J.—Herman Fritz, News  
Building, Passaic, N. J., is taking bids for a  
2½-sty frame and stucco dwelling, 34x30 ft, for  
E. B. Clark, 192 Madison st, Brooklyn, N. Y.,  
to cost about \$5,000.

NEWARK, N. J.—Excavating is under way for  
the 2½-sty frame dwelling, 22x49 ft, to be  
erected at 80 Alpine st, for James C. Dunn,  
Firemen's Insurance Building. John H. Dunn  
& Sons, are general contractors. Estimated  
cost, \$5,000.

ALBANY, N. Y.—The Francis Elliott Austin  
Hospital, 95 Elm st, and the St. Francis De  
Sales Orphan Asylum, Schuyler Mansion, con-  
template the erection of a home on Main av.  
Nothing definite has yet been decided but it is  
probable that work will go ahead in about a  
year.

PATERSON, N. J.—F. J. Schwarz, 113 Ellison  
st, Paterson, is preparing plans for a 2½-sty  
frame dwelling, 24x50 ft, at 373 Preakness av,  
for Charles Schmidt, 375 Preakness av. The  
cost is \$3,000.

WYCKOFF, N. J.—Dr. Peter Brancato, of  
Wyckoff, near Ridgewood, N. J., will soon take  
bids for a 2½-sty frame dwelling, 26x36 ft, to  
be erected at a cost of about \$5,000. Plans are  
being prepared by Charles E. White, 12 Ham-  
ilton st, Paterson, N. J.

EAST ORANGE, N. J.—Excavating is under-  
way for the 2½-sty frame residence, 31x48 ft,  
to be erected on Midland av, for Hamilton S.  
Gordon, 110 West 30th st, N. Y. C., from plans  
by H. M. Fischer, 483 Bloomfield, Montclair,  
N. J. G. V. Johnson, Bloomfield, N. J., is gen-  
eral contractor.

HOHOKUS, N. J.—The Ridgewood Develop-  
ment Construction Co., Ridgewood, N. J., is  
about ready to start work on the 2½-sty frame  
dwelling, 56x28 ft, for Mrs. Marion Appar, of  
Hohokus. Estimated cost, \$7,500.

NEWARK, N. J.—Cohen & Bessman, 89 Mer-  
cer st, Newark, have completed plans for two  
3-sty frame and stucco flats, 22x57 ft, to be  
erected at 820-22 Mt. Prospect av, for M. Wol-  
owitz, 415 Clinton av. Estimated cost, \$5,000  
each.

DEAL, N. J.—Theodore A. Meyer, 18 East 42d  
st, N. Y. C., is preparing plans for several 2-  
sty frame and stucco dwellings, 40x50 ft, to  
be erected on Poplar av, west of Ocean av,  
for the Deal Company of New Jersey.

### FACTORIES AND WAREHOUSES.

BUFFALO, N. Y.—Foundations have been in-  
stalled for rebuilding the brick manufacturing  
plant at 317 Babcock st, for Manzel Bros.,  
premises, owners and architects. Frank Kempf's  
Son, 99 Locust st, is general contractor. The  
carpentry and mason work will be done by  
John Lenz, 1004 Humboldt Parkway, Buffalo,  
N. Y.

NEWARK, N. J.—Work will begin about Janu-  
ary 10 on the 2-sty and basement factory,  
brick and frame 110x50 ft., to be erected at  
Av C and Harper st, for the National Shear  
& Tool Co. George H. Powell, president, from  
plans by Frederick A. Phelps, 920 Union Build-  
ing, Newark, N. J. The approximate cost is  
\$25,000.

### HALLS AND CLUBS.

ALBANY, N. Y.—Specifications are ready for  
the 4-sty brick clubhouse, 28x254 ft, to be  
erected at 138 State st, for the Albany Lodge,  
B. P. O. Elks, Judge George Addington, 25  
North Pearl st, chairman of building com-  
mittee, M. L. & H. G. Emery, 42 North Pearl  
st, Albany and Bible House, N. Y. C., are the  
architects. E. C. Moore, 156 Nassau st, N. Y.  
C., is electrical engineer.

SOUTH BUFFALO, N. Y.—Harris & Merritt,  
Erie County Savings Bank, have submitted  
sketches to the Building Committee for ap-  
proval for the erection of a 3-sty brick and  
frame masonic temple, 40x100 ft, for the Buffalo  
Lodge, No. 846, Seneca and Kingston sts, Will-  
iam Hipp, secretary.

PATERSON, N. J.—Wiley & Englishman, 432  
East 23d st, Paterson, have received the gen-  
eral contract for alterations to the W. C. T. U.  
building at 156 Broadway, from private plans,  
for the Women's Christian Temperance Union  
of Paterson. The cost is estimated at \$5,500.

MONTCLAIR, N. J.—The Municipal Art Com-  
mission has adopted plans for the art gallery  
and museum to be erected at South Mountain  
and Bloomfield av, from plans by Albert R.  
Ross, 16 East 42d st, N. Y. C. The estimated  
cost is \$50,000. Frank H. Presby, 95 Upper  
Mountain av, Montclair, is chairman of the  
building committee.

### MISCELLANEOUS.

ALBANY, N. Y.—The Albany Baseball Club,  
Charles M. Winchester, president, contemplates  
rebuilding the grand stand, frame and steel,  
in Troy rd, this city. Work will probably be-  
gin in the spring.

GLENVILLE, N. Y.—Howard Rogers, archi-  
tect, is preparing plans for a 1-sty concrete  
waiting-room, 13x35 ft, to be erected near  
Schenectady for the Delaware and Hudson Co.,  
D. & H. Bldg., Albany, N. Y.

### SCHOOLS.

RAMSEY, N. J.—Bids will soon be advertised  
for the erection of the 2-sty brick school in  
Cherry la, this place, by the Board of Educa-  
tion of Ramsey, from plans by Charles E.  
Sleight, Robinson Building, Paterson, N. J. The  
cost is estimated at \$28,000. John Dater, is  
chairman and president of the school com-  
mittee.

Rome, N. Y.—The Board of Education, Eu-  
gene A. Rowland, president, contemplates the  
erection of a 2-sty and basement brick grade  
school, 90x90 ft, in East Thomas st, to cost  
between \$40,000 and \$50,000. An architect has  
not yet been selected. Definite action will be  
taken by spring.

### STABLES AND GARAGES.

ROCHESTER, N. Y.—Gordon A. Wright, Bank  
Building, Syracuse, N. Y., has prepared plans  
for a 5-sty steel and concrete stable and power  
plant, 68½x78 ft, to be erected in Division st,  
for E. W. Edwards & Son, at an estimated cost  
of \$23,000. The Murray Realty Co., Syracuse,  
will handle the contract.

### STORES, OFFICES AND LOFTS.

SOUTH NORWALK, CONN.—Excavating is  
underway for the business block to be erected  
in this city for Frank C. Becker, 8 Fairchild  
av, from plans by F. S. Moorehouse, Haviland  
blk, South Norwalk, Conn. H. W. Mather, 49  
Water st, has the general contract. Estimated  
cost, \$15,000.

NEWARK, N. Y.—John H. & Wilson C. Ely,  
Firemen's Insurance Building, have prepared  
plans for alterations to the building at 831  
Broad st, for the J. J. Hockenjos Co., Newark,  
owner, to cost \$10,000.

ROCHESTER, N. Y.—W. J. Ester, owner, has  
received a permit to erect a brick building 126  
x60x20 ft., at the corner of Ridgeway and  
Dewey avs, from plans by J. Oberlies, Granite  
Building. The cost is estimated at \$22,000.

NEWARK, N. J.—Bids are being received for  
the erection of a 2-sty brick store and loft  
building, 53x60 ft., on the north side of Spring-  
field av, near South Orange av, for Ary Kauf-  
mann, 4 Washington st, East Orange, N. J.  
Estimated cost, \$10,000. Hyman Rosensohn,  
800 Broad st, architect.

### THEATRES.

PATERSON, N. J.—Charles E. Sleight, 136  
Washington st, is taking bids for alterations  
to the moving picture theatre, 213-15 Market  
st, for Max Gold and Jacob Konnor, on premises.

### Contracts Awarded.

#### BANKS.

BARKER, N. Y.—B. Richard, of Newfane, N.  
Y., has the contract to erect a brick building  
for the Somerset National Bank in Main st.  
William Sawyer is president.

#### DWELLINGS.

BELLE HARBOR, L. I.—Thomas Pepper,  
Crescent av, Far Rockaway, L. I., has received  
the general contract to erect two 2½-sty frame  
dwellings, 31x34 ft, on Dennison av, for F. F.  
Doherty, 17 East 87th st, N. Y. C., from plans  
by Walter I. Bell, Central av, Plainfield, N. J.  
Estimated cost, \$12,000.

TIBBETTS AV.—Rufus H. Brown, Inc., 390  
Fulton st, Brooklyn, has received the general  
contract to erect the 2½-sty brick dwelling,  
25x33 ft, for Edward C. Delafield, at the north-  
east corner of Tibbetts av and 24th st, from  
plans by Mann & McNeill, 70 East 45th st.  
Estimated cost, \$10,000.

SOUTH NORWALK, CONN.—H. W. Mather,  
of South Norwalk, has received the general con-  
tract to erect a 2½-sty frame residence in Gib-  
son Court, for Adolph W. Dreyfuss, owner, to  
cost, \$4,000.



PATERSON, N. J.—Nicholas Plavier, 9 Gould av, Paterson, N. J., has received the general contract to erect a 2½-sty frame dwelling at 330 and 332 East 18th st, for John R. Van Harken, 406 East 18th st. Approximate cost, \$4,000.

PATERSON, N. J.—Cornelius Wentink, Totowa, N. J., has received the general contract to erect a 2½-sty frame dwelling, at 222-4 Paterson av, for Thos. Turner, 388 Union av. The cost is estimated at \$3,000.

48TH ST.—E. G. Vail, 137 Bay 22d st, Brooklyn, has received the general contract for alterations to the residence in the south side of Beach 48th st, 140 ft. south of Surf av, Sea Gate, from plans by Parfitt Brothers, 26 Court st. E. H. Bailey, Sea Gate, Brooklyn, is the owner.

**FACTORIES AND WAREHOUSES.**

BROOKLYN, N. Y.—The Vogel Cabinet Co., 222 East 37th st, has received the contract for installing wire racks in the Bush Terminal Building No. 7 for the A. L. Tuska & Sons Co., 114 East 16th st, N. Y. C.

**HALLS AND CLUBS.**

NEWARK, N. J.—Henderson & Co., 55 21st st, Irvington, N. J., have received the heating contract and Brady & Schall, 27 State st, Newark, the plumbing for the 2-sty brick and limestone clubhouse, 50x100 ft, at the northwest corner of 19th av and 17th st, for the Bohemian Benevolent & Literary Association, from plans by Charles L. Steinbrenner, Essex Building, Newark, to cost approximately \$20,000. Mathias Hillgen, 701 South 18th st, Newark, is general contractor.

11TH ST.—Kovalsky Brothers, 119 East 11th st, have received the general contract for repairing the 2-sty brick ball room, 90x100 ft, at 119-25 East 11th st, from plans by William G. I. Roeder, 24 East 23d st, to cost \$25,000. The Webster Hall Co., Charles Wanderman, president, 119 East 11th st, is the owner.

**HOSPITALS AND ASYLUMS.**

26TH ST.—The American Laundry Machinery Co., 132 West 27th st, has received the contract for furnishing and installing laundry machinery and equipment in the laundry building, 3-stys, brick, 273x87 ft, in the south side of 26th st, 152 ft east of 1st av, for the Bellevue and Allied Hospitals, 26th st and 1st av, from plans by McKim, Mead & White, 160 5th av. Estimated cost, \$445,000.

**MUNICIPAL WORK.**

JOHNSTOWN, N. Y.—Charles J. McAleer, Schenectady, N. Y., has received the contract at \$30,392.25, for installing a sewer in Cayadutta Creek, for the city of Johnstown, Tracy C. Smith, clerk.

**STABLES AND GARAGES.**

LITTLE FALLS, N. Y.—Patrick Kearney, of Little Falls, N. Y., has received the contract to erect a 1-sty concrete block garage, 26x58 ft, for Sylvester Seymour, owner, on the State rd.

BAYCHESTER, N. Y.—William Henderson, 507 5th av, N. Y. C., has received the general contract for alterations to the 2-sty brick and frame stable, 35x58 ft, for William Augustus Spencer, Baychester, from plans by Hewitt & Bottomley, 527 5th av, N. Y. C. Estimated cost, \$18,000.

**STORES, OFFICES AND LOFTS.**

35TH ST.—S. S. Rosenstein, 131 Canal st, has the contract for demolishing the building at 131-137 West 35th st, for the H. Morgenthau Co., 165 Broadway, owner. It is indefinite yet how the property will be improved.

**THEATRES.**

7TH AV.—The Kramer Contracting Co., 35 Nassau st, has the general contract to erect the 2-sty moving picture theatre on the west side of 7th av, 24.11 ft north of 131st st, to cost \$15,000. The Seventh Avenue Amusement Co., 35 Nassau st, is the owner, and Abraham Berres, 404 Saratoga av, Brooklyn, the architect.

**PLANS FILED FOR NEW CONSTRUCTION WORK.**

**Manhattan.**

**AUARTMENTS, FLATS AND TENEMENTS.**

55TH ST. Nos. 140-142 W, 8-sty apartment house, 46.1x85.5, slag roof; cost, \$175,000; owner, Geo. Backer Constn. Co., 62 W. 45th st; architects, Schwartz & Gross, 347 5th av. Plan No. 3.

**DWELLINGS.**

79TH ST. Nos. 22-24 East, 5-sty brick and store dwelling, 42x53, tin roof; cost, \$75,000; owners and architects, Buek Const. Co., 5-7 East 42d st. Plan No. 8.

**FACTORIES AND WAREHOUSES.**

11TH AV, n w cor 47th st, 6-sty brk warehouse, 125x100.5, tar and gravel roof; cost, \$50,000; owner, Model Fireproof Tenement Co., 109 Broad st; architect, Ernest Flagg, 109 Broad st. Plan No. 4.

108TH ST. Nos. 426-428 E, 1-sty brick storage, 50x100; cost, \$4,000; owner, R. Bunke, 410 E. 141st st; architect, J. G. Michel, 323 45th st, Brooklyn. Plan No. 5.

HOUSTON ST, n s, 180 e Goerck st, 1-sty brick shop, 20x20; cost, \$500; owner, Philip Miller, 489 Marcy av, Brooklyn; architects, Husch, Brook & Rosenberg, 186 Remsen st, Brooklyn. Plan No. 6.

**HALLS AND CLUBS.**

PARK AV, s w cor 134th st, 2-sty brick dance hall, 84.11x125, concrete and slate roof; cost, \$55,000; owner, Henry H. Jackson, 63 East 92d st; architect, John Brandt, 271 West 125th st. Plan No. 12.

**STABLES AND GARAGES.**

108TH ST, No. 334 East, 1-sty stone and concrete stable, 25x101.5, tin roof; cost, \$5,000; owner, John Cullen, 347 East 107th st; archi-

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tect, M. W. Del Gaudio, 401 East Tremont av. Plan No. 1.

BEDFORD ST, No. 86 rear, 1-sty brick stable, 20x8 $\frac{1}{2}$ ; cost, \$250; owner, Antonio Musantl, 95 Macdougall st; architect, A. V. Burke, 220 Broadway. Plan No. 7.

#### STORES, OFFICES AND LOFTS.

38TH ST, No. 25 West, 8-sty brick and stone store and loft, 21x98.9; cost, \$25,000; owner, L. L. Barzaghi, 130 West 77th st; architect, H. P. Knowles, 1170 Broadway. Plan No. 771.

28TH ST, Nos. 3-5 East, 12-sty brick, store and loft, 50x88.9, slag roof; cost, \$200,000; owner, I. M. Getskay, 110 5th av; architects, Schwartz & Gross, 347 5th av. Plan No. 768.

BROADWAY, n e cor 42d st, 12-sty brick and stone office, 104.3x100.5, slag roof; cost, \$500,000; owner, Long Acre Land Co., 62 Cedar st; architects, Clinton & Russell, 32 Nassau st. Plan No. 769. Thompson-Starrett Co., 49 Wall st, has general contract.

7TH AV, Nos. 312-314, 12-sty brick and stone store and loft, 49.11x83.6; cost, \$150,000; owner, 312-314 7th Ave. Co., premises; architects, Schwartz & Gross, 347 5th av. Plan No. 770.

KENMORE ST, n s, 21.4 e Mulberry st, 1-sty brick store, 42.10x11; cost, \$5,000; owner, Rosa H. Susswein and Oscar Hermann, 230 East 15th st; architects, Sommerfeld & Steckler, 31 Union Sq. Plan No. 9.

ST. NICHOLAS AV, w s, 50 n 179th st, 2-sty brick store and loft, 100x75, slag roof; cost, \$25,000; owner, Rose C. Newman, 14 East 28th st; architect, John H. Friend, 148 Alexander av. Plan No. 11.

#### THEATRES.

7TH AV, w s, 24.11 n 131st st, 2-sty brick moving picture theatre, 25x75, tar and gravel roof; cost, \$15,000; owner, the Seventh Avenue Amusement Co., 35 Nassau st; architect, Abraham Berres, 404 Saratoga av, Brooklyn. Plan No. 2. The Kramer Contracting Co., 35 Nassau st has contract.

BROADWAY, s w cor 161st st, 3-sty brick and stone theatre and stores, 99.10x270.10; cost, \$175,000; owner, Lewin Seelig, 64 East 97th st; architect, Thos. W. Lamb, 501 5th av. Plan No. 10.

#### Bronx.

#### APARTMENTS, FLATS AND TENEMENTS.

HOE AV, w s, 254 n 172d st, four 5-sty brick tenements, tar and gravel roof, 75x88; total cost, \$240,000; owners, Solid Realty Co, Jacob S. Friedman, 133 W. 113th st; architect, Abraham Berres, 404 Saratoga av, Brooklyn. Plan No. 939.

#### DWELLINGS.

QUIMBY AV, s s, 274 W Castle Hill av, 2-sty frame dwelling, tin roof, 22x55; cost, \$5,000; owners, Oscar and Jakob Pedersen, Gifford av and Swinton st; architect, J. J. Vreeland, 2019 Jerome av. Plan No. 937.

229TH ST, s s, 105 e Barnes av, four 2-sty brick dwellings, tin roof, 22x53; total cost, \$24,000; owner, Genaro Fico, 553 East 187th; architect, Geo. P. Crosier, 223d st and White Plains av. Plan No. 5.

#### FACTORIES AND WAREHOUSES.

BROOK AV, n w cor 163d st, 3-sty brick warehouse, slag roof, 73x99.39; cost, \$45,000; owners, H. J. Heintz Co, 256 West; architects, Wallis & Goodwillie, 346 4th av. Plan No. 2.

#### SCHOOLS AND COLLEGES.

CAYUGA AV, w s, 150 n 244th st, 3-sty brick school, slate roof, 70x44; cost, \$25,000; owners, Barnard School, Riverside; architects, Mann & MacNeille, 70 E 45th st. Plan No. 938.

#### STABLES AND GARAGES.

ARTHUR AV, w s, 29.6 n 187th st, 2-sty brick stable, tin roof, 50x113; cost, \$8,000; owner, Anthony Canero, 2230 1st av; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 3.

FAIRMOUNT PL, s s, 445.75 w Marmion av, 1-sty frame garage, shingle roof, 9x18; cost, \$250; owner, Robt Roberts, 2150 Arthur av; architect, Chas. S. Clark, 441 Tremont av. Plan No. 4.

#### STORES AND DWELLINGS.

HOLLAND AV, e s, 35.9 n 211st st, 2-sty brick store and dwelling, tin roof, 22x48; cost, \$4,200; owner, Frank Belotti, 196 10th av; architect, Wm H. Meyer, 1861 Carter av. Plan No. 1.

#### MISCELLANEOUS.

132D ST, n s, 250 e Cypress av, 1-sty frame shed, 6x100; cost, \$250; owner, Constantine Wagner, 697 E 132d st; architects, Chas. Anderson, 380 E. 149th st. Plan No. 940.

#### Brooklyn.

#### APARTMENTS, FLATS AND TENEMENTS.

54TH ST, s s, 250 e 2d av, 2 3-sty brick tenements, 19.11x70, tar and gravel roof, 6 families each; total cost, \$13,000; owner, Boyd Realty Co, 235 55th st; architect, Emma Carlson, 3d av and 51st st. Plan No. 7827.

HOPKINSON AV, w s, 100.3 s Livonia av, 12 3-sty brick tenements, 25x63, tin roof, 6 families each; total cost, \$72,000; owner, Morris Becker and ano, 1810 Eastern Pkwy; architect, Louis Dananher, 607 Glenmore av. Plan No. 7802.

NEW LOTS AV, s w cor Wyona st, 3-sty brick tenements, 20x75, tin roof, 6 families each; total cost, \$52,000; owner, Wyona Building Co, 434 Vermont st; architect, Louis Dananher & Co, 7 Glenmore av. Plan No. 7846.

#### DWELLINGS.

COVERT ST, n e s, 125 n w Bushwick av, 3-sty brick dwelling, 20x60, tar and slag roof, 3 families; cost, \$4,000; owner, Louis Miller, 22 Himrod st; architect, Ernest F. Lohse, 27 Himrod st. Plan No. 4.

EAST 34TH ST, w s, 224 s Church av, 2 2-sty brick dwellings, 20x52, tar and gravel roof,

2 families each; total cost, \$10,000; owner, Louis Kaplan, 227 Belmont av; architect, S. Millman & Son, 1780 Pitkin av. Plan No. 15.

EAST 15TH ST, e s, 100 s Ave K, 13 2-sty brick dwellings, 16.10x37.6, felt gravel roof, 1 family each; total cost, \$52,000; owner, New Amsterdam Development Co., 1143 40th st; architect, John C. Wandell Co., 502 39th st. Plan No. 7829.

43D ST, s s, 395 West 12th av, 2 2-sty frame dwellings, 18.9x59, tin roof, 2 families each; total cost, \$6,000; owner, Isaac W. Welton, 1223 46th st; architect, Chas. G. Wessel, 1456 35th st. Plan No. 7823.

EAST 3D ST, ws, 131 South Ave J, 4 2-sty and attic frame dwellings, 18x35, shingle roof, 1 family each; total cost, \$10,000; owner, J. D. Ranck Realty Co., 577 Atlantic av; architect, Chas. G. Wessel, 1456 35th st. Plan No. 7826.

NOSTRAND AV, w s, 20 s Atlantic av, 4 3-sty brick dwellings, 20x55, gravel roof, 2 families each; total cost, \$20,000; owner, Edw J. Maguire, 1263 Atlantic av; architect, Axal S. Hedman, 371 Fulton st. Plan No. 7818.

EAST 18TH ST, w s, 140 n Ave I, 2-sty and attic frame dwelling, 28x28, shingle roof, 1 family; cost \$6,000; owner, Ascuney Realty Co, 1721 Ave J; architect, Seth H. Cultney, 1721 Ave J. Plan No. 7803.

NEPTUNE AV, s s, 260 e Highland av, 2-sty frame dwelling, 22x28, shingle roof, 1 family; cost, \$2,000; owner, Emma M. Ingler, 202 Montague st; architect, R. Irving Dodge, 381 4th av, N. Y. Plan No. 7851.

NEPTUNE AV, s e cor ———, 2-sty frame dwelling, 22x28, shingle roof, 1 family; cost, \$2,000; owner and architect as above. Plan No. 7852.

SARATOGA AV, n e cor Livonia av, 2-sty brick dwelling, 17.6x40, tin, tar and gravel roof, 1 family; cost \$3,000; owner, Elm City Improvement Co, 1628 Pitkin av; architect, Hirsch, Brook & Rosenberg, 186 Remsen st. Plan No. 7856.

EAST 18TH ST, w s, 64.4 s Foster av, 2-sty and attic frame dwelling, 22x32, shingle roof, 1 family; cost \$4,000; owner, John R. Corbin Co, Foster av and B. B. R. R.; architect, Benj. F. Hudson, 319 9th st. Plan No. 7801.

SARATOGA AV, e s, 19.8 s Dumont av, 11 2-sty brick dwellings, 17.6x40, tin, tar and gravel roof, 1 family each; total cost, \$33,000; owner, Elm City Improvement Co, 1623 Pitkin av; architect, Hirsch, Brook & Rosenberg, 186 Remsen st. Plan No. 7857.

SARATOGA AV, n e cor Livonia av, 2-sty brick dwelling, 17.6x40, tin, tar and gravel roof, 1 family; cost, \$3,000; owner, Elm City Improvement Co, 1623 Pitkin av; architect, Hirsch, Brook & Rosenberg, 186 Remsen st. Plan No. 7858.

SARATOGA AV, e s, 19.8 N Livonia av, 11 2-sty brick dwellings, 17.6x40, tin, tar and gravel roof, 1 family each; total cost, \$33,000; owner, Elm City Improvement Co, 1623 Pitkin av; architect, Hirsch, Brook & Rosenberg, 186 Remsen st. Plan No. 7859.

#### HOTELS.

SEA PL, s w cor West 32d st, 2-sty frame hotel and bath house, 20x82.6, tin roof; cost, \$5,000; owner, Kate Solomon, 8807 Bay 27th st; architect, Abraham D. Hinsdale, 5306 6th av. Plan No. 1.

#### MISCELLANEOUS.

JEFFERSON ST, n e cor Scott av, 1-sty frame sand elevator, 12x14, — roof; cost, \$300; owner, Martin Schaefer, 575 Johnson av; architect, ———. Plan No. 7831.

DEKALB AV, n s, 125 e Evergreen av, 1-sty brick material shed, 40x16, tar and gravel roof; cost, \$400; owner, Jos. Knoblach, 26 Court st; architects, Koch & Wagner, same address. Plan No. 7821.

EAST 34TH ST, w s, 66 n Beverly rd, 1-sty frame wagon shed 42x16, felt roof; cost, \$195; owner and builder, Gladys Kelly, 146 East 34th st. Plan No. 7815.

CROPSEY AV, s w cor 19th av, 1-sty frame grand stand, 200x30.4, — roof; cost, \$500; owner, Plaza Theatre, Bay 19th st and Bath av; architect, Glucroft & Glucroft, 34 Graham av. Plan No. 7849.

#### STABLES AND GARAGES.

3D ST, No. 254, 1-sty brick stable, 50x70, tar and gravel roof; cost, \$4,500; owner, Jas. M. Woods Sons, on premises; architect, G. M. Nelson, 428 Macon av. Plan No. 7841.

61ST ST, s s, 220 e 15th av, 1-sty frame stable, 19.6x12, tarpaper roof; cost, \$150; owner, Jos. Faro, 61st st and 15th av, builder. Plan No. 7830.

AVE J, n s, 40 w East 19th st, 1-sty frame garage, 12x18, shingle roof; cost, \$420; owner, Kath O'Rourke, 1815 Ave J; Builder, Ascuney Realty Co, 1721 Ave J. Plan No. 5.

ST. MARKS AV, n s, 201 East Grand av, 2-sty brick stable and dwelling, 20x53, tin roof, 1 family; cost, \$5,000; owner, Luisa Villara, 355 St. Marks av; architect, Chas. P. Cannella, 60 Graham av. Plan No. 28.

EAST 12TH ST, n w cor Ave G, 1-sty frame garage, 20x14, shingle roof; cost, \$500; owner, John C. McIntire, 1128 Av G; architect, A. J. MacManus, 44 Court st. Plan No. 32.

CONSELYEA ST, No. 28, 2-sty brick stable, 25x16, gravel roof; cost, \$1,000; owner, Frank Pizza & ano, 18 Conseyea st; architect, Phil Tillion & Son, 957 Broadway. Plan No. 9.

METROPOLITAN AV, n s, 69 e Wythe av, 1-sty brick stable and garage, 25x167.10, gravel roof; cost, \$11,000; owner, Richard Schnibbe, 257 Metropolitan av; architect, Hopkins, McEntee & Speers, 217 Havemeyer st. Plan No. 11.

#### STORES AND DWELLINGS.

LIBERTY AV, s s, 84.6 e Lincoln av, 2-sty brick store and dwelling, 20x55, tin roof, 2 families; cost, \$3,500; owner, Louis Milchman, 1108 Liberty av; architect, Frank Dunn, 2959 Atlantic av. Plan No. 7797.

13TH AV, e s, 20 s 70th st, 3-sty brick store and dwelling, 20x55, tar and gravel roof, 2 families; cost, \$5,000; owner, Neil P. Severinsen, 69th st and 13th av; architect, M. D.



Foot, 1432 75th st. Plan No. 7834.

70TH ST, s s, 50 e 13th av, 3-sty brick store and dwelling, 18x50, tin, tar and gravel roof, 2 families; cost, \$5,000; owner, Neil Severinsen, 69th st and 13th av; architect, M. D. Foot, 1432 75th st. Plan No. 7835.

13TH AV, s e cor, 70th st, 3-sty brick, store and dwelling, 17.11x50, tin, tar and gravel roof, 2 families; cost, \$5,000, owner, Neil P. Severinsen, 13th av and 69th st; architect, M. D. Foot, 1432 75th st. Plan No. 7836.

MALTA ST, e s, 227.7 s New Lots av, 3-sty brick store and dwelling, 20x45, tin, tar and gravel roof, 2 families; cost, \$3,500; owner, Abraham Segalowitz, 461 Hegeman av; architect, Cohn Bros., 361 Stone av. Plan No. 7. STORES AND TENEMENTS.

4TH AV, s e cor 36th st, 4-sty brick stores and tenement, 24.4x72.10, slag roof, 6 families; cost, \$18,000; owner, Chas. G. F. Lindstrand, 943 4th av; architect, L. Lauritzen, 65 DeKalb av. Plan No. 2.

STORES AND TENEMENTS.

NEW LOTS AV, s w cor Wyona st, 3-sty brick store and tenement, 20x75, tin roof, 5 families; cost, \$7,000; owner, Wyona Building Co. (inc.), 434 Vermont st; architect, Louis Dananacher, 607 Glenmore av. Plan No. 7848.

NEW LOTS AV, s e cor Vermont st, 3-sty brick store and tenement, 20x75, tin roof, 5 families; cost, \$7,000; owner and architect as above. Plan No. 7847.

Queens

DWELLINGS.

LONG ISLAND CITY.—Cooper st, e s, 130 n Grand av, three 2-sty brick dwellings, 18x55, tin roof, 2 families; cost, \$11,250; owners, Frank and Pauline Kromblatz, 1 Bridge Plaza, L. I. City; architect, Frederick Dassau, 373 Broadway, Brooklyn. Plan No. 18.

BAYSIDE.—Warburton av, n s, 128 e Bell av, 2½-sty frame dwelling, 25x22, shingle roof, 1 family; cost, \$4,000; owner, Captain J. J. Livingston, Bell av, Bayside; architect, H. F. Smith, 158 State st, Flushing. Plan No. 19.

FLUSHING.—26th st, w s, 144 s Station rd, 1½-sty frame dwelling, 24x40, shingle roof, 1 family; cost, \$3,500; owner, E. D. Latham, 74 So. 17th st, Flushing; architect, J. H. Burchard, Central av, Flushing. Plan No. 20.

MIDDLE VILLAGE.—Wayne av, n s, 187 e Barnum av, 2½-sty frame dwelling, 22x42, shingle roof, 2 families; cost, \$3,500; owner, Isidor Goodzeit, 12 Lafayette st, Middle Village; architects, Edw. Rose & Son, Grand st, Elmhurst. Plan No. 21.

CORONA.—Henry st, e s, 225 s Park av, five 2-sty frame dwellings, 20x47, tin roof, 2 families; cost, \$17,500; owner, Annie Daly, 209 National av, Corona; architect, Robert W. Johnson, 60 Grove st, Corona. Plan Nos. 1 to 5.

JAMAICA.—Globe av, w s, 100 n Pacific st, two 2-sty frame dwellings, 18x32, shingle roof, 1 family; cost, \$6,000; owner, Frederick Lauterbach, Atlantic st, Jamaica; architect, William McIntyre, 27 Grand st, Corona. Plan Nos. 6-7.

JAMAICA.—Fern av, w s, 180 s Pacific st, two 2-sty frame dwellings, 20x31, shingle roof, 1 family; cost, \$6,000; owner, B. H. Sweet, 352 Fulton st, Jamaica; architect, W. I. Halliday, 9 Twombly pl, Jamaica. Plan Nos. 8-9.

JAMAICA.—Queens av, w s, 260 s State st, three 2½-sty frame dwellings, 20x26, shingle roof, 1 family; cost, \$9,000; owner, B. H. Sweet, 352 Fulton st, Jamaica; architect, W. I. Halliday, 9 Twombly pl, Jamaica. Plan Nos. 10-11-12.

JAMAICA.—Queens av, e s, 18 n Remsen st, three 2½-sty frame dwellings, 20x26, shingle roof, 1 family; cost, \$9,000; owner, B. H. Sweet, 352 Fulton st, Jamaica; architect, W. I. Halliday, 9 Twombly pl, Jamaica. Plan Nos. 13-14-15.

CORONA.—South av, s s, 260 w Fairview av, two 1½-sty frame dwellings, 18x26, slag roof, 1 family; cost, \$2,400; owner, Antonio DeSantis, 40 Lake st, Corona; architect, William McIntyre, 27 Grand st, Corona. Plan Nos. 4042-4043.

JAMAICA.—Globe av, w s, 153 n Pacific st, 2-sty frame dwelling, 18x32, shingle roof, 1 family; cost, \$3,000; owner, Frederick Lauterbach, Atlantic st and Globe av, Jamaica; architect, William McIntyre, 27 Grand av, Corona. Plan No. 4044.

WOODHAVEN.—Lott av, w s, 882 n Jamaica av, five 2-sty frame dwellings, 17x44, tin roof, 1 family; cost, \$15,000; owner, Wilson Realty Co., Inc., Freeport, L. I.; architects, Charles Infanger & Son, 2634 Atlantic av, Brooklyn. Plan Nos. 4026 to 4030.

WOODHAVEN.—Vandever av, w s, n w cor Shipley st, eight 2-sty frame dwellings, 20x53, tin roof, 2 families; cost, \$28,000; owner, Wilson Realty Co., Inc., Freeport, L. I.; architects, Charles Infanger & Son, 2634 Atlantic av, Brooklyn. Plan Nos. 4031 to 4038.

WOODHAVEN.—Vandever av, w s, s w cor Stanley st, two 2-sty frame dwellings, 19x53, tin roof, 2 families; cost, \$7,000; owner, Wilson Realty Co., Inc., Freeport, L. I.; architects, Charles Infanger & Son, 2634 Atlantic av, Brooklyn. Plan No. 4039.

BROOKLYN HILLS.—Walnut st, n s, 275 e Union pl, 2½-sty frame dwelling, 14x41, shingle roof, 1 family; cost, \$3,000; owner, George Schaefer, 19 Milford st, Brooklyn; architects, Charles Infanger & Son, 2634 Atlantic av, Brooklyn. Plan No. 4040.

BROOKLYN HILLS.—Walnut st, n s, 255 e Union pl, 2½-sty frame dwelling, 14x41, shingle roof, 1 family; cost, \$3,000; owner, George Schaefer, 19 Milford st, Brooklyn; architects, Charles Infanger & Son, 2634 Atlantic av, Brooklyn. Plan No. 4041.

FOREST HILLS.—Ridgeway road, e s, 100 n Upton st, 3½-sty tile dwelling, 24x35, tile roof, 1 family; cost, \$5,000; owner, Sage Foundation Homes Co., 47 West 34th st, Manhattan; architect, Grosvenor Atterbury, 20 West 42d st, Manhattan. Plan No. 4014.

ARVERNE.—Clarence av, e s, 140 s Amstel Blvd, 2½-sty frame dwelling, 22x38, shingle roof, 1 family; cost, \$5,000; owner, Thomas K. Lar-

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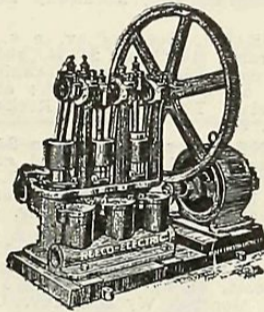
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non. 20 Lincoln pl, Rockaway Beach; architect, Phillip H. Deim, 830 Diamond av, Woodhaven. Plan No. 4022.

ARVERNE.—Vernon av, e s, 260 n Amstel Blvd, 2½-sty frame dwelling, 22x38, shingle roof, 1 family; cost, \$5,000; owner, Thomas K. Larson, Lincoln pl, Rockaway Beach; architect, Phillip H. Deim, 830 Diamond av, Woodhaven. Plan No. 4023.

ROCKAWAY BEACH.—Holland av, e s, 200 s Lefferts pl, 3-sty frame dwelling, 36x69, tar and gravel roof, 1 family; cost, \$15,000; owner, Mrs. Anna Oberbeck, Rockaway Beach; architect, W. T. Kennedy Co., 462 Blvd, Rockaway Beach. Plan No. 4019.

UNION COURSE.—Shaw av, w s, 50 s 3d st, 2-sty frame dwelling, 17x42, shingle roof, 1 family; cost, \$2,600; owner and architect, William Moliter, 163 3d st, Union Course. Plan No. 4015.

UNION COURSE.—Shaw av, w s, 75 s 3d st, 2-sty frame dwelling, 17x42, shingle roof, 1 family; cost, \$2,600; owner and architect, William Moliter, 163 3d st, Union Course. Plan No. 4016.

ROCKAWAY BEACH.—Henry st, w s, 100 n Blvd, 2-sty frame dwelling, 22x42, shingle roof, 1 family; cost, \$4,000; owner, Mrs. H. Spatz, Henry st, Rockaway Beach; architect, Lyon & Throop, 286 Blvd, Rockaway Beach. Plan No. 4017.

ROCKAWAY BEACH.—Washington av, n s, 100 w Centre st, 1-sty frame dwelling, 15x28, shingle roof, 1 family; cost, \$300; owner, James J. Coleman, Washington av, Rockaway Beach; architect, J. P. Powers Co., 60 Fairview av, Rockaway Beach. Plan No. 25.

ROCKAWAY BEACH.—Washington av, n s, 100 w Centre st, 3 1-sty frame dwellings, 15x28, shingle roof, 1 family; cost, \$900; owner, James J. Coleman, Washington av, Rockaway Beach; architect, J. P. Powers Co., 60 Fairview av, Rockaway Beach. Plan No. 26, 27, 28.

FLUSHING.—37th st, w s, 220 n State st, 3 2½-sty frame dwellings, 24x27, shingle roof, 1 family; cost, \$9,000; owner and architect, T. A. Halleran, Flushing. Plan No. 29, 30, 31.

ROCKAWAY PARK.—4th av, w s, 366 s Washington av, 3-sty frame boarding house, 30x72, shingle roof; cost, \$10,000; owner, Richard T. Burke, 725 Grand st, Brooklyn. architect, Edward Berrian, Thompson av, Rockaway Beach. Plan No. 34.

ROCKAWAY BEACH.—Oceanus av, e s, 290 s Blvd, 3-sty frame dwelling, 24x34, shingle roof, 1 family; cost, \$4,500; owner Annie E. Rosebrook, Bond av, Rockaway Beach; architect, E. W. Berrian, Thompson av, Rockaway Beach. Plan No. 35.

COLLEGE POINT.—1st av, e s, 218 n 2d av, 2 2-sty brick dwellings, 14x27, tar and gravel roof, 1 family; cost, \$4,000; owner, C. W. Weddle, 23d st, Flushing; architect, Peter N. Coco, 404 Jackson av, Long Island City. Plan No. 36.

RICHMOND HILL.—Chestnut st, w s, 125 n Atlantic av, 2-sty frame dwelling, 18x42, tin roof, 1 family; cost, \$1,800; owner and architect, Robert H. Monroe, Wyckoff av, Ozone Park. Plan No. 37.

HOLLIS.—Keene av, w s, at the point of Chio av, 2-sty frame dwellings, 24x35, shingle roof, 1 family; cost, \$3,500; owner, William Bauer, 1981 Southern Blvd, Bronx; architect, Gustave Brush, Hollis Court, L. I. Plan No. 38.

JAMAICA.—Clinton av, w s, 235 n Hillside av, 2-sty frame dwelling, 20x39, shingle roof, 1 family; cost, \$5,000; owner, Mary E. Hunting, 53 Union av, Jamaica; architect, M. E. Smith, McCormack av, Ozone Park. Plan No. 39.

JAMAICA.—Sayres av, n e cor Gilbert st, 2 2-sty brick dwellings, 18x37, Carey's roof, 1 family; cost, \$6,100; owner, Jas. H. Petersen, 2 George st, Jamaica; architect, Robt. Kurz, 324 Fulton st, Jamaica. Plan No. 40.

### FACTORIES AND WAREHOUSES.

WHITESTONE.—4th av, w s, bet 13th and 14th sts, 1-sty frame storage, 28x14, paper roof; cost, \$250; owner, Louis Diepuy, on premises. Plan No. 17.

### HALLS AND CLUBS.

MASPETH.—Lexington av, w s, 200 n Grand st, 2-sty brick dance hall and dwelling, 50x125, tin roof, 1 family; cost, \$10,000; owner, Paul C. Ahrens, Lexington av, Maspeth; architects, Edward Rose & Son, Grand st, Elmhurst. Plan No. 4025.

### MISCELLANEOUS.

MIDDLE VILLAGE.—Lotus av, w s, 103 s Fresh Pond rd, 1-sty frame shed, 10x20, felt roof; cost, \$200; owner Maude Skinner, 10 Lotus st, Middle Village. Plan No. 4021.

WHITESTONE.—4th av, w s, bet 13th and 14th sts, 1-sty frame shed, 33x13, paper roof; cost, \$75; owner, Louis Diepuy, 4th av and 13th st, Whitestone. Plan No. 16.

LONG ISLAND CITY.—Dock st, River st and Pidgeon st, erect temporary elevated roadway; cost, \$1,400; owner, National Sugar Co., premises. Plan No. 23.

### STABLES AND GARAGES.

LONG ISLAND CITY.—Jamaica av, n s, 118 w E Van Alst av, 2-sty brick stable, 25x60, tar and gravel roof; cost, \$2,000; owner and architect, D. Falconier, 183 Jamaica av, L. I. C. Plan No. 24.

### STORES AND DWELLINGS.

FLUSHING.—Jamaica av, w s, 100 s Holly st, 2½-sty frame dwelling and store, 25x30, shingle roof, 1 family; cost, \$3,000; owner, Frank Materdo, 279 Jamaica av, Flushing; architect, William R. Davis, 75 Holly st, Flushing. Plan No. 4024.

ARVERNE.—Amstel Blvd, n w cor Wavecrest av, 3-sty frame saloon and dwelling, 40x60, tar and gravel roof; cost, \$10,000; owner, R. Amribile, Arverne, L. I.; architect, W. T. Kennedy Co., 482 Blvd, Rockaway Beach. Plan No. 4020.

RIDGEWOOD.—Jamaica av, s s, 98 e Wyckoff av, 3 2-sty brick stores and dwellings, 15x50, tin roof, 1 family; cost, \$9,000; owner, Anthony Mayer, 1015 Hancock st, Ridgewood;

architect, Louis Allmindinger, 926 Broadway, Brooklyn. Plan No. 32.

MORRIS PARK.—Johnson av, n w cor Liberty av, 2-sty frame store and dwelling, 20x48, gravel roof, 2 families; cost, \$3,000; owner, Wm. Scott, 224 Ward st, Morris Park; architect, Wm. A. Bleecher, 4420 Belmont av, Richmond Hill. Plan No. 33.

### STORES OFFICES AND LOFTS.

JAMAICA.—Fulton st, n e cor Clinton st, 3 1-sty brick stores, 80x100, slag roof; cost, \$16,000; owner, James R. Howe, 405 Fulton st, Jamaica; architect, Otto Thomas, 354 Fulton st, Jamaica. Plan No. 4018.

LONG ISLAND CITY.—Hancock st, s w cor Bodine st, 3-sty brick loft building, 37x60, tar and gravel roof; cost, \$15,000; owner, Aaron C. Horn, 400 West 118th st, Manhattan; architect, Abraham Berres, 404 Saratoga av, Brooklyn. Plan No. 22.

### Richmond.

#### DWELLINGS.

BRITTON AV, e s, 175 n Clove Road, Concord, 2-sty frame dwelling, 19x35; cost, \$3,000; owner, Vincenzo Ferrara, 284 Mott st, N. Y. C.; architect, Daniel Santoro, Tompkinsville. Plan No. 777.

TURNPIKE, s s, 100 w Toad Hill Road, 3-sty brick dwelling, 28x40; cost, \$3,500; owner, Josephine Forlenzo; architect, John Davies, Tompkinsville; builder, Tony Forlenzo. Plan No. 778.

### PLANS FILED FOR ALTERATION WORK.

#### Manhattan.

CLINTON ST, No. 14, partitions, toilets, to 6-sty brick tenement; cost, \$250; owner, B. Faden, premises; architect, O. Reissmann, 30 1st st. Plan No. 3276.

DELANCY ST, No. —, partitions, and moving picture show to 3-sty brick loft; cost, \$5,000; owner, City of New York; architect, L. A. Sheinart, 194 Bowery. Plan No. 3275.

FORSYTH ST, Nos. 10-12, partitions, etc., to 1-sty brick moving picture and store; cost, \$2,000; owner, E. Levinthal, 1830 Madison av; architects, Gronenberg & Leuchtag, 7 West 22d st. Plan No. 3277.

FORSYTH ST, Nos. 83-85, add 1-sty, iron column beams to 5-sty brick lodge and bath; cost, \$4,000; owner, Dr. L. Druskin, 79 Forsyth st; architect, O. Reissmann, 30 1st st. Plan No. 26.

FULTON ST, Nos. 106-108, change show windows, to 15-sty brick office; cost, \$2,800; owner, S. J. Sorg, and A. S. Drouillard, Middleton, Ohio; architects, Colton & Ayres, 47 West 34th st. Plan No. 10.

GRAND ST, No. 33, alter bulkhead on roof to 7-sty brick loft; cost, \$200; owner, Kramer Contracting Co., 35 Nassau st; architect, Geo. Fred Pelham, 507 5th av. Plan No. 41.

JOHN ST, Nos. 28-30, remove encroachments to 10-sty brick office and stores; cost, \$2,000; owner, Estate Martin Wilkes, 52 Wall st; architects, Parish & Schroeder, 12 West 31st st. Plan No. 38.

LUDLOW ST, No. 113, 1-sty rear extension, 20x41.6, partitions, stairs, to 3-sty brick tenement; cost, \$5,000; owner, Rosa Jackson, 51 East 97th st; architects, Sommerfeld & Steckler, 31 Union sq. Plan No. 11.

MANHATTAN ST, Nos. 28-42, erect booth to 2-sty brick moving picture; cost, \$200; owner, M. McGuire, 599 Lenox av; architect, J. Stewart Barney, 40 West 38th st. Plan No. 25.

MADISON ST, No. 392, stairs to 6-sty brick lofts; cost, \$1,000; owner, Morris Perlmutter, 392 Madison st; architect, Harold L. Young, 67 W. 125th st. Plan No. 13.

MONROE ST, No. 34, stairs, steel beams, piers, to 6-sty tenement; cost, \$2,000; owner, Chas. A. Silver, 2013 5th av; architects, Bernstein & Bernstein, 24 East 23d st. Plan No. 22.

PEARL ST, No. 395, Vandewater st, tank to 4-sty brick storage; cost, \$400; owner, P. J. White, 17 Battery pl; architect, E. C. Maxwell, 143 Liberty st. Plan No. 19.

PRINCE ST, No. 136, partitions, windows to 6-sty brick bakery and workshop; cost, \$1,000; owner, E. & S. Deiches, 114 5th av; architect, M. Zipkes, Inc., 220 5th av. Plan No. 33.

WEST ST, No. 258, partitions, to 4-sty brick loft and store; cost, \$200; owner, M. E. Bratsfelder, 55 Liberty st; architects, Gronenberg & Leuchtag, 7 West 22d st. Plan No. 3272.

WASHINGTON PL, n e cor Mercer st, toilets, plumbing fixtures to 6-sty brick loft; cost, \$1,000; owner, Chas. Van Bergen, B'falo, N. Y.; architects, Hill & Stout, 1123 Broadway. Plan No. 42.

19TH ST, No. 23 W, 20th st, Nos. 18-20 W, piers to 11-sty brick loft; cost, \$700; owner, C. Levy, 110 5th av; architect, Stephen J. Gill, 157 Meserole av, Brooklyn. Plan No. 18.

30TH ST, No. 212 West, 1-sty rear extension, 23x35, partitions, to 5-sty brick tenement and store; cost, \$1,200; owner, Milton Mayer, 89 University pl; architects, Harrison & Sackheim, 230 Grand st. Plan No. 24.

23D ST, Nos. 538-546 W, elevator shaft to 4-sty brick factory; cost, \$1,000; owner, J. and W. Lyall, 85 Leonard st; architect, E. H. Lyall, 62 Washington sq. Plan No. 14.

38TH ST, No. 28 E, 1-sty rear extension to 4-sty brick residence; cost, \$4,000; owner, Mrs. Hamilton Fish Kean, 25 E. 37th st; architect, Julius F. Gayler, 225 5th av. Plan No. 20.

45TH ST, Nos. 2-6 West, cut floors, partitions to 1-sty brick store and office; cost, \$600; owner, Wm. M. Sperry, 34 West 33d st; architects, Schwartz & Gross, 347 5th av. Plan No. 37.

45TH ST, No. 53 West, 1-sty front extension 13x12, partitions, toilets to 3-sty brick dwelling; cost, \$2,500; owner, Adele Kneeland, Lenox, Mass; architect, M. Schwartz, 194 Bowery. Plan No. 39.

47TH ST, No. 16 West, partitions, to 4-sty



brick dwelling; cost, \$900; owner, G. & H. Blumenthal, 42 West 70th st; architect, Wm S. Boyd, 561 Hudson st. Plan No. 4.

55TH ST, No. 232 West, alter walls, add 1-sty, stairs to 4-sty brick dwelling; cost, \$15,000; owner, Mary A. Fitzgerald; architect, John Riggs, 62 Cedar st. Plan No. 43.

91ST ST, No. 292 East, posts, columns to 2-sty brick garage; cost, \$1,000; owner, Geo. Ringler & Co., 203 East 92d st; architect, J. V. Speth, Philadelphia, Pa. Plan No. 34.

96TH ST, No. 327 W, 1-sty front extension, 25x6, partition, toilets, to 3-sty brick store and hotel; cost, \$1,500; owners, Estate R. J. Mahoney, 76 W. 68th st; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 16.

102D ST, No. 238 E, partitions, beams to 5-sty brick tenement; cost, \$4,000; owner, Henry Schonzeit, 408 E 3d st; architect, Max Muller, 115 Nassau st. Plan No. 12.

103D ST, Nos. 201-203 West, steel beams, columns, to 6-sty brick tenement; cost, \$400; owner, Meyer Vesell, 41 Division st; architect, J. H. O'Rourke, 137 East 47th st. Plan No. 23.

109TH ST, No. 14 East, beams, columns, to 4-sty brick parish house; cost, \$75; owner, Church St. Edward The Martyr, 12 East 109th st; architect, J. B. Snooks Sons, 73 Nassau st. Plan No. 28.

109TH ST, n s, 186.9 West 8th av, alter walls, beams, to 1-sty brick boiler house; cost, \$150; owner, S. & M. Ferguson, 12 Cathedral Pkway; architect, C. H. Galliker, 551 West 170th st. Plan No. 7.

120TH ST, Nos. 540-542 E, alter roof to 1-sty brick wagon shed; cost, \$800; owner, Standard Oil Co. foot E 120th st; architect, R. W. Smith, 26 Broadway. Plan No. 15.

127TH ST, Nos. 403-405 West, partitions, baths, to 6-sty brick tenement; cost, \$500; owner, Dr. J. Saxe, 244 East 72d st; architects, Gross & Kleinberger, Bible House. Plan No. 6.

AMSTERDAM AV, No. 698, partitions to 2-sty brick moving picture show; cost, \$200; owner, Simon Feist, 163 West 93d st; architect, J. S. Barney, 40 West 38th st. Plan No. 30.

BROADWAY, No. 362, iron beams, to 5-sty brick store and office; cost, \$255; owner, D. W. Bishop Estate, 21 Liberty st; architect, E. Cohen, 445 Canal st. Plan No. 2.

BROADWAY, No. 688, alter elevator shaft, to 6-sty brick loft; cost, \$1,500; owner, Jacob New Realty Co., 320 Broadway; architect, Wm S. Boyd, 561 Hudson st. Plan No. 3.

BROADWAY, Nos. 126-130; Cedar st, Nos. 85-89, 3-sty side extension, 13x101.1, stairs, to 16-sty brick store, bank and office; cost, \$100,000; owner, American Exchange National Bank, 128 Broadway; architects, Clinton & Russell, 32 Nassau st. Plan No. 3278.

BROADWAY, Nos. 850-860, 14TH ST, Nos. 50-58 East, walls to 2 5-sty brick stores, theatre and hotel; cost, \$500; owner, Palmer Estate, 850 Broadway; architect, L. A. Sheinart, 194 Bowery. Plan No. 44.

BOWERY, Nos. 180-182, partitions, windows to 2 3-sty brick stores; cost, \$5,000; owner, James C. and Charles F. Ayer, 141 9th st, Boston, Mass.; architect, J. R. Hinchman, 437 5th av. Plan No. 32.

CATHEDRAL PARKWAY, No. 36, partitions to 2-sty brick moving picture show; cost, \$200; owner S. & M. Ferguson, 26 Cathedral Parkway; architect, J. S. Barney, 40 West 38th st. Plan No. 31.

LEXINGTON AV, n e cor 45th st, 1-sty front extension, 20x3.10, partitions, skylights, to 4-sty brick tenement and saloon; cost, \$5,000; owner, Mary Ahern, 204 West 43d st; architects, B. W. Berger & Son, 121 Bible House. Plan No. 36.

PARK AV, No. 1607, sign to 2-sty brick store and dwelling; cost, \$175; owner, Samuel Joseph, premises; architect, W. T. Totten, 101 West 42d st. Plan No. 3274.

2D AV, No. 2341, toilets, partitions, store front to 2-sty brick store and dwelling; cost, \$100; owner, E. J. Wehrenberg, 717 East 178th st; architect, L. F. J. Weiher, 271 West 125th st. Plan No. 8.

2D AV, No. 2499, partitions, to 5-sty brick tenement and store; cost \$200; owner, The Central Brewing Co., 68th st and East River; architect, J. W. Thompson, 117 Sullivan st. Plan No. 3273.

2D AV, s e cor 59th st, windows, toilets, partitions to 5-sty brick tenement and store; cost, \$600; owner, John Rielly, 1116 2d av; architect, J. H. Friend, 148 Alexander av. Plan No. 40.

3D AV, Nos. 795-799, booth to 2-sty brick moving picture; cost, \$200; owner, Frank J. Cassidy, 100 William st; architect, J. Stewart Barney, 40 West 38th st. Plan No. 29.

3D AV, No. 1334, erect booth, to 3-sty brick motion picture; cost, \$200; owner, L. Zincke, 290 Broadway; architect, J. Stewart Barney, 40 West 38th st. Plan No. 27.

5TH AV, Nos. 500-504; 42d st, No. 1 West, partitions, to 8-sty brick store and office; cost, \$300; owner, Walter J. Salomon, 15 West 42d st; architects, Rouse & Goldstone, 38 West 32d st. Plan No. 9.


5TH AV, Nos. 149-151, alter balcony, to 7-sty brick lofts; cost, \$350; owner, Estate Bradish Johnson, 39 Cortlandt st; architect, J. H. Knobel, 318 West 42d st. Plan No. 21.

5TH AV, No. 394, show windows, to 5-sty brick store; cost, \$1,500; owner, Geo. C. Boldt, Waldorf Astoria; architect, J. L. Steinam, 10 East 23d st. Plan No. 1.

7TH AV, No. 2247, partitions, windows to 5-sty brick tenement; cost, \$1,200; owner, John I. Moore, 288 Greenwich st; architect, B. W. Berger & Son, Bible House. Plan No. 3271.


7TH AV, No. 877, partitions, windows to 4-sty loft; cost, \$50; owner, Patrick J. Finn and John May, 301 West 44th st; architect, B. W. Berger & Son, 121 Bible House. Plan No. 35.

9TH AV, No. 715, partitions, stores, to 5-sty brick store and tenement; cost, \$500; owner,



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Robert Russell, 462 63d st, Brooklyn; architect,  
Henry Davidson, 400 West 23d st. Plan No. 5.

13TH AV, e s, between Loew & Hewitt avs,  
partitions, steel girders to 2-sty brick market;  
cost, \$400; owner, United Live Poultry Co. 64  
Loew av; architects, Gross & Kleinberger, Bi-  
ble House. Plan No. 17.

### Bronx.

MORRIS PL, Nos. 454-6, two 2-sty frame ex-  
tensions, 6.6x11 to two 2-sty frame dwellings;  
cost, \$1,000; owners, Bernhardt & Neuschaefer,  
on premises; architect, Chas. S. Clark, 441 Trem-  
ont av. Plan No. 4.

171ST ST, n s, 125.2 w 3d av, 1-sty of brick  
built upon 2-sty brick warehouse; cost, \$4,000;  
owner, A. C. Ayer, Hartsdale, N. Y.; architects,  
B. & J. P. Walther, 147 E 125th st. Plan No.  
582.

BAILEY AV, w s, 422.10 n Albany rd, new  
front to 2-sty frame store and dwelling; cost,  
\$100; owner, Edw. A. O'Mealey, on premises;  
architects, Ahneman & Younkheere, 3320 Bailey  
av. Plan No. 3.

BOSTON RD, No. 1313, new toilet to 1-sty  
brick stores; cost, \$200; owner, Philip Wat-  
tenberg, 1203 Franklin av; architect, M. W. Del  
Gaudio, 401 Tremont av. Plan No. 6.

DEVOE AV, w s, 355 n Walker av, 1-sty of  
brick built upon 2-sty brick, ice storage; cost,  
\$500; owners, Bronx Consumers Ice Co, on  
premises; architect, Frank Wennemer, 2136  
Honeywell av. Plan No. 1.

HUNT AV, s e cor Bronxdale rd, move 3-sty  
frame store and dwelling; cost, \$800; owners,  
City & County Contract Co, Grand Central Ter-  
minal; architect, Wm. F. Garvey, 1911 White  
Plains av. Plan No. 8.

GUN HILL RD, s s, 90 e Olinville av, move  
1-sty frame store; cost, \$300; owners, Mc-  
Turk Estate, White Plains av; architect, Frank  
J. McGarry, Barker av and Post St. Plan No. 2.

PROSPECT AV, No. 902, new store front,  
new partitions to 2-sty and attic frame store  
and dwelling; cost, \$1,200; owner, Mrs. A.  
Byrne, 1200 Franklin av; architect, Carl J.  
Itzel, 1338 Wilkins av. Plan No. 9.

PROSPECT AV, No. 900, new store front, new  
partitions to 2-sty and attic frame store and  
dwelling; cost, \$1,200; owner, Mrs. A. Byrne,  
1200 Franklin av; architect, Carl J. Itzel, 1338  
Wilkins av. Plan No. 10.

VYSE AV, n w cor Jennings st, new parti-  
tions to 5-sty brick tenement; cost, \$100;  
owner David Laemmle, 128 Christopher st;  
architect, Harry T. Howell, 149th st and 3d av.  
Plan No. 7.

3D AV, n w cor 143d st, 5-sty brick extension,  
40x54, and build 2 stories of brick upon 3-sty  
brick store; cost, \$20,000; owner, Francis Rog-  
ers, New Rochelle, N. Y.; architect, Albert E.  
Davis, 258 E. 138th st. Plan No. 583.

3D AV, e s, 194.2 s 156th st, 1-sty brick ex-  
tension, 20x27, to 5-sty brick store and tenement;  
cost, \$1,500; owners, John D. Thees &  
Son, 313 Lenox av; architect, J. J. Vreeland,  
2019 Jerome av. Plan No. 5.

### Brooklyn.

BOWNE ST, s w cor Richard st, 1-sty brick  
extension, 21.6x20; cost, \$400; owner, Vin-  
cenzo Saverio, on premises; architect, H. P.  
Imprato, 267 Court st. Plan No. 8.

BOERUM PL, No. 124, new partitions, etc.;  
cost, \$150; owner, Fredk. Mienke, 16 Lincoln  
av, Rockville Centre, L. I.; architect, Henry  
Edmunds, 346 Court st. Plan No. 23.

BEARD ST, s s, 203.6 e Richards st, repair  
fire damage; cost, \$250; owner, Beard Bros.,  
502 Hamilton av; builder, J. E. Hinman, 24  
State st, New York. Plan No. 6.

COLUMBIA ST, No. 234, new partitions, etc.;  
cost, \$400; owner, Robert Sheldon, 10 Strong  
pl; architect, John Burke, 703 East 4th st.  
Plan No. 7812.

COLUMBIA ST, No. 236, new partitions, etc.;  
cost, \$800; owner, Rosolino Messino, on pre-  
mises; architect, John Burke, 703 East 40th st.  
Plan No. 7813.

CLINTON ST, No. 539, new windows, etc.;  
cost, \$500; owner, Jacob Blumberg, 238 9th  
av; architect, David A. Lucas, 98 3d st. Plan  
No. 7816.

FERRIS ST, w s, bet King and Sullivan sts,  
new plumbing; cost, \$200; owner and archi-  
tect, N. Y. Dock Co., 10 Bridge st, New York.  
Plan No. 34.

GUERNSEY ST, No. 75, repair fire damage,  
etc.; cost, \$300; owner, Robt. F. Abbi, on  
premises; builder, John Blenner, 73 Noble St.  
Plan No. 7805.

GRAND ST, No. 76, new partitions, etc.;  
cost, \$150; owners, Annie S. Barcherding &  
ano, 78 Wilson st; architect, A. C. Beaker,  
312 Grand st. Plan No. 27.

HURON ST, No. 214, new doorway, etc.;  
cost, \$350; owner, Mary Drahim, 181 India  
st; architect, Jos. McKillop, Jr., 154 India st.  
Plan No. 7824.

HENDRIX ST, No. 394, 1-sty frame exten-  
sion, 17x12; cost, \$300; owner, Robert Huren,  
on premises; architect, Ernest Dennis, 241  
Schenck av. Plan No. 7807.

HERKIMER ST, n s, 60 e Rockaway av, new  
partitions, etc.; cost, \$1,000; owner, Louis Sol-  
kowitz, 701 East 4th st, N. Y.; architect, Louis  
Sherman, 194 Broadway, N. Y. Plan No. 7824.

HEWES ST, n s, 285 w Harrison av, new  
partitions, etc.; cost, \$400; owner, Philip War-  
shan, 27-9 Clinton st, N. Y.; architect, Ignatius  
A. Crawford, 1095 Lorimer st. Plan No.  
7832.

HURON ST, No. 238, new plumbing, etc.;  
cost, \$30; owner, Stefan Chvcho, on premises;  
architect, Jos. McKillop, 154 India st. Plan  
No. 7810.

LIVINGSTON ST, s s, 200 w Hoyt st, new  
plumbing, etc.; cost, \$300; owner and builder,  
Abraham & Straus, 420 Fulton st. Plan No. 31.

LAKE ST, w s, 314.6 n 86th st, new exten-  
sion, etc.; cost, \$300; owner, Antonia Favina,

420 Lake st; builder, Jas. Hartnett, 1320  
60th st. Plan No. 29.

LAKE ST, w s, 314.6 n 86th st, alter stable,  
etc.; cost, \$200; owner and architect, as above.  
Plan No. 30.

PEARL ST, No. 124, new walls, etc.; cost,  
\$600; owner, Lewis B. Prahar, on premises;  
architect, R. J. Mansfield, 49 Claremont av,  
New York. Plan No. 19.

RAPELYEA ST, No. 61, new partitions, etc.;  
cost, \$100; owner, Zola Keegan, on premises;  
architect, Jas. Kane Co., 83 Rapelyea st. Plan  
No. 7817.

TEN EYCK ST, No. 176, new wall, etc.;  
cost, \$250; owner, Emilie Zeltner & ano, 176  
Ten Eyck st; architect, Emil J. Meisinger, 394  
Graham av. Plan No. 7806.

WARREN ST, s s, 407 w Columbia st, new  
windows, etc.; cost, \$50; owner, N. Y. Dock  
Co., 10 Bridge st; builder, J. Wiggins, Supt.  
N. Y. Dock Co., Ft. Montague st. Plan No.  
7809.

SOUTH 3D ST, No. 233, 3-sty brick exten-  
sion, 20.4x38.10; cost, \$4,000; owner, Aron  
Segal, 220 Roebing st; architect, Chas. M.  
Straub, 147 4th av, N. Y. Plan No. 7854.

NORTH 7TH ST, No. 66, new exit, etc.; cost,  
\$450; owner, Anna Blutkowski, 66 North 7th  
st; builder, Henry M. Entlich, 29 Montrose av.  
Plan No. 22.

7TH ST, s s, 285 e 2d av, alter elevator,  
etc.; cost, \$1,525; owner, Kranz Mfg. Co., 160  
7th st; builder, Reedy Elevator Co., Hoboken,  
N. J. Plan No. 12.

60TH ST, n s, 218 e 16th av, alter extension,  
etc.; cost, \$200; owner, Karl Rundquist, 1629  
60th st; builder, —, Plan No. 33.

60TH ST, No. 1165, new toilet compartments,  
etc.; cost, \$400; owner, Geo. Georgeson, on  
premises; architect, Frank O. Kalin, 655 60th  
st. Plan No. 7811.

67TH ST, No. 1054, new plumbing, etc.; cost  
\$135; owner, Salvatore Castellonese, on pre-  
mises; architect, Harry A. Kressh, 7309 13th  
av. Plan No. 7828.

BROOKLYN AV, No. 902, new partitions, etc.;  
cost, \$60; owner, John G. Hay, 148 Alexander  
av; architect, John H. Friend, same address.  
Plan No. 7819.

BROADWAY, No. 1821, new flooring, etc.;  
cost, —; owner, Estate of Henry Loeffler,  
647 Bushwick av; architect, Henry Loeffler,  
Jr., 167 Stuyvesant av. Plan No. 7853.

BROADWAY, No. 1432, new show windows,  
etc.; cost, \$300; owner, Mrs. Louisa Miller,  
585 Willoughby av; architect, Eric O. Holm-  
gren, 371 Fulton st. Plan No. 20.

CENTRAL AV, No. 105, new partitions, etc.;  
cost, \$1,500; owner, Henry Elias Brewing Co.,  
403 East 54th st, N. Y.; architect, Richard  
Rohl, 128 Bible House, N. Y. Plan No. 7804.

CLASSON AV, n w cor Clifton pl, new wall,  
etc.; cost, \$600; owner and builder, Bristol  
Myers Co. (Inc.), 281 Greene av. Plan No. 35.

CLASSON AV, No. 131, 1-sty and basement  
brick extension, 16x5.8; cost, \$500; owner,  
Francesco Barone, on premises; architect, Chas.  
P. Cannella, 60 Graham av. Plan No. 25.

DEKALB AV, n w cor Raymond st, 1-sty  
brick extension, 20.10x4; cost, \$1,200; owner,  
Wm. A. Hill, 27 Ashland pl; architects, Voss  
& Lauritzen, 65 Dekalb av. Plan No. 7822.

FLUSHING AV, No. 712, new partitions, etc.;  
cost, \$200; owner, Joseph P. Saminto, on  
premises; architect, Philip Grossman, 96 Wal-  
ton st. Plan No. 7820.

GREENE AV, s e cor Evergreen av, new  
store front, etc.; cost, \$300; owner, Geo. W.  
Schwille, 1154 Myrtle av; architects, Koch &  
Wagner, 26 Court st. Plan No. 26.

GATES AV, No. 415a, new store front, etc.;  
cost, \$250; owner, Fannie May, 68 Hart st;  
builder, Harry Silverman, 132 Floyd st. Plan  
No. 7798.

GREENPOINT AV, n e cor West st, altera-  
tions, entrance, etc.; cost, \$200; owner, Eber-  
hard Faber, on premises; builder, C. Curtis  
Woodruff & Co, 213 10th st, L. I. City. Plan  
No. 7799.

GREENWOOD AV, n s, 25 w East 4th st,  
new flooring, etc.; cost, \$150; owner, Philip  
Hassenkamp, 321 Greenwood av; builder, Au-  
gust W. Koestner, 201 Greenwood av. Plan  
No. 7825.

SEA GATE AV, s w cor Maple av, repair  
fire damage; cost, \$3,000; owner, Sea Gate  
Impt. Co., 180 Montague st; builder, E. F.  
Hemberger, 2725 Surf av. Plan No. 24.

HARRISON AV, s e cor Gerry st, new walls,  
etc.; cost, \$350; owner, Jos. Werbelovsky, 91  
Meserole st; architect, Ignatius A. Crawford,  
1095 Lorimer st. Plan No. 7833.

METROPOLITAN AV, s s, 47.8 w Olive st,  
new partitions, etc.; cost, \$250; owner, Ratner  
on premises; architect, Emil J. Meisinger, 394  
Graham av. Plan No. 7814.

METROPOLITAN AV, No. 432, new sinks,  
etc.; cost, \$150; owner, Theodore V. Cucumillo,  
20 Hegemeyer st; architect, Tobias Goldstone,  
18 Beaver st. Plan No. 7796.

ROCKAWAY AV, Nos. 521-519, new house  
drain; cost, \$40; owner, Shetland Co., 44 Court  
st; architects, S. Millman & Son, 1180 Pitkin  
av. Plan No. 10.

WAREHOUSE AV, w s, 235 n Mermaid av,  
move building, etc.; cost, \$600; owner and  
architect, Salvatore D'Esposito, Cottage pl, C. I.  
Plan No. 7844.

WYTHE AV, No. 131, 1-sty brick extension,  
14.2x7.8; cost, \$450; owner, Jos. Fibich, on  
premises; architect, Henry M. Entlich, 29  
Montrose av. Plan No. 3.

4TH AV, No. 679, new wall, etc.; cost, \$100;  
owner, Antonio Barboloto, on premises; archi-  
tect, Hartung & White, 6323 New Utrecht av.  
Plan No. 7800.

5TH AV, No. 331, 1-sty brick extension, 18.6  
x16.6; cost, \$700; owner, Joseph J. Nattell,  
138 5th av; architect, Wm. J. Dilthey, Union  
Square. Plan No. 7850.

15TH AV, w s, 40 n 74th st, new plumbing,  
etc.; cost, \$25; owner, Richard Melville, on



premises; architect, John J. Dunn, 74th st and 15th av. Plan No. 7845.

16TH AV, e s, 40 n 70th st, new plumbing; cost, \$135; owner, Wm. Huber, 236 46th st; architect, David Macdonald, 5917 New Utrecht av. Plan No. 21.

**Queens.**

COURT SQUARE (Queens County Court House), install new passenger elevator; cost, \$3,000; owner, City of New York, Boro Hall, Long Island City. Plan No. 1242.

WOODSIDE.—6th st, w s, 100 n Howell av, erect new stone foundation; cost, \$250; owner, H. J. Mullen, 289 Fulton st, Jamaica. Plan No. 1241.

WHITESTONE.—22d st, n s, 200 w 8th av, erect new bay window; cost, \$100; owner, Mrs. Mary Newmann, premises. Plan No. 1243.

WINFIELD.—Shell rd, s s, 35 w Columbia av, general repairs to house and reshingle roof; cost, \$1,000; owner, Magdalena Schneider, 2 Fulton st, Maspeth. Plan No. 1236.

FLUSHING.—Locust st, 71-3, erect new fire escapes; cost, \$300; owner, Flushing Storage Co., premises. Plan No. 1237.

FLUSHING.—Broadway, 71-3, erect new fire escapes; cost, \$300; owner, Queens County Savings Bank, premises. Plan No. 1238.

FLUSHING.—Jamaica av, (Sandford Hall), erect new fire escapes; cost, \$800; owner, Sandford Hall Limited, Jamaica av, Flushing. Plan No. 1239.

WOODSIDE.—6th st, e s, 225 n Howell av, erect new stone foundation; cost, \$250; owner, H. J. Mullen, 289 Fulton st, Jamaica. Plan No. 1240.

**Richmond.**

BROAD ST, s s, 50 e Clark st, Stapleton, extension, 1-sty brick dwelling; cost, \$600; owner, Philip Adler, 182 Broad st, Stapleton; architect, John Davies, Tompkinsville; builder, Gauchrow Bros., Stapleton. Plan No. 537.

FRANKLIN ST, n s, 250 w Broadway, No. 319, alter frame dwelling; cost, \$150; owner, Pooni Cosimo; owner builds. Plan No. 538.

**Government Work.**

GOSHEN, IND.—Sealed proposals will be received until February 7, for the construction of a 1-sty and basement brick and stone faced building, covering approximately 5,000 sq. ft. ground area, first floor of fireproof construction, tin roof (including plumbing, gas piping, heating apparatus, electric conduits and wiring, and lighting fixtures), for the United States post office at Goshen, Ind., in accordance with drawings and specifications, copies of which may be obtained from Supervising Architect James Knox Taylor, Washington, D. C.

BONHAM, TEX.—Sealed proposals will be received until February 15, for the construction (including plumbing, gas piping, heating apparatus, electric conduits and wiring, and lighting fixtures) of a 1-sty and basement nonfireproof building, of approximately 4,235 sq. ft. ground area, brick faced, with stone trim, for the United States post office at Bonham, Tex., in accordance with drawings and specifications, copies of which may be obtained from the Supervising Architect, James Knox Taylor, Washington, D. C.

Sealed proposals will be received until January 24, for an electric passenger elevator in the United States post office and courthouse, Ottumwa, Iowa. Drawings and specifications may be had at the discretion of the Supervising Architect, James Knox Taylor, Washington, D. C.

**Personal and Trade Notes.**

F. L. CLAPP, formerly assistant engineer of the Hudson River Division of the Catskill Aqueduct, New York City Board of Water Supply, has been appointed acting division engineer.

J. A. BENDEL, State Engineer, informs the Record and Guide that an office will be established in New York City to carefully investigate the question of terminals; and until such investigation shall have been made and the location of the terminals and plans for them decided on it will be impossible for him to give definite information relative thereto.

WALTER J. JONES, consulting engineer, 30 Church st, New York City, has been appointed engineer to the Electrical Commission of the City of Montreal and will have immediate supervision over the work of laying out a complete municipal underground system for that city.

WILLIAM A. BURR CO., 2825 Broadway, masons and plasterers, have moved their offices to 600 West 110th st, the southwest corner of Broadway.

SEVERN D. SPRONG has resigned his position as chief electrical engineer of J. G. White & Company and accepted that of electrical engineer of the Brooklyn Edison Company, retaining the relation of consulting electrical engineer to J. G. White & Company.

**DEPARTMENTAL RULINGS.**

[This department of news, devoted to the decisions of the Bureau of Buildings, Tenement House Department, Board of Examiners, Department of Labor, Department of Public Works, etc., is published for and under the auspices of the New York Chapter of the American Institute of Architects and the Building Trades Employers' Association. The rulings affect the operations of Architects, Owners, Contractors and Others.]

**Department of Buildings**

**Inspection of House Sewers.**

Bulletin No. 37.—On and after January 1, 1912, the laying of house sewers, as well as the connection thereof with the street sewer, will be inspected by the Inspectors of Sewer

**Largest Contract Ever Awarded, Bonded**

CHAS. H. DARMSTADT has received the contract for plumbing work in connection with the erection of McAlpin Hotel, at Broadway and 33d Street.

This is the largest individual contract ever awarded for plumbing.

The general contractors (THOMPSON-STARRETT CO.) required a Surety Bond guaranteeing the faithful performance of the work as required in the plans and specifications.

MR. DARMSTADT procured the Bond required through the office of

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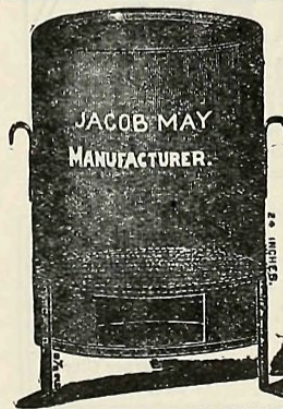
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Fire Chief  
**CROKER**  
says of  
The DAHLSTROM  
PRODUCTS—

At the International Municipal Congress, Chicago, Sept. 29th, Edward F. Croker, Ex-Chief of New York City's Fire Dept., said:

"To me there is a fascination about steel interiors. It constantly emphasizes the absurdity of fire-fighting, for how can fires rage if they have nothing to feed upon?"

Interviewed, Ex-Fire Chief Croker said: "You are at perfect liberty to use my talk partially or entirely and apply it to your products. I have watched your development since you first originated cold drawn steel interiors with great interest. My address and the fact that my residence will be equipped with The Dahlstrom Products is as strong a recommendation as I can make."

Copies of Ex-Chief Croker's address may be had for the asking. Complete literature upon request.

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Executive Offices and Factories:  
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Branch Offices in all Principal Cities



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Connections of the Bureau of Sewers.  
The term "house sewer" as used herein is applied to that part of the main drain or sewer extending from a point two feet outside of the outer wall of the building, vault or area to its connection with the street sewer. In case the building, vault or area sets back of the building line to the extent of two feet or more, the term shall apply to that part of the main drain or sewer extending from the building line to its connection with the street sewer.

Plumbers installing house sewers shall accordingly notify the Permit Clerk of the Department of Public Works, 21 Park Row, (Telephone 6700 Cortlandt) at least twenty-four hours in advance of the time when the laying of such house sewer is desired to be undertaken.

No application for plumbing and drainage will be accepted which is not accompanied by a statement for the information of the Permit Clerk of the Bureau of Sewers giving the following data:

First: Location; second, whether the building is (a) a new building, (b) an extension to an existing building, (c) an alteration within an existing building; third, area of lot or plot affected; fourth, area at the curb level of (a) the entire building in the case of a new building, (b) the existing building in the case of an alteration, (c) any proposed extension; fifth, name and address of the applicant.

No changes of the existing regulations governing the construction of such house sewers are necessitated by this change of jurisdiction and inspection.  
RUDOLPH P. MILLER,  
Supt. of Buildings,  
Dated, Dec. 28, 1911.

#### Effective Rough Brickwork.

One of the chief difficulties in securing effective rough brickwork is the common predilection, which appears to be shared by many architects, as well as owners, for very dark gray to black mortar for the facing joints, although every colorist knows that even a small admixture of black tends to kill and muddy his color tones in any medium. In rough brickwork, the brick unit is relatively so soft that the colors of bricks and very dark mortar tend to mix in the eye of the observer, producing a dull, hard and more or less "muddy" effect. For purity and richness of color quality and nice definition of bond texture, the mortar should always be at least somewhat lighter than the average tone of the bricks.

As a rule, the light gray of the lime and cement mortar ordinarily used for brickwork at the present time is sufficiently toned away from a dead white to produce very satisfactory results with the lighter red bricks. With bricks of a deep, strong red or with the deeper brown or purplish shades of hard burned kiln-run pavers, a small quantity of lampblack in the mortar produces a softer and quieter gray.

With the ordinary mineral red mortar color, a dull, soft pinkish shade, considerably lighter than the average tones of the bricks may be obtained, which is very agreeable, and not so hard in effect as the light gray joints.—"Brickbuilder."

#### 12-Story Houses in Lateral Streets.

West 79th street evidences the general tendency of improvements in the section west of Central Park to erect twelve-story apartments on the wider lateral streets as well as on the avenues. The owner of Nos. 146-148 West 79th street, between Central Park West and Columbus avenue, is understood to be contemplating adding one more to the number of tall ones in the block, but he has not yet selected an architect.

#### A Good Business Year Ahead.

"I am very optimistic on the general business outlook for the coming year, for, in spite of the fact that it will be Presidential year, I believe the attitude of both political parties is such that business interests need have no fear of new policies which may be inaugurated."—Henry C. Black.



# OFFICIAL CREDIT RECORDS

## JUDGMENTS.

In these lists of Judgments the names alphabetically arranged and which are first on each line are those of the judgment debtor. The letter (D) means judgment for deficiency. (\*) means not summoned. (†) signifies that the first name is fictitious, real name being unknown. Judgments entered during the week and satisfied before day of publication do not appear in this column, but in list of Satisfied Judgments.  
The Judgments filed against corporations, etc., will be found at the end of the list.

### Manhattan and Bronx.

Dec. & Jan.  
30 Armstrong, Cyril W—N Y Tel Co 50.27  
30 Allen, Franklin W—E Grechen... 83.15  
30 Aron, Isaac M—H Goldberg... 37.29  
2 Adams, Eliz M—Tri-State Supply Co... 244.68  
2 Adelson, Harry M & Sol Sachs—B Weinberg... 233.65  
3 Alexe, Frank—N Y Telephone Co... 29.70  
3 Ayd, David—Corbin & Wiesner... 245.05  
3 Alexander, Herman—L S Quackenbush... 85.31  
3 Arsenian, Elias—Geo E Hart Co... costs, 108.49  
3 Alvers, Henry F—L P Clark... 3,177.73  
3 Arker, Isaac—Lawyers Title Ins & Trust Co... 46.91  
3 Ammerman, Chas B—Lawyers Title Ins & Trust Co... 93.16  
4 Adams, Jos H—E R Reichgelm et al... 247.17  
4 Anderson, Alex & Gaetano Saggese—P J Heany Co... 519.72  
5 Alpert, David & Jos Gilinsky—S Klausner & Co... 232.54  
5 Allen, Austin E—Hanover Club... 287.20  
5 Atkins, Arthur R—H B Claffin Co... 117.38  
5 Altersohn, Abr—Ranking Candy Co... 128.44  
30 Bauer, Bruno—N Y Tel Co... 44.26  
30 Bruens, Gesine—United Confectioners Supply Co... 142.55  
30 Blatz or Blatts, Louis—Robt Griffin Co... 162.80  
30 Baby, Chas—I Greenberg... 132.51  
30 Brennan, Ethel adm—Interborough Rapid Transit Co... 72.38  
2 Bernhart, Wm T—H C Knoepfel... 112.22  
2 Brandmark, Saml—J Schleimer... 20.00  
3 Ballard, Herbert G—Manhattan Collecting Co... 117.03  
3 Baker, Robert—the same... 127.15  
3 Barnett, Nathan—the same... 27.55  
3 Barstel, Wm—the same... 25.28  
3 Barnett, Beckie\*, Abr Switzer—Goldberg... 230.40  
3 Battista, Domenick—N Y Telephone Co... 28.14  
3 Barron, Jacob\* & Albert Mayer—Samuel Cabot Inc... 32.24  
3 Bradley, Gordon B—E Mathias et al... 132.24  
3 Blumenson, Hyman A, Elias S Mines\* & Louis J Blumenson—Risch & Co... 1,328.56  
3 the same—Wm Iselin & Co... 778.82  
3 Blum, Sam—Jacob Kulla Co... 139.53  
3 Berckman, Emil—United Wine & Trading Co... 135.09  
3 Bernstein, Henry—S Birnzwieg... 85.96  
3 Bellock, David & Morris Weiner—J Weitzer... 586.00  
3 Bennett, John D & John Schenck—Hydraulic Oil Storage Co... 313.51  
3 Brodzak, Jos M—S Ascher... 352.22  
3 Bugbee, Dana J—W I Overstreet... 77.67  
3 Bauer, Jennie—R Harper et al... 83.96  
4 Bloom, Ike & Sarah—Jefferson Bank... 589.90  
4 Bergen, A Schenck—N Y Lubricating Oil Co... 84.35  
4 Becker, Julius—Lawyers Title Ins & Trust Co... 80.46  
4 Brady, Matthew J—J P Hackenberg... 83.84  
4 Beck, Benedict M, Benedict M Jr & Theresa—G J Haase... 23.86  
4 Bellows, Clarence E S—Brooks Bros... 108.41  
4 Beck, Robt—the same... 61.81  
4 Bernard, Saml—T Gerfus... 1,030.50  
4 Blackburn, Jos E—Citizens National Bank of Saratoga Springs, NY... 3,114.00  
4 Brady, Jos E—A Obright... 134.92  
4 Baffa, Antonio—East River Mill & Lumber Co... costs, 13.26  
4 Beck, Benedict M & Benedict M Jr\*—T Williams et al... 38.14  
4 Butanowski, Adolph J—Manhattan Leasing Co... 46.91  
4 Butanowski, Adolf—L Wigdalski... 125.05  
4 Brandman, Ada—L Landesberger... 81.34  
5 Birgfeld, Herman W—Fredk Loeser & Co... 153.17  
5 Buchler Louis—Golden Gate Fruit Co... 90.21  
5 Borman, Oscar—Harlem Supply Co... 223.57  
5 Breck, Chas J trste—H C Brewster... cost, 108.42  
5 Brown, Alvan S—L F Grimes... 1,016.60  
5 Beach, Stanley Y & Scientific American Aeroplane Co—M Pollock... 1,542.88  
5 Briskman, Hyman—H B Claffin Co... 227.62  
5 Berson, Jos E—the same... 73.24  
5 Billings, Jos W—Equitable Trust Co of NY... 439.13  
5 Bossos, Dienysius C—J W Middlebrook... 27.93

30 Cameron, Alex Jr—N A Metzgef... 493.99  
30 Castora, Carlo & Toto—E McCarthy et al... 274.41  
30 Clifford, Wm J & Chas J Orloff—S Held... 47.61  
30 Cohen, Isaac M—M Tannenbaum... 61.08  
30 Curzio, Pasquale & Vincenzo Razzano\*—L Samuels... 89.31  
30 Conomos, Jas—E Moskou... 77.50  
2 Chiappa, Luigi—J B Ownes... 60.75  
2 Cipolla, Carmine & Wm T Bernhart—H C Knoepfel... 168.22  
2 Crewell, Robt I—Tomahawk Realty Co... 74.31  
2 Cuff, Wm—H Heins... 7,658.82  
2 Cohen, Jacob A & Jos Satlow—Hochberger... 19.31  
2 Cahill, Martin—Geo E Loeffler Co... 99.65  
2 Carnrick, Edgar M—N Y Telephone Co... 65.82  
3 Clark, Rose—the same... 40.37  
3 Chiesa, Luigi—People & Co... 200.00  
3 Conway, Edw S—H Guthmuller... 43.27  
3 Cohn, Barnett—City of NY... 28.99  
3 Cunningham, Danl F—the same... 220.84  
3 Cunningham, Thos J—the same... 220.84  
3 Campbell, Edw C—Vaughn's Seed Store Inc... 72.04  
3 Catranis, Geo—Clogstone Co... 38.15  
3 Cassone, Alfie—Dr Pratt Co et al... costs, 100.38  
4 Cannon, Chas & Edw J Krug—O Pehrman et al... 1,862.88  
4 Constantian, Florence M—F Reill... 65.55  
4 Cherkass, Bernard & Saml Deitchman—E Glantzberg... 134.69  
4 Conkling, John J—Robt F Mackenzie Co... 19.26  
4 Cox, Lucia—M J Bugbee... 154.95  
4 Cully, John S—F Schneider... 63.91  
4 Clark, Edmund—Borough Bank of Brooklyn... 584.40  
4 Cohen, Louis P—C L & D L Becker Lumber Co... 433.10  
4 Cameron, Alex, Jr—Brooks Bros... 189.69  
4 Cram, G Lafayette—Tautog Realty Co... 171.98  
4 Cohen, Isidor—F R Eiden... 29.22  
4 Cook, Max—H B Hardenburg & Co... 16.38  
4 Cooper, Richard & John—Illustrated Postal Card Novelty Co... 16.15  
5 Cometti, Carlo—Acker, Merrill & Condit Co... 31.13  
5 Corbeau, Emanuel—the same... 35.21  
5 Ciro, Luigi—Piel Bros... 48.62  
5 Connell, John F—Westinghouse Air Brake Co... 173.21  
5 Craig, Winifred F—H B Claffin Co... 117.69  
5 Clarke, Adele J—the same... 135.81  
5 Crown, John H—City of NY... 220.84  
5 Cavanagh, John C—the same... 220.84  
5 Carolan, Jas J—the same... 220.84  
5 Campbell, John B—the same... 220.84  
5 Colgate, Arthur E—the same... 507.00  
5 Coyle, Patk—the same... 220.84  
5 Cimiotti, Sarah—City of NY... 507.00  
5 Cummings, Michl J—the same... 116.40  
5 Cantor, Max—the same... 31.44  
5 Callahan, Walter C—the same... 409.35  
5 Campbell, Jas A—the same... 38.28  
5 Carey, Harry L—the same... 220.84  
5 Cully, Jas S & Edw J Farrell—F N DuBois & Co... 986.15  
5 Cohen, Louis P & Philip L—Wholesale Supply Co... 217.91  
30 Della, Galla, Fredk—N Y Tel Co... 27.10  
30 Dellon, Jennie—Curtis Blaisdel Co... 381.31  
30 Devlin, Peter—Rodgers & Haggerty Inc... 68.36  
2 Dunn, Alex—C T Pusey... 79.41  
2 the same—J A Pusey... 194.41  
2 Darre, Richd B—E Toyse... 265.91  
2 Dieguardi, Francesco—Nassau Elec R R Co... costs, 192.34  
2 Dowling, Thos—T E Clark... 27.40  
2 Dobkin, Morris M\* & Chas Scheffran—J Cohen... 66.84  
3 Durie, David, Jr—Harlem Supply Co... 87.16  
3 Diamond, Pinkus & Meyer Skebel—Bronx Iron & Steel Co, Inc... 151.50  
3 D'Angelo, Domenico—People, & Co... 200.00  
3 Donaldson, John—N Y Telephone Co... 73.07  
3 Davidson, Manuel—W L Bunnell... 103.00  
4 Demerest, Geo F—Brooks Bros... 186.54  
4 Del Genovese, Guiseppa—F Del Genovese... costs, 37.22  
4 Davidson, Maunoo—W L Bunnell... 126.21  
4 DeLeeuw, Hamet—Dodge & Olcott Co... 34.67  
4 Dunn, Ambrose C—W Slutské et al... 106.69  
4 D'Ambra, Annie, Marie C, Del Gazie, D'Ambra Constn Co & Pasquale D'Ambra—Bronx Borough Bank... 2,205.60  
4 Darcy, Jane—Presbyterian Hospital in the City of NY... costs, 80.90  
5 Devine, Patk—Alphons Custodis Chimney Constn Co... costs, 726.48  
5 Do Siano, Almerico & Clelia O—A Maraccio... 821.47  
30 Elias, Hyman & Morris Shore—N Y Tel Co... 25.14  
30 Esbach, Katherine—M S Levussove... costs, 86.22  
2 Einhorn, Barnett—M Kleinberg... 83.70  
2 Eisenhauer, Philip—H Herrmann Lumber Co... 49.65  
3 Ennis, Thos A & Chas F Stoppani—C G Dill... 1,382.88  
3 the same—E M L Dill... 194.20  
4 Erbe, Chas—G E Schmidt... 33.25  
4 Ettinger, Darius W—J Fleischhauer et al... 75.62  
30 Furgang, Ester—N Y Tel Co... 35.15

30 Fitzgerald, Jno J—the same... 38.08  
30 Freeman, Michl—the same... 21.62  
30 Freed, Otto—the same... 17.12  
30 Fitch, Laura B extrx—Forty-two Broadway Co... 3,050.96  
2 Forester, Norbert—Equitable Trust Co of N Y... 297.81  
2 Farrell, Patk J—J S Rosenthal et al... 555.37  
2 Friedman, Saml—L B Lariden costs... 17.65  
2 Feldman, Sam—Bklyn Heights R R Co... 355.48  
2 Farley, Clarence D—Springfield Development Co... 31.91  
2 Fyans, Cornelius J—P Finlay costs... 97.45  
2 Freedman, Barnett—M Cohen... 161.71  
3 Frawley, Patk J—S G Rosenbaum... 648.49  
3 Fay, Timothy F—Lawyers Title Ins & Trust Co... 51.93  
3 Franck, August C—C E Diefenthaler et al... 89.25  
4 Falk, Jacob, Saml Shaffer\* & Harry Goldstein—Jas Pyle & Sons... 193.62  
4 Fraiser, Nellie C—E B Carey... 73.06  
4 Frohling, Victor—R D Crocker... 252.92  
5 Fromm, Adolph—Golden Gate Fruit Co... 42.76  
5 Freedman, Sol—the same... 66.71  
5 Fechter, Adolph J—Oberly Salesbook Co... 94.75  
5 Frank, Kate F—A Kelly... 2,044.47  
5 Finkelstein, Nellie—H B Claffin Co... 86.25  
5 Ficken, Henry—Union Marine Ins Co Ltd... 60.87  
5 Finkelstein, Sol & Saml Wilder & M J Drouer... 112.59  
5 Fegyversie, Leonard—M C Meyer et al... 73.34  
30 Ganopoulos, Nicolaos D—N Y Tel Co... 36.11  
30 Goetchius, Harry B—N Y Tel Co... 36.11  
30 Gold, Solomon S—the same... 17.99  
30 Greenberger, Morris—the same... 43.72  
30 Gillespie, Wm—the same... 68.85  
30 Gluck, Leonard & Nathan Shutte—the same... 20.61  
30 Gillespie, Henry L—Jno Forsythe... 173.42  
30 Gentilomo, Rosario—F Montomagnò et al... 49.29  
2 Gocha, Henry—G M Culver... 53.85  
2 Grooh, Isidor—N Y Tube & Spool Cotton Co... 285.81  
2 Glass, Jno Jr—Conroy Bros Inc... 1,548.76  
2 Goldstein, Jacob, Jos Satlow\* & Benj Bernhart\*—I Hochberger... 52.55  
3 Galley, Felix W—United Editors Assn... 58.47  
3 Glass, John, Jr—J Conway... 427.60  
3 Girone, Frank—People & Co... 200.00  
3 Gabriel, Abr—City of NY... 59.67  
3 the same—the same... 59.67  
3 Greenberg, Stuart M & Mabel O Holdbridge—L Lipkind... 1,042.33  
3 Goldberg, Irving & Louis—N Y Telephone Co... 39.80  
4 Greenwald, Paul—J I Downey... costs, 78.02  
4 Granger, Septimus W—G E Schmidt et al... 34.44  
4 Goll, Jacob—G E Schmidt et al... 35.50  
4 Gerhard, Thos—H B Hardenburg & Co... 34.41  
4 Goldie, Arthur H—Tautog Realty Co... 44.41  
4 Goodman, Abr—D McGonigel... 135.33  
4 Goldberg, Gussie, gdn—T D Hurst et al... 23.26  
5 Groff, Jos C—H Wagner Adler Co... 123.25  
5 Graziadi, Enrico—Bryant Co... costs, 23.08  
5 Gunnison, Austin—M M Menken... 549.25  
5 Greene, Abr A & Jos L Renkin—H B Claffin Co... 248.01  
5 Goldstein, Albert—R L McElroy... 2,318.84  
5 Garone, Martin—M Sanitofsky... 183.59  
5 Goldstein, Max & David Albert—Congress Bwg Co Ltd... 165.70  
30 Herz, Emil—M G Neuhauser... 282.02  
30 Hodge, Jas G—N Y Tel Co... 60.84  
30 Hohn, Henry A—the same... 23.09  
30 Hall, Herbert S—the same... 23.24  
30 Herzenstein, Ida—the same... 42.53  
30 Havens, Jas H—F W Linck... 3,150.71  
2 Heddendorff, Wm H—S C Pease & Sons... 255.41  
2 Henderson, Wm J—F A Schaffer... 39.66  
2 Hill, Ira L—Manhattan Cigarette Co... 46.91  
2 Hammond, Jas F—Tremont Wagon & Carriage Co... 23.16  
2 Herschman, Robt H—E Farrell... 300.00  
3 Hart, Milton—Lawyers Title Ins & Trust Co... 176.71  
3 Hoschke, Wm H—J W Cushman & Co... 774.15  
3 Hellwig, Anthony E—H Cordes... 266.21  
3 Hoefman, John J—Dr C F Scott... 277.12  
3 Hartwell, Horace E—B P Brower... 544.51  
4 Hanley, John T—L M Rosenberg... costs, 112.09  
4 Hanley, Jas A by gdn—L M Rosenberg... costs, 106.67  
4 Hulse, Howard O—Ellsworth & Armstrong Co... 19.41  
4 Harpootlian, Carwig—Manhattan Leasing Co... 46.91  
4 Horton, Wm M—J & J G Wallach... 104.08  
4 Hale, Harriet W—E Dolan... 5,131.35  
4 Higgins, Frank J—H N White... 77.59  
4 Hertz, Emanuel—F F Lishecki... 84.31  
4 Hellwig, Anthony E—I Zelewsky et al... 93.40  
5 Halleran, Thos A—Butler Bros... 61.23  
5 Hughes, Frank—M D Louis, costs, 28.08  
5 Heinrich, Herman—E C Striffler... 324.00



- 5 Harding, Sarah L—H B Clafin Co.75.17
- 5 Harvey, Annie L—NY Edison Co.23.74
- 5 Harding, Sarah L—Continental Felt Co .....188.15
- 5 Hunt, John—C Harder.....81.51
- 5 Hirsch, Abr—H M Studiford.....90.92
- 5 Hale, Wm H O—N Y Edison Co.12.28
- 30 Imboden, David C—N Y Tel Co...64.36
- 30 Isele, Amelia—Olin J Stephens, Inc. ....48.38
- 30 Isaacs, Saml S—N Y Tel Co.....68.66
- 5 Iser, Maros—A Davis .....353.40
- 5 Immormino, Vincenzo & Moses Einhorn—People &c .....1,500.00
- 30 Jacobson, Julius—E L Neppert...45.60
- 3 Jacoby, Julius—Cluet, Peabody & Co .....568.40
- 4 Jacobus, Wm—J Grinstein.....246.41
- 3 Jamieson, Mary—M Inkelas.....90.71
- 3 Jaffe, Harry—C Charcowsky.....70.32
- 3 Jackson, Wm H—Auto Supply Co.113.75
- 4 Jacobs, Jas—J Jacobs.....110.41
- 4 Jaeger, Carl R—Woodrow & Marketas .....67.10
- 5 June, Geo F—G W Alberts.....38.85
- 5 Joseph, Louis—Golden Gate Fruit Co.....71.91
- 5 Jacobius, Philip L—the same.....85.41
- 5 Jester, Elias T—H Audley.....3,514.85
- 5 Jonson, Edwin H—J Flockhart.....88.44
- 30 Klenert, Emanuel—W J Smith.....102.72
- 30 Koenig, Marcus—W H Fischer et al.....145.45
- 30 Krumsick, Wm—Thos B Bowne & Son Co.....114.57
- 30 Knepper, Herman—J Gunther.....121.17
- 2 Klausner, Max—Curtis Blaisdell Co.....98.40
- 2 Krul, Morris—B Streiff.....61.00
- 2 Korson, Hyman, Jos Satlow\* & Benj Bernhart—I Hochberger.....330.65
- 2 Kauser, Benj—H V Holcomb.....96.45
- 3 Kinnicut, Ambrose—F Ludlam.....213.69
- 3 Knerll, Louis—T A Kennedy.....122.98
- 3 Kramer, Harry & Adolphe Firestone—S Bartensky.....287.40
- 3 Kellogg, John K—H Conkling.....564.05
- 3 Konigstein, Saml—J Burnstein.....740.52
- 3 Kleist, Wm & Wm Frommter—Sharlow Bros Co.....168.81
- 3 Koppelman, Saml—J L Block.....46.70
- 3 Kandel, Saml & Jos—H Duzegal.....costs, 12.65
- 4 Kulla, Jacob—Jas Pyle & Sons.....33.99
- 4 Knabe, Ernest J Jr & Wm—19th Ward Bank.....22,343.25
- 4 Kalt, Marcus—M McNamara.....129.35
- 4 Konig, Sam or Saml or King—H Stern.....39.61
- 5 Kropf, Jacob—M L Ferguson.....1,510.98
- 5 Koppelman, Saml—I Despres.....158.89
- 5 King, Harry D—Colgan Engraving Co.....63.41
- 5 Klinger, Louis W—H F Gundrum Co.....143.79
- 5 Kleinberger, Edwin C—Manhattan Leasing Co.....132.87
- 5 Kranzer, Nellie—H B Clafin Co.....47.44
- 5 Kyle, Orrin C O—N Y Telephone Co.....87.17
- 30 Lykens, Wm L—C Payton.....220.31
- 30 Lishinsky, Hyman—J Dieter et al.....200.41
- 30 Littman, Saml—A Lessler.....341.17
- 30 Levy, Jules—F Hayden.....341.17
- 30 Lo Curto, Chas, Alfred Lo Monto & Paolo Orlando—Consumers Bwy Co of N Y, Ltd.....130.90
- 30 Leous, Eugene & Eliz—L J Kahn.911.85
- 30 Lesserman, Philip—A D Oppenheim.....807.71
- 2 Lief, Max T & Jacob F—L Medwin.....85.78
- 2 Leonard, Teresa—Kirby Constn Co.....44.94
- 2 Levy, Mary—Lichtenstein Millinery Co.....46.53
- 2 Le Fevre, Danl P—Geo Loeffler Land & Impvt Co.....207.15
- 3 Lesser, Harry—B Loewy.....27.41
- 3 Levine, Abr—J Angerman & Kropf.....108.72
- 3 Lubelsky, Louis & Gussie—S Schenkel.....346.58
- 4 Levine, Max—B Berkowitz.....87.47
- 4 Lobel, Jacob—A H Joline et al.....costs, 32.65
- 4 Lustig, Aaron—H Friedman et al.232.00
- 4 Lyons, Robt T—A D Frost.....383.12
- 4 Larkin, Martin B—Lawyers Title Ins & Trust Co.....123.91
- 4 Liess, Nicolas & Elsie—J Meuror.311.93
- 4 Linch, Geo W, recr—J Kosarsky.329.41
- 4 Liodeker, Louis—J Magnus.....252.92
- 4 Larsen, Terkel—N Y Times Co.....164.75
- 4 Levitas, Gerson & Simon J Cantor—Lawyers Title Ins & Trust Co.94.41
- 5 Levy, Henry D—Anton Larson & Son.....16.41
- 5 Lockhart, Wm F—Connecticut Cab Co.....66.41
- 5 Lehman, Paul E—Brooks Bros.....170.55
- 5 Lindner, Wm, gdn—W Sherman.....costs, 17.41
- 5 La Vie, Geo A Jr—J W Gibbs.....66.31
- 5 Lee, T Fred—Boardman Realty Co.....243.41
- 5 Lee, T Fred—H O Ross.....649.08
- 5 Laporte, Geo N & Moses Einhorn—People, &c .....3,000.00
- 5 Lyon, Grace P—N Y Tel Co.....83.01
- 30 Meyer, Chas H—Box Board & Lining Co.....101.86
- 30 the same—E G Hewett et al.32.30
- 30 Mehrbach, Albt I—O Ollendorff Co.....135.88
- 30 Mills, Stella—L Coccaro.....122.72
- 30 Manning, Harry C—D C Whiting.....365.68
- 30 Moschcowitz, K Leopold—M M Silverman.....216.26
- 30 Metzger, Chas A—J Marx.....315.95
- 30 Mehrbach, Albt I—J J Zimmern et al.....62.24
- 2 Miller, Morris & Saml Goldstein—H Gutstein.....101.40
- 2 Morra, Dominick—H C Burnstein.374.41
- 2 McConnell, Jno—Wholesale Typewriter Co.....106.31
- 2 McGuire, Lawrence—G T Benton.....1,733.51
- 2 Meyer, Louis—B B Simons.....34.31
- 2 Murray, Edw—L C Smith & Co Type-writer Co.....51.91
- 3 McLain, Chas R—R Recht.....138.69
- 3 Morton, Howard—"Edouard".....245.67
- 3 Maslin, Jacob & Israel Begun—N Y Telephone Co.....30.80
- 3 McCohn, Chas P—P Barnett et al.....234.17
- 3 McGovern, Patk & Dudley\*—E J Brown.....109.02
- 3 Mandell, Max & Jacob Greenstein\*—I Hammer.....103.98
- 3 Mestor, Bellos—S H Pehlivan.....360.66
- 3 Mintz, Max—M Kronheim.....114.00
- 3 Miller, Bessie—N Y Telephone Co.25.81
- 3 Momeyer, Alvy W—the same.....29.14
- 4 Meyer, Martin—Manhattan Leasing Co.....529.78
- 4 Morton, Thos F—Lawyers Title Ins & Trust Co.....84.41
- 4 Merboth, Martha—the same.....91.82
- 4 Manns, Frank P—C J Campbell.....30.72
- 4 Moffat, Chas—Brooks Bros.....206.09
- 4 Morey, Danl H—Foster Debevoise Co.....202.92
- 4 Miller, Sidney B—J Aronsuer.....46.31
- 4 McMillan, Albert—H M Driscoll.....171.51
- 4 Moss, Norma—J E Ragot.....75.07
- 4 McKeown, Kath—R H Wetherbee.....238.91
- 4 Malcolm, Wm H—Lawyers Title Ins Trst Co.....31.91
- 4 Mordant, Jno E—Frank Addieg & Co.....409.50
- 4 Michel, Lee L—J Lazarowitz.....12.40
- 4 Mason, Julien J, Buchanan Schley Jr Jos E Paisley—H Fromme.....costs, 134.45
- 4 Magiday, Leo—M Dreiblatt.....91.54
- 5 Meyer, Saml C—G Barrie et al.....43.37
- 5 Mills, L Heyworth, Emil Duflo, C Gustave Mouraille—Knickerbocker Hat Co.....86.98
- 5 Masterson, Bernard—P McGivney et al.....costs, 13.08
- 5 McNamee, John—Tucker & Vinton.....costs, 13.08
- 5 McConville, Bernard—A G MacDonnell.....89.17
- 5 McGovern, Jas P—Rembrandt Realty Co.....64.67
- 5 Maholssean, Arshay D—R E Ruggels.....64.91
- 5 Meyer, Robt—N Y Telephone Co.31.11
- 5 Miksic, Marcel—the same.....20.13
- 5 Mosher, Arthur B & Howard M—the same.....44.08
- 5 Maxheimer, Louis P—the same.....24.41
- 5 Mosher, Howard K—the same.....38.33
- 5 McCollugh, Emily E—the same.....86.71
- 5 Morton, David—the same.....52.92
- 5 Maccauley, Chas R—Jas Buchanan & Co.....60.17
- 2 Norwalk, Abr J—B Schlesinger et al.....131.03
- 2 Nellis, Arthur C—Edwin C Bruen, Inc.....245.90
- 3 Newman, Adolph & Caspar Lippman L H Lazarus.....63.96
- 3 Nielsen, Peter C—R D Gale.....32.41
- 3 Nico, Francesco Aliguo & Jos Sabatino—E I Yells.....94.40
- 5 Nevillo, Miegael K—Armstrong, Brown & Boland.....171.91
- 5 Nitke, Michl—the same.....37.45
- 5 Nieberg, Benj—N Y Telephone Co.37.66
- 5 Nestrock, Wm H—G W Fennell et al.....53.85
- 30 Oldham, Edw A—Unsinger Razor Blade Co.....76.61
- 2 Olszewski, Adlebert—C P Johnson.....161.91
- 2 O'Keefe, Jno—Browning King & Co.....85.01
- 2 O'Keefe, Raymond—the same.123.51
- 2 O'Keefe, Jos—the same.....62.41
- 2 Olster, Saml—T M McCarthy et al.....168.88
- 4 O'Gorman, Maurice J—Lawyers Title Ins & Trust Co.....123.91
- 4 Oberdorfer, Isaac & Isaac Abramson\*—Gerhard Mennen Chemical Co.23.46
- 4 O'Keefe, Gerald J—F H Chase.....72.51
- 5 Odum, Arc B—N Y Telephone Co.341.51
- 5 O'Brien, Mary F—the same.....24.12
- 5 O'Kane, John—Acker, Merrall & Condit Co.....94.27
- 30 Pease, Preston P—M B Guilford.....93.56
- 30 Piasecki, Helen—G Gaudij & Blum.....1,564.67
- 30 Pollok, Harry—R K Fox et al.....35.91
- 30 Pugh, Jno & Richd—Rufus Darrow & Son.....319.06
- 2 Petterson, Chas—Post & McCord, Inc.....costs 108.18
- 2 Pauly, Anna—M Grau.....14.81
- 2 Palladino, Angelo—Natl Powder Co.....319.41
- 3 Peters, Josephine—H Bromberger.29.71
- 3 Phillips, Benj—F Lublam.....213.69
- 3 Paul, Rudolph G—F Lieben.....100.00
- 3 Pullman, Herman—M A Weiler.....29.31
- 3 Pickard, J Donald—Saks & Co.....83.14
- 3 Piattelli, Aldo S—Morningside View Co.....65.58
- 4 Pendergast, Thos E—Jas R Keiser Inc.....267.15
- 4 Polasky, Jos—I Glassman.....363.40
- 4 Perkins, Andrew—M Kaplan et al.....180.72
- 4 Plaia, Paolo—A Plaia.....costs, 63.65
- 4 Parks, John H—National Park Bank of NY.....costs, 100.62
- 4 Porter, Geo—E Hecht et al.....69.47
- 4 Pariser, Abr M—Lawyers Title Ins & Trust Co.....51.69
- 4 Pinner, Frank W—J Morrison.....87.52
- 4 Pollak, Saml B\* & Bernard S Deutsch—Lawyers Title Ins & Trust Co.164.05
- 5 Pollock, Carolyn M or Anderson—N Y Telephone Co.....41.25
- 5 Plampin, Thos H—C Wagner.....114.91
- 5 Perry, Egbert B—the same.....97.41
- 5 Parker, Edna C—the same.....99.45
- 5 Pincus, Alex GG Jr—the same.....37.87
- 5 Pullen, Clifford L—A Ferrand.....160.46
- 5 Pasternack, Max—J Shapiro et al.43.37
- 5 Perlberg, Isidor—H Von Lubken & Co.....51.94
- 5 Prindle, Douglas R—W R H Martin et al.....34.13
- 5 Peggs, MacDonald & Oscar E Kupferman—Victor Electric Co.....69.40
- 3 Quinn, Thos M—C M Smith.....3,123.50
- 30 Radin, Rose—N Y Tel Co.....19.59
- 30 Rolland, A Fred—J S Belfer.....71.90
- 30 Robinson, Mary E—Central Bridge Co.....106.72
- 30 Robinson, Fred—D S De Joseph.....82.89
- 30 Rimer, Max—D C Whiting.....40.81
- 2 Rogers, Jno C—W A Mason.....69.41
- 2 Resnick, Michl—Stegbert & Bro.....76.85
- 2 Rassler, Wm—London Waist & Dress Co.....89.78
- 2 Rosenthal, Kalman—Hudson Granite Co.....61.77
- 3 Richardson, Thos D Jr—L F Hovey.....costs, 63.10
- 3 Raitano, Harry E—Lawyers Title Ins & Trust Co.....25.86
- 3 Roth, Richd—Mackoewn & McBurnie Inc.....89.87
- 3 Rosenkranz, Max—M Salib.....95.67
- 3 Rollins, Florence—N Y Telephone Co.....36.15
- 3 Rosenthal, Aynley B\* & Benj W Trilling—J Newstate.....323.06
- 3 Reiner, Saml, Max Greenstein & Nathan Simonowitz—J Kantowitz.....319.51
- 4 Robinson, Geo C—A Salomon et al.....49.65
- 4 Rosen, Saml H—W Glaubinger.....271.96
- 4 Rasemier, Geo M—Ellsworth & Armstrong Oil Co.....297.18
- 4 Roy, Fred L—E R Breck.....113.29
- 4 Rosenberg, Moses—Beaunwarth Weiss Co.....39.48
- 4 Rancour, La Rose R & Theresa—M C Meagher.....115.30
- 5 Rubenstein, Nathan—N Y Edison Co.....35.71
- 5 Reidman, Jacob—H B Clafin Co.219.01
- 5 Ressler, Nathan—Savarese Macaroni Co.....34.40
- 5 Roth, Fredk—City of N Y.....264.72
- 5 Rogers, Emory M, Beki Schwalbe & Moses Pearlman—People &c.....3,000.00
- 5 Roose, Louis—N Y Tel Co.....30.62
- 5 Robinson, Fred—the same.....38.60
- 5 Rosenblum, Moses\*, Henry & Abr Levy—the same.....44.36
- 5 Russo, Antonio—C Cipella.....229.72
- 5 Rothenberg, Jennie or Roth or Goldberg—N Y Telephone Co.....36.52
- 5 Rich, Bert or Berthold A—M A Untermyer.....650.6a
- 30 Salomon, Morris—North British & Mercantile Ins Co of N Y.....111.48
- 30 Silpa, Jacob—E Silverstein.....299.31
- 30 Schotoff, Julius, Harry Hein & Bar-net Hein—Bernheimer & Schwartz Bwg Co.....243.24
- 30 Spreitzer, Martin—L Albers.....123.52
- 30 Schwuchow, Richd P & Adolph Hopp—Blue & Queripel Co, Inc.....175.76
- 30 Schilke, Jos—E L Neppert.....50.23
- 30 Schwartz, Adolf—Greater N Y Bottle Co.....141.11
- 30 Schendel, Rosie & Jno Teissel—Orange County Milk Assn.....39.12
- 30 Sullivan, Cornelius J—N Y Tel Co.24.62
- 30 Skrobot, Mike—J F Pomerantz.....35.65
- 2 Soles, Wm A—J F McNabee.....50.00
- 2 Schnitzer, Saml—G Lawyer.....327.91
- 2 Seaman, Morris—W H Oliver.....168.41
- 2 Sasserath, Myer S—Connecticut Cab Co.....29.81
- 2 Strange, Jos H—Singer Sewing Machine Co.....466.80
- 2 Scheffler, Saml—W Laskin et al.....66.13
- 2 Stanley, Alexander S—S C Beckwith Special Agency.....264.91
- 2 Steinberg, Sarah—Madam Mariette Co.....37.46
- 2 Silberman, Jacob, Jos Satlow\* & Benj Bernhart—I Hochberger.....219.71
- 2 Sokoloff, Jacob, Jos Satlow\* & Benj Bernhart—I Hochberger.....116.74
- 2 Senfenberg, Benj F & Ernest Triebelhorn—U S Leasing & Holding Co.....87.31
- 2 Stillpas, Wm—I Stern & Co.....142.15
- 2 Stein, Abr E & Saml Altschuler—A Landau et al.....63.65
- 2 Shillo, Carl—Automatic Appliance Co.....106.77
- 2 Stewart, Rosalie—Brody, Adler & Koch Co.....350.44
- 3 Schneckenberg, John—M G Staples et al.....72.70
- 3 Schneider, Louis—J Schechtez et al.....110.82
- 3 Sparti, Sebastino & Alfred Conte\*—F Calcagni.....84.65
- 3 Shalhoub, Azhaga—S M Hamoa.....39.39
- 3 Spigelglass, Abr H—Lawyers Title Ins & Trust Co.....99.24
- 3 Stavros, Aposlote—People, &c.....200.00
- 3 Switzer, Abr—S Eidheim et al.....41.74
- 3 Serafini, Alberto—E Calvani et al.60.11
- 3 Shurtleff, Geo F—J H Eastmead.274.67
- 3 Shapiro, Minnie—Foulard Realty Co.....354.31
- 3 Scheffer, Annie—S Harring.....67.95
- 3 Schomer, Abr & Morris Rothenberg—Lawyers Title Ins & Trust Co.44.03
- 3 Silbermuntz, Abr—C M Mapes.....270.24
- 3 Schomer, Abr S—Lawyers Title Ins & Trust Co.....34.39
- 3 Sweet, Elbert W—Monolith Realty Co.....653.91
- 3 Schwenger, Benj—Francis H Leggett & Co.....507.43
- 3 Steele, Danl W Jr—Lawyers Title Ins & Trust Co.....39.61
- 3 Sheshim, Thos & Elias Orayah—S C Hayerl.....298.71
- 3 Seacombe, Chas M—O Stegmann.117.97
- 3 Sparti, Sebastiano—F Calcagni.....89.65
- 4 Stoppani, Chas F—S Frelowoh.....572.24
- 4 Schiff, Simon—A H Joline et al.....32.31
- 4 Saso, Agostino—David Mayer Bwg Co.....188.72
- 4 Smohl, W Glading—Brooks Bros.....66.21
- 4 Snek, Chas W—C V V Gunther.323.47
- 4 Seitz, Geo—K Hecht et al.....26.65
- 4 Sneden, Arthur D—S W Curtis et al.....168.08
- 4 Schumann, Fred S—I Vogel.....1,145.65
- 4 Schnaue, Fred—Josephson Bros.....33.71
- 4 Stern, Chas E—Lawyers Title Ins & Trust Co.....40.04
- 4 Schulman, Jos—M Jarmulowsky.....45.31



4 Seckler, Eddie & Saml Silverman—I Gold et al ..... 351.72  
 4 Scherman, Geo A—International Pro- vision Co ..... 71.39  
 5 Schreiber, Rose—N Y Edison Co. 252.62  
 5 Spetto, Chas H—the same ..... 15.14  
 5 Suprick, Hyman—H B Clafin Co. 120.01  
 5 Stephens, John B—Adelphia College. 112.46  
 5 Sarrocco, Paul—M Weingarten et al. 601.33  
 5 Siegel, Benj—H Seklir ..... 106.41  
 5 Stewart, Jennie C—N Y Telephone Co. .... 16.63  
 5 Sherwood, Helene—the same ..... 32.96  
 5 Sarbacher, Fred—the same ..... 38.60  
 5 Spalding, Amos W—the same ..... 23.32  
 5 Shankowitz, Robt—Piel Bros ..... 103.06  
 5 Syrop, Sam—the same ..... 54.36  
 5 Sobel, Jos—R Kling ..... 83.45  
 5 Stadler, Muriel V—C S Hammond. 147.47  
 5 Stevens, Howard A—ML Chilton. 408.00  
 5 Sellinger, Harry—J Modwin ..... 261.65  
 5 Stein, Joe—A Packer ..... 117.15  
 5 Sire, Leander S—Standard Engraving Co ..... 267.76  
 5 Satler, Anton—R F Fraas ..... 250.00  
 5 Slavinski, Geo J & Fredk Granan—F Lippman ..... 113.72  
 5 Sheib, Henry, Baltheser Maahee & Louis Ehl\*—J H Morrell et al. 53.26  
 5 Samet, Aaron—J Levine et al. .... costs, 13.38  
 2 Taffel, Sigmund—Oxford Furniture Co. .... 59.41  
 30 Teal, Margt B—Morewood Realty Holding Co. .... 154.17  
 30 Tiodjen, Louise—S Trimmer & Sons, Inc. .... 202.81  
 30 Todd, Henry H—H T Foote ..... 119.35  
 30 Tams, Arthur W—Mitchell Lewis Motor Co ..... costs, 94.25  
 2 Toklas, Hatman W\* & Monroe B—Risch & Co. .... 1,572.02  
 3 Tyroler, Rudolph E—National Feath- er Boa Co ..... 142.89  
 3 Thompson, Walter S—Lawyers Title Ins & Trust Co. .... 46.91  
 3 Trimble, Milton E—T H Burch ..... 148.65  
 4 Thomas, Edw R—W O Allison et al. .... 1,234,478.75  
 4 Tholke, Fredk—United Confections & Supply Co ..... 153.07  
 4 Tucciarone, Floriana—L Taub et al. .... 39.65  
 4 Taylor, De Lorme—White Express Co ..... 93.49  
 4 Toole, Chas B—J G Paepke ..... 214.65  
 4 Thomas Annie E—C Tomkins. 1,271.65  
 4 the same—the same ..... 1,266.65  
 5 Tersuhow, Nathan—M Goodman et al. .... 227.36  
 4 Uebelmesser, Chas R—C Rudman. 19.79  
 30 Valerio, Alex, Luigi Speroni & Gui- seppe Gerira—Walter J Buzzini, Inc. .... 161.67  
 3 Van Norden, Howard E—E V Bren- en ..... 752.39  
 3 Vigorito, Maria—A M Rohre et al. 106.18  
 4 Virden, Lew & Gertrude Dunlop—F Bohm ..... 94.67  
 5 Vitiello, John—Degnon Contracting Co ..... costs, 13.08  
 30 Walker, James E & Harry D Patti- son—T H Graham ..... costs, 70.65  
 30 Warren, Abr & A Warren Constn Co —H W Ruppert ..... 1,050.85  
 30 Walsh, Patk—D Darrow et al. .... 457.80  
 30 Weinstein, Frances—Interborough Rapid Transit Co. .... costs, 112.82  
 30 Wagner, Jos—Central Brewing Co of N Y ..... 1,908.29  
 30 Weill, Benoit—B Harris et al. .... costs, 111.59  
 30 Walther, Bernard—H Hilker ..... 122.87  
 2 Winter, Herman—Hyman & Oppen- heim ..... 92.60  
 2 Walsh, Patk & Jas G Taylor—Henry Maurer & Son. .... 258.46  
 2 Wendelkin, Diedrich—M Hasbrouck et al. .... 165.70  
 2 Wood, Al H, Geo W Lederer & Harry H Frazee—I Martinelli. .... 6,370.73  
 2 Weill, Henry M—W Pollak ..... 119.65  
 2 Weisman, Saml—J Robinson ..... 296.15  
 2 Weeks, Jno R & E J Beach & Co—Garfield Natl Bank of City NY. 2,031.70  
 2 Woodworth, Leah—Manhattan Leas- ing Co. .... 123.00  
 3 Wolff, Edmund—F Campanale ..... 120.65  
 3 White, F Wallace—E J Lynch ..... 320.00  
 3 Walsh, Patk—P Moran et al. .... 61.74  
 3 Walsh, Patk & Jas C Taylor—F Ko- berlein ..... 251.48  
 3 Werner, Anna—People & Co. .... 200.00  
 3 Withel, Johann—Central Park Pickle Works ..... 141.04  
 4 Wenderhold, Wm, Carl Weber\* & Willie De Claussen\*—Concrete Pub Co ..... 178.52  
 4 Werner, August—A S O'Brien ..... 27.01  
 4 Winfield, Arthur C—Wickes Bros. 199.23  
 4 Wolff, Harry—Willcox & Gibbs Sew- ing Machine Co. .... 50.30  
 4 Weschler, Jacob C—Lawyers Title Ins & Trust Co. .... 203.41  
 4 Youmann, Geo M—C Ahlers ..... 198.15  
 4 Wagner, Jacob C—Keeley Stove Co. .... 33.63  
 4 Ward, Jos E—J G Duffy ..... 92.28  
 5 Wolfman, Philip—H B Clafin Co. 48.13  
 5 Womfeld, Louis K—L Ellenbogen et al ..... 27.31  
 5 Wiggin, Edw D—A Westheimer. 122.52  
 5 Whaley, Geo H—International Pro- vision Co ..... 78.17  
 5 Weed, Nathan H—Acker, Merrill & Condit Co. .... 51.81  
 5 Warth, Chas F—E Gutfreund ..... 5,145.28  
 5 Wisch, Jas & Rosa or Rosy—I De- sores ..... 352.85  
 30 Young, Jno & Jno Young Co—Chel- sea Exchange Bank ..... 128.77  
 30 Zuern, Chas F R—E F Cole ..... 622.91  
 3 Zack, Morris—I Aronson et al. .... 62.41  
 3 Zayton, Maroff—S Beck ..... 265.40  
 4 Zruch, Warner—Wood & Sellick ..... 189.37  
 4 Zimmerman, Adolph & Jacob Rosen- berg—I Polansky ..... 31.27

CORPORATIONS.

30 N T Hegeman Co—N Y Tel Co. .... 68.85  
 30 Indestructible Fibre Co—the same. .... 33.60  
 30 Hamilton Taxicab Co—the same. .... 72.41  
 30 Goldhill Realty Co—the same. .... 119.79  
 30 Coborn Constn Co—Robt Griffin Co. .... 72.67  
 30 Richmond County Agricultural So- ciety—F Kiernan ..... 337.08  
 30 Greenwich Investing Co & Hyman Kantor—National Bridge Works. 952.26  
 2 C N Shurman Investing Co—A S Newhouse. .... 1,600.00  
 2 Cordova Leather Co—M Newman. 134.91  
 2 F E Rosebrook Co—People & Co. .... 500.00  
 2 Stevens Constructing Co—Goldwas- ser & Strumlauf. .... 185.01  
 2 the same—S A Davis. .... 324.51  
 2 Universal Truck Co of N Y—Kidd Wagon Co. .... 447.90  
 2 Cold Indian Spring Water Co—C H Miller. .... 695.11  
 2 Garage Owners Assn—J Cohen. 47.36  
 2 Mandlowitz & Addie Co—H Herrmann Lumber Co. .... 95.93  
 2 Hecker-Jones-Jewell Milling Co—E Sweeney. .... costs 92.25  
 2 Acme Pearl Button Mfg Co—People & Co. .... 20.00  
 2 Electrical Audit & Rebate Co—H C Meyers & Co. .... 91.91  
 2 Hegeman Hardware Co—C S Whit- ney. .... 33.78  
 2 Title Guaranty & Surety Co—S E Culgin. .... 1,925.25  
 2 N Y Delta Assn of Sigma Alpha Ep- silon—Mohawk Electrical Supply Co. .... 210.56  
 2 American Concrete Co—European American Bank. .... 1,760.35  
 2 Niagara Livery & Motor Car Co—J Langfelder. .... 37.65  
 2 Borough Cut Stone Co & Mauro Pizzutiello—Jas Simpson & Son. 121.02  
 2 Illinois Refining Co—E L King. .... 261.85  
 3 Associate Contractors & Builders Inc —W H Dewey ..... 385.78  
 3 Plunkett & Co—E Welkowitz. .... 100.25  
 3 Simoni, Eugenio & Co—People & Co. .... 107.05  
 3 D H Morey Co—Town Topics Pub Co. .... 182.05  
 3 Codae Realty Co, Emanuel Doctor & Parsons Marble Works—M Ram- bow & Co ..... 169.41  
 3 Ladies N Y Tailors Inc—M Schecht- man ..... 820.95  
 3 McSweeney Realty Co & Bankers Surety Co—A S Gaynor. .... 1,046.91  
 3 the same—Peelle Co. .... 533.63  
 3 the same—Jas C Hoes Sons Co. .... 387.71  
 3 the same—A Beer et al. .... 202.32  
 3 Coburn Constn Co—N Y Telephone Co. .... 26.27  
 3 Curtin Bldg Co—J B Colt Co. 197.31  
 3 Forty-fifth St Exchange—Platt Iron Works Co ..... 79.86  
 3 Lincoln Monolithic Co—N Y Tele- phone So. .... 63.39  
 3 S & V Motor Co—Diamond Rubber Co of N Y. .... 178.66  
 3 Corwill Publishing Co—City of NY. .... 22.28  
 3 Corinth Copper Co—the same. .... 38.28  
 3 Colored Giants Baseball Assn—the same ..... 20.75  
 3 Cooke Bank Note Engraving Co—the same ..... 22.65  
 3 Conveyancers Realty Co—the same. .... 67.57  
 3 Colonial Fireproofing Co—the same. .... 38.28  
 3 Cohesive Tile Construction Co—the same ..... 67.57  
 3 Colonial Column Mfg Co—the same. .... 73.43  
 3 City Grove Realty Co—the same. .... 25.57  
 3 Church Fabrick & Finishing Co—the same ..... 26.55  
 3 Clark-Govin Drug Co—the same. .... 22.65  
 3 G. B. Childs Co—the same ..... 52.92  
 3 Chellberg Bakery Co—the same. 22.65  
 3 Mason M Clark Co—the same. 28.51  
 3 L P Fries Co—International Heater Co ..... 170.16  
 3 Metropolitan Mercantile Co—C E Tomey ..... 556.31  
 3 Manhattan Real Estate Co—J H Eastmead ..... 275.67  
 3 City of N Y—Sicilian Paving Co. .... costs, 89.57  
 3 N Y Sample Furniture Co—W N Mc- Adam et al. .... costs, 12.65  
 3 Firm of Sidney Stern—Greenfield Press ..... 85.48  
 3 Hungarian American Peoples Voice— Chas Britton Trucking Co. .... 41.38  
 3 Jones, Keyser Co—R S Knaggs. 235.40  
 3 Livingston Trading Co—I H Rosen- thal et al ..... 646.38  
 3 Metropolitan Roman Stone Co—Stan- ley & Patterson Inc. .... 235.21  
 3 Perfection Wrench Co—Lawyers Ad- vertising Co. .... 641.07  
 3 Weidhop Constn Co & Oscar Wied- hop—M O Rorke ..... 283.89  
 3 R & M Realty Co—Lawyers Title Ins & Trust Co. .... 29.41  
 3 Cordeva Leather Co—W J Schepp. .... 229.12  
 3 DeLong Hook & Eye Co—L F Ho- vey ..... costs, 81.10  
 3 Heights Metropole Constn Co—Fed- eral Tile Co. .... 836.64  
 3 Mountain Constn Co—R Handelson. .... 341.81  
 3 Associate Contractors & Builders Inc & Bernard Davis—W H Dewey. 786.20  
 4 Imperial Motor Vehicle Co—Miche- lin Tire Co. .... 456.41  
 4 Irving Construction Co—J Morrison ..... 81.57  
 4 Federal Ice Machine Co—Goulds Mfg Co ..... 317.91  
 4 Correja Motor Car Co—Empire Tire Co ..... 52.18

4 Gillette Chemical Co—Rome Mfg Co. .... 18.55  
 4 German Real Estate Co—E Purcha et al ..... 439.57  
 4 Mountain Constn Co—Lawyers Title Ins & Trust Co. .... 312.79  
 4 Empire State Surety Co—N Gold- stein et al ..... costs 118.45  
 4 Coborn Constn Co—Robt Griffin Co. 72.67  
 4 Gimble Bros—H Dulberger. .... 495.61  
 4 Lindau Jr & Seligman—American Newspaper Publishers Assn. .... 321.71  
 4 416 West 33d St Realty Co—P Trotta. .... 319.17  
 4 Speedway Constn Co, Frank Frankel, Jacob J Frankel, F T Constn & Wm T Hookey Inc—Security Bank of NY ..... 398.78  
 4 Penn Restaurant Co—A Silz et al. 442.35  
 4 Florida Tie & Lumber Co—S C E. 146.00  
 4 Atkinson Constn Co—First National Bank of Tonawanda, NY ..... 426.44  
 4 C & C Co—M K Monaghan ..... 31.92  
 4 Belland Bonding Co, Gottlieb M Kar- pas & Jos Witner—Mulhern Steam Heating Co. .... 634.35  
 4 Maryland Casualty Co—D S Brassil. .... 108.38  
 Wendover Bronx Co, Abr Silverson & Julius Mueller—John A McCarthy & Bro ..... 526.80  
 4 M S Perlstein Co—L Gibbs. .... 1,118.35  
 4 Parisian Fashion Feather Co—W M Pearsall ..... 65.85  
 4 Sun Constn Co, Jacob Finkelstein & Aaron Kiegel—L Turtel ..... 622.91  
 5 Jeannette Co—A De Santis et al. .... 392.67  
 5 Sulfosol Co—L Alexander ..... 519.72  
 5 A R Elliott Advertising—W E White. .... 1,043.80  
 5 Second Manhattan Office Building Co—Horace S Ely & Co. .... 71.91  
 5 Allenhurst Garage—F G Kemp. .... 51.01  
 5 Riter-Only Mfg Co—Snare & Triest Co ..... costs, 128.94  
 5 Home Title Ins Co—M Wiener. 4,149.26  
 5 Moulton Stable Co—J Tokarski. 5,135.65  
 5 Barmes Co—N Ansewitz. .... 187.35  
 5 Grand River Meeker & Salt Lake Co —Richardson Press ..... 30.66  
 5 John E Olson Constn Co—J Fitz- henry ..... 199.41  
 5 Jewelers Safety Fund Society—M Wolfe ..... 1,490.18  
 5 Standard Oil Co of NY—I Frascone. .... 4,146.75  
 5 Pines Jewelry Case Co, Harry Trach- tenberg, David Trachtenberg, Hen- ry Greenberg & Kate Greenberg—J Pine ..... 762.47  
 5 New York Addressing & Mailing Dis- patch—E H Beach ..... 105.41  
 5 Philadelphia Casualty Co—Pringle Bros ..... 5,671.95  
 5 City of NY—C F Bishop ..... 250.00  
 5 Leroy Clark Co & Vincent Clark— American Brass & Copper Co. .... 40.43  
 5 Pellois Leasehold Co—N Y Edison Co. .... 43.91  
 5 American Razor Strop Co—Radigan, Rich & Co ..... 39.51  
 5 California African Ostrich Feather Co —City of N Y ..... 38.28  
 5 Canarsie Amusement Co—the same. .... 220.84  
 5 Clason Press—the same ..... 57.81  
 5 Colonial Fidelity Co—the same. 38.28  
 5 Columbia Fullers Earth Co—the same ..... 214.05  
 5 Cook Church Stock Co—the same. .... 38.96  
 5 Coombe Tire & Rubber Co—the same ..... 67.57  
 5 Apiahue Park Land Co—the same. 39.86  
 5 Corporate Realty Assn—the same. .... 67.57  
 5 Crestmore Mfg & Supply Co—the same ..... 116.40  
 5 Atlantic Av Constn Co—K L Rybicki. .... 204.72  
 5 Kurz-Porr Electric Constn Co—N Y Telephone Co. .... 63.37  
 5 Midland, N Y, Co—the same. .... 108.23  
 5 Sun Constn Co—the same ..... 28.26  
 5 Roller Bearing Co of America Inc—the same ..... 64.95  
 5 Sulfosol Co—L Alexander ..... 519.72  
 5 Llewellyn Realty Co—N Y Telephone Co ..... 62.12  
 5 Remsen Iron Works Co—E Weyland. .... 180.36

Borough of Brooklyn.

Dec. & Jan.  
 28 Ackerman, Max—S Klepner ..... \$458.49  
 29 Alexe, Frank—N Y Tel Co. .... 29.70  
 29 Albrecht, Rose—Melinda Hasbrouck & ano ..... 134.59  
 29 Alexander, Henri S—Schultz Novelty Co. .... 53.36  
 29 Ader, Max—W Gleichmann & Co. 34.55  
 29 Apuzzo, Lorenzo—State of N Y. .... 243.05  
 29 Atzfeld, Wm A—C A Slocum. .... 133.87  
 2 Adamson, Margery—J S Palmer. .... 10.00  
 2 Abrahams, Tillie—T Tiernann. 3,828.61  
 3\*Alpert, Abram—M Shedlowsky Co. 52.85  
 3 Applegate, Edw J—A Friedman & Co. .... 20.75  
 28 Blich, Rosie & Saml—S Bergman. .... 2,339.70  
 28 Braden, Maretta J—Sarah R O'Rourke ..... 383.63  
 28 Berger, Louis—A Nelson ..... 45.90  
 28 Brush, Thos H—Robbins Mfg Co. 67.36  
 28 Becker, Chas—P Lagretto, an infant. .... 175.00  
 28 Burr, Lynn A—C J Edwards. .... 258.17  
 29 Brimberg, Max—State of N Y. .... 2,801.33  
 29 Beck, Chas M—State of N Y. .... 3,218.25  
 29 Berkowitz, Julius—J Meyer ..... 5,153.55  
 29 Begun, Israel—N Y Tel Co. .... 30.80  
 29 Butcher Henry C—N Y Tel Co. .... 29.75  
 29 Borstel, Wm—the same ..... 25.28  
 29 Block, Hyman—the same ..... 20.70  
 29 Battista, Domenick—the same. .... 28.14  
 29 Barnett, Nathan—the same ..... 27.55  
 29 Bandell, Fredk D—the same. .... 22.49



29 Brady, Edw—American Exchange Cigar Co. 114.40  
 2 Blattz, Louis—Robt Griffin Co. 162.80  
 2 Bibby, Robt—Olena & Craig. 765.59  
 2 \*Barnett, Beckie—I Grubman. 87.70  
 2 \*Barnett, Beckie—the same. 87.70  
 2 \*Barnett, Beckie—S Goldberg. 230.40  
 2 \*Bloeth, Jno M—City of N Y. 108.72  
 2 \*Bloeth, Frank J—the same. 108.72  
 2 \*Braxton, Beni—the same. 124.22  
 3 Bausmann, Peter C—Bauer & Stier. 270.02  
 3 Butcher, Edw, Jr—American Bonding Co of Baltimore. 136.41  
 28 Clark, Jno—J Appell. 335.17  
 29 Clark, Rose—N Y Tel Co. 40.37  
 29 Carrick, Edgar M—the same. 65.82  
 29 Case, Danl D Jr—T F Magner & ano. 320.23  
 29 Clemency, Margt—Susan A McGeehan. 215.42  
 30 Cappello, Michl—J Glasser. 49.40  
 30 Cappello, Irene—the same. 103.05  
 30 Condon, Patk S—W B Lenz. 570.75  
 30 Clare, Jas J—the same. 47.90  
 2 Cohen, Philip—Lewis & Bewlow. 76.16  
 2 Cunningham, Jos J as exr—J F Aherns. 456.00  
 3 Carruthers, Fredk W—J T G Finn. 22.42  
 3 Cappabianca, Louisa—G Buono. 12.15  
 3 Clark, Edmund—Borough Bank. 584.46  
 28 Denker, Rose J—S Less. 139.40  
 28 Devine, Maury—S Brill. 50.90  
 29 Donaldson, Jno—N Y Tel Co. 73.07  
 29 Dunning, Eber—the same. 19.93  
 29 Donnell, Andw—McCrum Howell Co. 141.77  
 29 Dayton, Fredk M or F M Dinkelspiel Co—Hodgman Rubber Co. 1,382.62  
 29 Dickstein, Saml—Title G & T Co. 20.30  
 29 Dowling, Thos—T E Clark. 27.40  
 29 Danemark, Harry—I Levy & ano. 28.15  
 30 Davidson, †Jos L—F K Fairchild & ano. 119.43  
 2 Ditmars, Jas G—Helen W B Peck. 210.10  
 2 Duff, Jeanette—J S Palmer. 10.00  
 2 Duffy, Jas J—Stewart Distilling Co. 370.89  
 3 Duffy, Jas J—Stewart Distilling Co. 370.89  
 3 Denning, Jas—Dr Jno W Lee. 50.00  
 28 Eldred, Fredk—C T Elared. 59.40  
 28 Eldridge, Frank M & Rose H—Philip Ruxton, Inc. 542.77  
 28 Eldridge, Frank M—the same. 539.65  
 29 Einhorn, Barneth—M Kleinberg. 83.70  
 29 Erb, Chas F—H Schutte & ano. 975.31  
 30 Ellender, Hyman M—M Neufeld & Son (Inc). 52.40  
 2 Ebersberger, Jno—W F Schwalk. 22.40  
 3 Erickson, Margt—W J Hurley. 89.40  
 28 Feldman, Jacob—Mary Emanuel. 589.40  
 28 Friedman, Frank—C V Mosby Medical Book Publ Co. 67.54  
 28 Feldman, Alfred C—D Heisman. 101.30  
 28 Foote, Clarence—T Sealy. 1,896.19  
 28 Frumken, Abe—Metropolis Lumber Co. 189.95  
 29 Frank, Esther—J Meyer. 5,153.55  
 29 Faris, Gus—T D Cock. 36.40  
 29 Farrell, Frank—J Gately. 232.25  
 3 Fessler, Michl—L Casari. 523.95  
 3 Frazer, †Arthur—A Friedman & Co. 28.35  
 28 Greenberger, Ernest & Jacques—Mary E Cuff. 40.40  
 28 Grass, Philip—M Kornblum & ano. 62.40  
 28 Gardner Wm H—C J Edwards. 258.17  
 28 Griffin, Margt—J J Golden. 82.15  
 28 Golden, David W—J J Golden. 82.15  
 28 Glassman, Saml & \*Isaac—Nelson Co. 30.40  
 28 Golden, Jacob—H B Claflin Co. 381.81  
 28 Griffin, Margt—J J Golden as gdn. 788.63  
 28 Golden, Danl W as exr Wm J—the same. 788.63  
 28 the same—the same. 646.61  
 28 Griffin, Margt—the same. 646.61  
 28 Gregory, Geo W—N Y Tel Co. 20.80  
 29 Goldberg, Irving & Louis & Goldberg Bros—N Y Tel Co. 39.80  
 29 Gioia, Vito & Lucia—Cecelia McCormack. 1,342.05  
 2 Galiks, Israel W—L Cohen. 40.91  
 2 Greto, Buiseppe—F Dimare. 77.40  
 2 Gerson, Sam or Samuel—N C Dunham as trste. 33.81  
 3 Gruber, Morris—N Y Mill End Points Co. 134.35  
 3 Gorochofsky, Barnet—Wm Ulmer Bwy. 153.65  
 3 Greenberg, Stuart M—L Lipkind. 1,042.33  
 28 Herold, Richd—Lulu M Daley. 185.63  
 28 Heger, Goldfrey—W B Winslow. 64.40  
 28 Horowitz, Morris—Lena Schoeneck. 4,818.37  
 28 Horowitz, Louis—A Singer. 20.40  
 29 Hausen, Emil & Thos or Hausen Bros—Flood & Conklin Co. 77.65  
 29 Hoesten, Philip J—G S Blakeslee & Co. 106.21  
 29 Hayne, Armenius N—G W Alberts. 108.90  
 29 Hauser, Katharina—H C Cryder. 2,521.21  
 30 Hoff, Paul C—N Y Tel Co. 43.70  
 30 Hirshman, Abram—C Schaefer. 80.24  
 30 Hirshman, Isidore—the same. 84.30  
 2 Helprin, Benj E—W C Wood & ano. 74.05  
 2 Hamlin, Edwin D—Jennie Bogert. 210.00  
 2 Horschimer, Ernest—N C Dunham as trste. 103.59  
 2 Hutcheson, Ralph E—A J Nothacker. 229.41  
 2 Haym, Michl—N Windstein. 62.56  
 2 Hart, Chas Exr of—J F Aherns. 456.00  
 3 Hinc, Claus H—C Black. 108.81  
 3 Holdridge, Mabel O—L Lipkind. 1,042.33  
 29 Isaacson, Edw—M Silverman & ano. 155.83  
 29 Jordana, Matteo—State of N Y. 615.50  
 3 James, Stephen S—A Friedman & Co. 28.35

2 \*Jones, Robt—City of N Y. 124.22  
 28 Kenna, Jos L—T M De Laney. 44.75  
 28 Keusch, Rosa admrx of Edw—S L Reiss. 144.50  
 28 Kellogg, Jno K—J S Woodhouse. 319.91  
 28 Kronenber, Harry—A Singer. 31.40  
 28 Kurzenhamer, Anna V—H C Cryder. 2,521.21  
 29 Kahn, Saml—State of N Y. 5,350.08  
 29 Keller, Augustus R—E V Slauson & ano. 2,014.29  
 2 Kane, Peter—G J Winkler (Est of). 271.69  
 2 Kahan, Jacob—H Jaffe. 84.40  
 2 Klein, Moses—I Grubman. 87.70  
 3 Knerll, Louis—T A Kennedy. 122.95  
 3 Kuhne, Angus—P D Hawkins. 1,940.54  
 28 Lubor, Louis—Mary Emanuel. 589.40  
 28 Lober, Wm & Andw—Congress Bwg Co. 292.50  
 28 Levenson, Geo—W F Rex. 104.42  
 28 \*Lucas, †Thos—M Kornblum & ano. 62.40  
 29 Lennon, Hugh J—Spencer & Haviland. 127.50  
 29 Lyons, Eliz—Sarah Stephenson. 229.40  
 29 Loveli, Carmelli—Title G & T Co. 115.90  
 29 Loftus, Patk J—State of N Y. 350.95  
 29 the same—the same. 242.35  
 30 Luck, Jno & Ferdinand—Piel Bros. 2,635.11  
 30 Levy, Julius—S M Getzoff. 29.41  
 30 Levine, Louis—B Rubin. 85.52  
 2 Laraia, Jos—Chisholm Co. 58.47  
 3 Lief, Max T & Jacob F—L Medwin. 85.76  
 3 Levy, Paul—Glenmore House Wrecking & Lumber Co. 48.23  
 28 Morok, Chas—J Richter. 333.91  
 28 Mayerholer, Wm—E Blum. 250.40  
 28 Minden, Celia—H Von Glahn as exr. 3,288.89  
 28 Mills, Geo—R Clarke. 33.16  
 28 Mansfield, Morris J—R Clarke. 22.14  
 28 Matzner, Albt & Rose—M Feistel, Jr. 500.00  
 28 Morris, Saml—H Heatter & ano. 107.32  
 29 Momeyer, Alvy W—N Y Tel Co. 29.14  
 29 Miller, Bessie—the same. 25.81  
 29 Maslin, Jacob—the same. 30.80  
 29 Mackin, Wm—N Y Tel Co. 22.59  
 29 Meyer, Wm F—N Y Press Club. 68.21  
 29 McGronen, Thos A admr Harry A H A Greenwald & ano. 107.43  
 30 Mahoney, Helen—Long Island R R Co. 93.51  
 30 Miller, Wm S—N Y Tel Co. 43.70  
 30 Martin, Josephine, \*James A, \*Lillian, \*Florence, \*Margaret & Wm G, heirs Thos Martin—A H Horowitz. 116.20  
 2 MacCallum, Wm—Butler Bros. 62.34  
 2 Meserole, Wm H & Arch K—Peoples Trust Co. 4,571.83  
 2 Mittleman, Joe—A J Wickens Co. 126.90  
 2 Mintz, Max—M Kronheim. 114.00  
 3 Mayersohn, Maurice—W C Damron. 59.40  
 3 McConnell, Jno—Wholesale Typewriting Co. 106.31  
 3 Murphy, Michl J admr Nellie—Mary Fay. 105.32  
 3 Nowak, Rosa—E D Page. 329.40  
 3 Nelson, Gimel—H Klein. 126.78  
 3 Niesson, Carl—H Matheson as Pres. 419.40  
 28 O'Connor, Thos—T M De Laney. 44.75  
 28 O'Neill, Thomas—N Y Tel Co. 23.16  
 29 O'Donnell, Edw J—O'Connell & Cashman. 142.81  
 30 Ozinsky, Moses M—E Surul. 112.81  
 2 Olsen, Peter—N Lamport. 262.54  
 2 O'Brien, Mary E—Kate L Bunn. 750.00  
 28 Packer, Louis—R H Cooke. 124.00  
 28 Perez, Katherine—Home Title Ins Co. 84.40  
 29 Polivy, David—M Kroonheim. 42.06  
 29 Poehland, Bernhard—T G Sellow. 179.40  
 29 Paolillo, Jos—Title G & T Co. 30.16  
 30 Powers, Thos—S Schildkraut. 352.75  
 2 Papio, Jas H—P F Reilly. 91.65  
 3 Peretzman, Louis—S Lasher. 66.96  
 3 Piniaker, Asher—M K Breger. 68.00  
 3 Pullman, Herman—M A Weiler. 29.31  
 3 Phillips, Henry W—J M Palmer. 27.30  
 28 Rubel, Saml & Isidore—A Soloway. 183.15  
 28 Robinson, Wm R—A S Walker. 131.52  
 28 Raitano, Harry E & Frances—State of N Y. 500.00  
 29 Rachlin, Jacob—I Levey & ano. 28.15  
 29 Rollins, Florence—N Y Tel Co. 36.15  
 29 Rochford, Helen L—F Malone. 36.83  
 30 \*Reilly, Edw J as co-partner—P J McAuley. 107.25  
 30 Rubin, Nathan—Consolidated Oil Co. 63.34  
 30 Rovenger, Bella—Liba Abelman. 838.95  
 30 Rulison, Howard V—Genevieve C Rulison. 90.53  
 3 Ressler, Nathan—Savarese Macaroni Co. 34.40  
 3 Rao, Nicolo—E S Yuells. 94.40  
 3 Rosenthal, David—M Shedlowsky Co. 52.85  
 28 Simmons, Dorothea H—Burns Bros. 190.55  
 28 Skedden, Matthew & Geo A or Skedden Bros—Chas H Brown Paint Co. 55.29  
 28 Spitzer, David—L J Ladinsky. 127.15  
 28 Swan, Jno—Chas H Brown Paint Co. 74.68  
 28 Stutz, Ernest & Louis—S L Reiss. 144.50  
 28 Straus, Maurice J—S Less. 139.40  
 28 Stoller, Sam—Rose Rosen. 17.40  
 28 Sperling, Theodore—N T Bolen. 54.42  
 28 Stattman, Jacob—P Ferrara. 123.40  
 28 Supnick, Hyman—Lena Dubinsky. 147.16  
 29 Sorach, Leo—A R Kelly. 82.91  
 29 Strauss, Aaron H—the same. 82.91  
 29 Steinberg, Sarah—M Lichtenstein & ano. 38.24  
 29 Schwarz, Frank—State of N Y. 300.61  
 30 Storms, A Rae—N Y Tel Co. 171.79  
 30 Siegel, Wolf—S E Duke & ano. 45.62  
 30 Scarano, Pellegrino & Ferdinando or Scarano Bros—Kuhla & Sons. 80.10  
 30 Simonelli, Carmine—S Ambrosio. 31.90

30 Stein, Chas & Abr M—Cohn Cut Stone Co. 113.42  
 30 Simon, Rubin—B Greenwald. 60.65  
 2 Sperofoulos, Kostas—C Nicholouliss. 69.97  
 2 \*Sexton, Edmund F—Margery Adamson & ano. 89.40  
 2 Schapiro, Benj A M—A E Pastre. 240.40  
 2 Seitz, Michl—T Tiernann. 3,828.61  
 2 Switzer, Abr—I Grubman. 87.70  
 2 the same—S Erdheim & ano. 41.74  
 2 the same—S Goldberg. 230.40  
 2 Schwartz, Fred J—City of N Y. 108.72  
 3 Scheuing, Chas E—E J Glenn. 255.89  
 3 Spitzer, Adolph—W Price. 32.65  
 3 Spagnuolo, Jas & Anna—J London. 64.10  
 3 Sorasto, Louise—the same. 64.10  
 3 Selpa, Jacob—E Selverstein. 293.31  
 3 Sabatini, Jos—E S Yuells. 94.40  
 3 Sorrol, Wm A—Bigelow Varnish Co. 37.95  
 28 Theede, Nancy—Chas H Brown Paint Co. 493.56  
 28 the same—the same. 504.20  
 28 the same—the same. 585.72  
 28 Theede, Carl M—the same. 585.72  
 29 Turetzky, Abr—O Gruhn. 334.81  
 29 Todebush, Aug W—C A Bullock. 101.76  
 30 Towne, Chas A—N Y Tel Co. 44.68  
 30 Trupiano, Michl—Rose Trupiano, an infant. 93.35  
 30 Teale, Chas E as admr Veronica Koehler—Helen V Williams. 2,489.10  
 2 Traver, Chas B—C H Topp. 70.15  
 2 Towel, Jas—City of N Y. 124.22  
 3 Teitelbaum, Louis—A Chorost. 117.40  
 3 Toklas, \*Nathan & Monroe B or Toklas Bros—A Rusch. 1,472.07  
 29 Vismara, Louis—N Y Tel Co. 21.86  
 29 Von Deylen, Geo—State of N Y. 1,840.91  
 29 Vigorito, Jack—Title G & T Co. 215.65  
 30 Valentine, Martin—R Savarese & ano. 192.20  
 29 Winfield, Abram C—Patterson, Gottfried & Hunter. 43.07  
 29 White, Wm E—W F Kenny. 294.43  
 30 Walther, Bernard—H Hilker. 122.87  
 2 Warner, Wm J—H M Van Pelt. 319.66  
 2 Wendt, Max—F Handrick & Sons. 35.67  
 3 Wolf, Edmund & \*Jules—F Campanale. 120.65  
 3 Walsh, Thos J—J M Palmer Co. 132.12  
 28 Youmans, Gilbt E & Edna J—Sarah Goldberg & ano. 600.00  
 30 Young, Jas C—City of N Y. 62.57  
 3 Yost, Chas—T J Raymond & ano. 116.32  
 30 Zubatkin, Morris—S E Duke & ano. 45.62  
 3 Zaytoon, Maroof—S Beck. 265.40

CORPORATIONS.

28 Phoenix Development Co—W E Burhenne. 1,056.61  
 28 Carl M Theede Co—Chas H Brown Paint Co. 493.56  
 28 the same—the same. 585.72  
 28 the same—the same. 504.20  
 28 Vittoria, Callonna Mutual Aid Society—W A Robinson. 132.40  
 28 Hamilton Terminal Co—Jas Craig as admr. 97.65  
 28 Independent Coal Co—A Soloway. 183.15  
 28 F M Eldredge Printing Co—Philip Ruxton, Inc. 542.77  
 28 the same—the same. 539.65  
 28 Fisher & Yglesia Co—B Lewis. 696.72  
 28 E Greenberger & Co—Mary E Cuff. 40.40  
 28 Louis Stutz & Sons—S L Reiss. 144.50  
 28 Ledyard Constr Co—J Buchanan. 296.75  
 28 North Atlantic Dredging Co—T M De Laney. 116.34  
 29 S Steinberg & Co—M Lichtenstein & ano. 38.24  
 29 Rogers Building Co—Title G & T Co. 115.90  
 29 M. O. Kleinfeld Co—U T Hungerford Brass & Copper Co. 27.12  
 29 Cobern Constr Co—N Y Tel Co. 26.27  
 29 Lincoln Monolithic Co—N Y Tel Co. 63.39  
 29 Maslin & Begun—N Y Tel Co. 30.80  
 30 New York Fashions—S E Duke & ano. 45.62  
 30 National Post Co—Selkirk Realty Co. 7,320.42  
 30 Morgan House Wrecking Co—C Schaefer. 80.24  
 30 Macbeth Bros Co—Fredk Maston Co. 30  
 30 Vienna Constr Co—Cohn Cut Stone Co. 113.42  
 2 Atlantic Dye Works—H Lieb. 35.65  
 2 Independent Impt Co—A J Nothacker. 229.41  
 3 Aligue, Frances Co—E S Yuells. 94.40  
 3 Carlson Auto Co—C Patz. 76.57

SATISFIED JUDGMENTS.

DEC. 30, JAN. 2, 3, 4 & 5.

Manhattan and Bronx.

Anker, Pauline—Connecticut Corset Co; 1911. 172.37  
 \*Arvintz, Aaron N, Nathan & Abm—Graff Furnace Co. 1907. 364.40  
 Becker, Sophia—Acker, Merrill & Condit Co; 1911. 24.74  
 Brewster, Geo W & Mary L—Jump House Wrecking Co; 1911. 72.26  
 Bry, Margarite—E Bry; 1911. 39.72  
 Bjokegren, Chas, Inc—A Martine; 1911. 222.81  
 Buchholtz, Mary—People, & C. 1911. 161.91  
 Bayley, Sarah, admtrx—J Bayley. 1910. 296.70  
 Burt, Mulford R—Butler Bros. 1911. 139.42  
 Barba, Francesco—Albor Realty Co. 1911. 249.72  
 Catherwood, Edw D—Royal Bank of N Y. 1911. 46.75  
 Callahan, Cath or Kate—D H Carstairs et al. 1904. 195.22  
 Cammerer, Adelaide L—B May. 1910. 110.62



|   |          |
|---|----------|
| Cohn, Hyman & Saml—B Kraus; 1911.   | 66.72    |
| Cornell, Danl T—R Vom Hofe; 1895.   | 2,295.54 |
| Druss, Sol—D Gross; 1911.   | 146.00   |
| Dennewitz, Chas H—Bernard Greenwood Co; 1911.   | 88.72    |
| De Cordova, Arthur E—L Williams. 1904.  | 64.00    |
| Distler, Jno Jr—Brunswick Balke Colander Co; 1906.  | 47.62    |
| Doyle, Jas A & Harold L—M A Haas et al. 1911.   | 529.04   |
| Doktor, Benj—A Wiener; 1911.  | 81.72    |
| Distler, Jno—M Halperin; 1907.  | 104.41   |
| Erskine, Emmy—J P Lancaster; 1911.  | 73.41    |
| Fox, Henry E—M A Tully; 1911.   | 200.00   |
| Fesler, Joel B—W P Sheridan. 1911.  | 69.91    |
| Same—same. 1911.  | 28.24    |
| Fleischer, Jos & Saml Bonat—H Pauli; 1911.  | 4,419.30 |
| Foye, Andrew E & Wm Ficklen—H B Rankin. 1911.   | 27.65    |
| Same—H E Rankin. 1911.  | 534.65   |
| Groll, Peter J—People. &c; 1909.  | 1,000.00 |
| Gregg, Chas G—S Hirsh et al; 1911.  | 74.56    |
| Glackner, Jno—City of N Y; 1911.  | 264.41   |
| Gormley, Eleanor—Gorham Co; 1911.   | 69.30    |
| Henis, Louis—E F Brown. 1911.   | 1,421.55 |
| Hegeman, Jos P—H Nockin. 1904.  | 178.41   |
| Holden, Geo A—City of N Y. 1910.  | 543.51   |
| Hagez, Jos & Geo—J Rabinowitz. 1911.  | 100.27   |
| Hart, Jas—R C H Fitch. 1911.  | 18.34    |
| Holmberg, Aug—R A Hampton. 1911.  | 127.67   |
| Hotel Willison—Ward & Gow; 1910.  | 585.78   |
| Homsy, Habib & Jos—K Deeb. 1911.  | 1,226.29 |
| Holm, Jno A & Harry M Andruss—C M Anderson. 1908.   | 227.46   |
| Herman, Barnet—I Ruskin; 1911.  | 224.65   |
| Halperin, David & Simon Tuch—H Schampansky. 1910.   | 102.65   |
| Hardy, Ella J—Ritter Realty Co. 1911.   | 78.22    |
| Jacobs, Harry J—B Jacobs; 1911.   | 82.12    |
| Joline, Adrian H & Douglas Robinson—E F Wheeler. 1911.  | 1,097.63 |
| Kirkman, Alex S, Sidney A & Sarah—W Edwards; 1908.  | 27.09    |
| Klinger, Henry, Sarah & Benj—S Pick; 1910.  | 553.87   |
| Kirchner, Wm H & Abm Goldstein—People, &c. 1911.  | 100.00   |
| Same—P Flynn. 1911.   | 50.00    |
| Keirns, Saml F—W E Baker Co; 1909.  | 128.13   |
| *Lynn, Jno—T D O'Connor; 1909.  | 269.72   |
| Liebman, Clara F—J J Healy. 1910.   | 92.64    |
| Lake, Jas H S—C Pierce et al. 1895.   | 224.72   |
| Multart, Alder C—M R Multart. 1905.   | 501.03   |
| Meeker, Geo R—R Gargiulo; 1911.   | 120.82   |
| McCreery, Saml W—J White. 1911.   | 234.61   |
| Maskell, Edw A—Royal Bank of N Y.   |          |
| Movses, Emanuel & Isidor Dreyfus—M Willensky; 1911.   | 760.74   |
| 1910.   | 61.40    |
| Mitchell, Ann S—C V Geran; 1911.  | 509.41   |
| McKeon, Margt—E Pfeiffer; 1911.   | 365.72   |
| McCulloch, E Frances—J C Taylor; 1909.  | 426.65   |
| Same—same; 1910.  | 4,282.14 |
| McKeon, Mary F—M Struzzi; 1907.   | 762.79   |
| Olenik, Isidore & Sylvester Peyser—M A McCormack. 1911.   | 226.36   |
| Same—same. 1911.  | 329.27   |
| *Olds, Edw A—City of N Y; 1910.   | 491.99   |
| *Parker, Henry F—M Belitzer. 1911.  | 144.78   |
| Paolicchi, Torguato—R Paolicchi; 1911.  | 840.00   |
| Price, Richd—B McGovern. 1911.  | 392.97   |
| Ross, Danl—Eastern Shipyard Co of Greenpoint; 1911.   | 238.14   |
| Rennard, Jno C—W E White; 1911.   | 650.39   |
| Rau, Wm E—Fritz Berger & Co—A G Graves. 1911.   | 64.41    |
| Rosenberg, Louis—C Bleier et al; 1911.  | 734.37   |
| *Ransom, Albt W—E N Barker—Ransom et al; 1910.  | 5,845.18 |
| *Same—C H Young et al; 1910.  | 65.60    |
| Rosenberg, Mary—M Ackerman; 1910.   | 49.65    |
| Rockey, Walter S—F Swartzkopf et al; 1911.  | 140.59   |
| Roth, Gertrude—E Skurka. 1911.  | 400.00   |
| Rehman, Louis—B M Kimler et al; 1911.   | 288.81   |
| *Rubly, Wm—F D Ciprico. 1911.   | 189.86   |
| Streat, Geo & Otto Miller—Manhattan Color Works; 1910.  | 94.13    |
| Smith, Jno—J B Rosenback. 1911.   | 281.41   |
| Smith, Harry F—Royal Bank of N Y. 1911.   | 50.00    |
| Stephens, Benj L—J L Harman. 1911.  | 119.43   |
| Swinarsky, Frank—B K Bloch. 1907.   | 154.65   |
| Simoff, Saml—City of N Y. 1910.   | 35.05    |
| Tierney, Thos H—B C Samuels et al; 1911.  | 105.47   |
| *Teal, Ben—L M Wells; 1911.   | 274.91   |
| Turner, Wm B—Equitable Trust Co of N Y. 1911.   | 35.01    |
| Van Tassell, Alfred—Chas C Mergs Co; 1911.  | 39.41    |
| Winters, Jno—J H Roser et al; 1911.   | 487.81   |
| Wing, Jno M, Louis S Wing & Marion W Flint—Trustees of Columbia College in the City of N Y. 1910. | 106.24   |
| Vuotto Michele, Matilda & Thos J Doyle—G Savarese. 1911.  | 314.53   |
| Wooley, Wm H—S Abeloff. 1908.   | 20.41    |
| *Wallace Bros—City of N Y. 1910.  | 199.08   |
| Weill, Benoit—B Harris et al. 1911.   | 108.10   |
| Wagner, Mary T—N Y Telephone Co. 1908.  | 32.82    |
| Walters, Wilford—N Y Telephone Co. 1911.  | 23.49    |
| Young, Wm—Crane Co; 1901.   | 152.67   |

CORPORATIONS

|  |        |
|--|--------|
| George Themelis Co—M Dashaff. 1911.              | 113.41 |
| Astor Trust Co—Landay Bros, Furriers, Inc; 1911. | 797.18 |
| Barnard Realty Co—E A Rockmore; 1911.            | 99.60  |
| Same—W Strianesi; 1911.                          | 99.03  |

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| Loomis Cold Storage Co—J Varvixotis; 1911.                                     | 17.41    |
| Clementine Realty Co, Maximilian Zipkes & Christian Jacobs—G M Krakower; 1911. | 269.37   |
| Rockville Real Estate Co—Robt Gordon & Son, Inc. 1911.                         | 569.62   |
| Rosenzweig, Sede & Israel Fortgang—People, &c; 1911.                           | 300.00   |
| McIntosh, Albt J—American Radiator Co. 1911.                                   | 577.81   |
| Stevenson Constn Co—J Meurer; 1911.  | 554.71   |
| Same—A Dunbar et al; 1911.   | 222.18   |
| Same—J Meurer; 1911.   | 420.40   |
| Stevenson Constn Co—Phoenix Towing & Transportation Co; 1911.                  | 123.23   |
| Stevenson Constn Co—Nath Wise Co. 1911.  | 463.12   |
| Same—G B Raymond & Co. 1911.   | 521.68   |
| Same—Richd Wilcox Mfg Co. 1911.  | 261.77   |
| Same—J Braunstein. 1911.   | 95.21    |
| Same—Natl Bridge Works. 1911.  | 459.97   |
| Same—Jno C Orr Co. 1911.   | 2,832.95 |
| Tangiers, Manors Corp—N Dzekovizki. 1911.                                      | 337.15   |
| Knox Constn Co, Joe Hirshhorn—Jos Gallo et al; 1911.                           | 600.00   |
| Knox Constn Co & Henry Frieberger—M Wolfinger et al; 1911.                     | 200.00   |
| Dawson Constn Co & Saml D Davis—S Y Stern; 1911.                               | 72.43    |
| Elblight Co of America—G Q Hill et al; 1912.                                   | 61.19    |
| Rockville Real Estate Co—S Friedlander; 1911.                                  | 94.81    |
| Foster-Debevoise Co—Lutz & Sheinkman. 1911.                                    | 128.64   |
| Universal Truck Co—Kipp Wagon Co; 1911.  | 447.90   |
| *Stanley Advertising Co—J J Shea; 1911.  | 58.91    |
| Peck & Mack Co—J Lawrence; 1911.   | 27.41    |
| Peck & Mack Co—L Jacob; 1911.  | 302.41   |
| Postal, Wm—N Y Edison Co. 1906.  | 68.25    |
| Marchisini Bros & Co—G Simonelli. 1911.  | 43.56    |
| Lapoint, Wm A—Hall's Safe Co; 1911.  | 35.16    |

Borough of Brooklyn.

DEC. 28, 29, 30, JAN. 1, 2.

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|---|----------|
| Allen, Geo—T McCarty; 1911.                                   | \$77.25  |
| Bussing, Robt S—Nassau Bank; 1910.                            | 219.25   |
| Burlakoff, Morris—N Segalowitz; 1908.                         | 84.40    |
| Blutstein, Morris & Yetta—Sophie Silverstein; 1911.           | 101.85   |
| Corcoran, Patk—Hickey, Kaplan & Wetzel; 1911.                 | 112.22   |
| Catalano, Donato—Luisa Marciano as admrx; 1911.               | 1,094.60 |
| Caddell, Jno B—D Carter; 1911.                                | 250.00   |
| Carlin, Patk J—J Ryan; 1909.                                  | 684.15   |
| Callahan, Catherine or Kate—Carstairs McCall & Co; 1904.      | 195.22   |
| *Driehel, Jacob—City of N Y; 1911.                            | 55.00    |
| *Same—same; 1911.   | 55.00    |
| Distler, Jno, Jr—Louise Dailey; 1905.                         | 434.40   |
| Erskine, Emmy—T P Lancaster; 1911.                            | 73.41    |
| Frankel, Jennie—Sophie Silverstein; 1911.                     | 101.85   |
| Geller, Jacob—W S Van Sien et al as exr; 1910.                | 834.93   |
| Gagliano, Francesco—Angelia Fiore; 1908.                      | 274.42   |
| *Hammerschmidt, Maria—City of N Y; 1911.                      | 55.00    |
| Konkle, Oscar E—P A Alterio; 1911.                            | 403.93   |
| Langdon, Le Roy—G W Rhodes; 1911.                             | 41.00    |
| Levy, Paul—Beckie Block; 1911.                                | 116.30   |
| Liotta, Giuseppe—Angelia Fiore; 1908.                         | 274.42   |
| Maguire, Jas—Alden Sampson & Sons; 1907.                      | 183.44   |
| *Maguire, Jas—New York Desk & Dining Room Furniture Co; 1907. | 240.26   |
| *Same—D Frank & ano; 1907.                                    | 102.67   |
| Newman, Fred A—Hardman Peck & Co; 1908.                       | 131.90   |
| Powers, Danl—State of N Y; 1911.                              | 1,108.08 |
| Same—same; 1911.  | 1,108.08 |
| Same—same; 1911.  | 2,675.91 |
| *Peck, Edw S—C S Conklin; 1911.                               | 5,000.00 |
| *Rullo, Vincenzo—City of N Y; 1911.                           | 55.00    |
| Robinson, Mary F—Nassau Trust Co; 1907.                       | 7,555.76 |
| Same—same; 1907.  | 5,805.15 |
| Same—same; 1907.  | 9,672.60 |
| Raymond, Benj C—W W Henry; 1911.                              | 142.25   |
| Raymond, Benj C & *Annie E—Pfothenauer Nesbit Co; 1911.       | 114.90   |
| Studwell, Harvey—J A Longmore; 1911.                          | 534.40   |
| *Schlefer, Jacob—City of N Y; 1911.                           | 250.00   |
| Scherr, Fredk—Pioneer Iron Works; 1909.                       | 287.90   |
| Same—same; 1911.  | 144.88   |
| Schuyler, Eugene—D Carter; 1911.                              | 250.00   |
| Schectman, Tillie—Jos Stern & Sons (Inc); 1911.               | 202.36   |
| Vitelle, Domenick—J F Schmadeke; 1911.                        | 31.90    |
| Weisgerber, Wm H—J Wellersdieck; 1911.                        | 17.82    |
| Wakefield, Julia E—C F Bahostge; 1910.                        | 147.17   |
| Zimmelman, Jos & Rachel—A Bonyay; 1908.                       | 172.15   |
| Same—same; 1911.  | 172.90   |

CORPORATIONS.

|  |        |
|--|--------|
| Parkway Builders—W W Henry; 1911.                    | 142.25 |
| Same—Pfothenauer Nesbit Co; 1911.                    | 114.90 |
| Polygraph Printing Co—Jennie Match; 1910.            | 826.44 |
| Same—same; 1911.                                     | 947.22 |
| Stevenson Constn Co—American Metal Ceiling Co; 1911. | 222.18 |
| Same—J Meurer; 1911.                                 | 420.40 |
| Same—Kings Co Iron Foundry; 1911.                    | 176.25 |
| Same—J Meurer; 1911.                                 | 554.71 |

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|---|----------|
| Vanderveer Crossings (Inc)—M Schwartz 1911. | 1,081.57 |
| Same—same; 1911.                            | 104.02   |

\*Vacated by order of Court. \*Satisfied of appeal. \*Released. \*Reversed. \*Satisfied by execution. \*Annulled and void.

JUDGMENTS IN FORECLOSURE SUITS.

Borough of Manhattan.

DEC. 28.

**Bryant av, ws, 175 n Lafayette av, 25x 100; Hahnemann Hospital of the City of N Y agt West Mount Vernon Realty Co; Julius H Seymour (A); Archibald Douglas (R); due \$6,608.06.**

**Bryant av, ws, 100 n Lafayette av, 25x 95; Julia G De Haven agt West Mount Vernon Realty Co; Julius H Seymour (A); Archibald Douglas (R); due \$6,608.06.**

DEC. 29.

**109TH st, 62 E; Jacob Goldberg et al agt Herman Schapierer et al; Edw Isaacs (A); Thos A Brennan (R); due \$3,008.92.**

DEC. 30.

No judgments in foreclosure suits filed this day.

JAN. 2.

**20TH st, 220 W; Kath Elias agt Christiane Meyer; Louis W Osterweis (A); Matthew P Doyle (R); due \$6,784.00.**

JAN. 3.

**Centre Market pl, 7; Felice Tocci agt Nunzianta Forlenza et al; M M Henschel (A); Jas Dunne (R); due \$5,379.72.**

LIS PENDENS.

Borough of Manhattan.

DEC. 30.

**Jerome av, es, 50 n 175th, 90x100; Danl Kendelhardt Sr agt Isaac Brown et al; action to foreclose mechanics lien; W L Allen, atty.**

**27TH st, ns, 425 w 6 av, 50x98.9; Clark & Co agt Lowell Constn Co; action to foreclose mechanics lien; Eidlitz & Hulse, atty.**

JAN. 2.

**121ST st, 430 E; City of N Y agt Raffaele Sirico; notice of levy; atty not given.**

**121ST st, 432 E; same agt same; notice of levy; atty not given.**

**3D av, 4415; same agt Peter Monahan; notice of levy; atty not given.**

**22D st, 242 W; same agt Mary Smith; notice of levy; atty not given.**

**145TH st, ss, 225 w Harlem & Portchester R R, 25x201x irreg; Columbia Constn Co agt Winfred Day; specific performance; O E Davis atty.**

Jan. 3.

**Cambreleng av, nc 183d, 125x100; Walburga C Meixel agt Chas A Meixel et al; action to recover dower, &c; B E Rabell, atty.**

JAN. 4.

**Robbins av, 648-50 & 602 & 604; Harris Reiner agt Froma Realty Co et al; action to set aside transfer; J Sapinsky, atty.**

**Laight st, 52; Margt H Hurlbut et al agt Lida K Stelle et al; partition; Bunnell & Bunnell, attys.**

JAN. 5.

**Sheridan av, swc 164th, 34.4x62.8; Abr Jagoda agt Patk Hurley et al; action to foreclose mechanics lien; L Scheuer, atty.**

**Lexington av, sec 57th, 20.5x80; Richd J O'Brien et al agt Louis B Bock et al; action to foreclose lien; F P Burns, atty.**

**Spring st, 304; Paul K Poschmann agt Richd P Poschmann; action to declare ownership of lease; M Grossfield, Jr, atty.**

**Mayflower av, ws, 259.11 n Middletown rd 25x100; Ignatz Klein agt Bankers Realty & Security Co et al; specific performance; M Marks, atty.**

Borough of Brooklyn.

DEC. 28.

**Plot begins 470 n Pitkin av & 80 e Hopkinson av, 20x119.6x21.1x112.8 (interior lot); Onslow-Moore Co agt Mary Morgenstein et al; Gibb Elliott, atty.**

**Belmont av, sec Osborn, 25x100; also THATFORD AV, es, 100 n Glenmore av, 16x100; also GLENMORE AV, ss, 50 e Thatford av, 50x100; THATFORD AV, swc Glenmore av, 50x100.1; also THATFORD AV, es, 116 n Glenmore av, 16x100; Michl J Trudden agt Ida Neufeld et al; to set aside conveyances; S A Telsey, atty.**

**Washington av, es, 218.9 n rGenee av, 50x121.6x50x121.4; Victor Nilson & ano agt Ponce Realty Co et al; Furst & Furst, attys.**

**Ocean Parkway, sec Av H, runs s140xe 150xn40wx40xn100 to av xw110 to beg; also OCEAN PARKWAY, ws, 100 s Av O, 180x250 to E 5th; also OCEAN PARKWAY, es, at intersection of nws Church Lane, runs n219.5xe250 to E 7th, xs128.11 to Church Lane, xsw265.10 to beg; Jos C Klein & ano agt Mory J Warner et al; partition; Harold Swain atty.**



**Narrows av.** nec 70th, 75.3x100; Edwin A Archer agt Chas Meyer et al; C A Clayton, atty.

**Washington av.** es, 218.9 n Greene av, 50x121.4x50x121.3; Isidor Isaacs agt Ponce Realty Co et al; Furst & Furst, attys.

**55TH st.** ns, 367.1 w Fort Hamilton Parkway, 20x100.2; Thos J Scholey agt Jas Donovan et al; Seley & Levine, attys.

**Throop av.** es, 60 n Stockton, 20x85; Mary Keating agt David Imerman et al; Wm Drennan, atty.

**Christopher av.** es, 41.8 n Sutter av, 16.8x100; also OSBORN ST, ws, 40 n Sutter av, 48x60; Chas Krieger agt Mendel Perlman & ano; M C Loskowitz, atty.

**Lots 35, 36, 37 & 38 & sw half of 34,** on map of Estate of Stephen Abrams at Flatlands; also MEADOW LAND at Canarsie, being at a point in the boundary line of land between land of Wm Hopkins & land of Joel Skidmore, runs n & nw — to land of heirs of Garret Wyckoff xsw—xse— to beg; Melvin Brown agt Jno H Bonnell et al; J A Sheehan, atty.

**Vermont st.** es, 320 s Blake av, 20x100; Henry Doscher agt Julius H Reiter et al; J A Sheehan, atty.

**Graham av. 73;** also MONTROSE AV, 131; also SUMNER AV, 136; Frank Levin agt Fannie Levin et al; partition; L & M Blumberg, attys.

**W 15TH st.** es, 120 n Neptune av, 40x100; Thos A Walsh agt Clemens Capone et al; J A Walsh, atty.

**Garfield pl.** ns, 239 e 8 av, 20.2x100; Ulster County Savings Institution agt Thos G Carlin et al; E Kempton, atty.

**Flatbush av.** sws, 165.7 se Av J, runs se60.7xsw129.10 to E 35th, xn64.10xne96.1 to beg; Margt W Borland agt Thos G Carlin et al; E Kempton, atty.

DEC. 29.

**Jerome st.** ws, 40 n Blake av, 20x100; Thekla Roszbach agt Philip Moskowitz et al; Kiendl, Smyth & Gross, attys.

**Nostrand av.** es, 100 s Gates av, 20x85; also LAFAYETTE AV, sec Waverly av, 19.4x51.8; also FORT GREENE PL, es, 292.7 s De Kalb av, 15x100; N OXFORD ST, es, 252.10 s Park av, 18.9x100; Thos J Watson agt Sarah L Wood et al; partition; Geo F Alexander, atty.

**Cornelia st.** nws, 160 ne Evergreen av, 20x100; Helen F Foley et al as trstes agt Philip Weiser et al; Roy H Hart, atty.

**Manhattan av.** nec Java, 25x100; Chas H Reynolds agt Jos Kellner et al; C & T Perry, attys.

**Lincoln av.** es, 131.8 n Fulton, 240x87.6x240.9x87.6; also LINCOLN AV, ws, 101.7 s Ridgewood av, 200x87.6; Morris Epstein & ano agt Nathan Ginsberg et al; to foreclose mechanics lien; E E Rosenblume, atty.

**Putnam av.** ns, 164 e Classon av, 21x100; Eugenie Kirkham agt Fanny R Creighton et al; J M Zurn, atty.

**Benson av.** n cor aBy 14th, 150x108.4; Rose Crook agt Catherine Brown et al; partition; J T Canavan, atty.

**Central av.** nes, 20 nw Schaeffer, 26.6x100; Emil Paar agt Jno Wynn et al; Schinzel & Halbert, attys.

**Liberty av.** ss, 20 e Logan, 20x75; Esther Fleischer & ano agt Julius H Reiter as Trste in Bankruptcy of Henry Harris; J J Schwartz, atty.

**65TH st.** ss, 100 w 6 av, runs s41.11xw75 xn41.11 to st, xe75 to beg; Charlotte C Wills agt Edw D Dunlop et al; A R Johnson, atty.

**Flatbush av.** nes, 145.9 se St Marks av, runs ne85.6xs 4 inches xse20xsw85.6 to Flatbush av, xnw20.4 to beg; Wm K Wardner as exr agt Lena Price et al; E Kempton, atty.

**Miller av.** ws, 120 s Fulton, 35x100; David Heyman agt Jno Sparago & ano; to reform a deed; N D Shapiro, atty.

**Congress st.** —, 168 w Columbia, runs s81.1xw22xn80.6xe22 to beg; Petronella Casamassa agt Cesare Casamassa; specific performance; A J Oishei, atty.

**Eastern Parkway.** ss, 380.6 e Kingston av, 21.6x120.7; Sigmund Siegelman agt Link Realty & Const Co et al; D Siegelman, atty.

**69TH st.** ns, 160 w 10 av, 20x90; May A Bulley agt Safe Realty Corp et al; Davison & Underhill, attys.

**Manhattan av.** swc Meserole, 100x100; Pauline May & ano agt Nathan Prenskey et al; F Solinger, atty.

**69TH st.** ns, 100 w 10 av, 20x90; Lillie F Weilbacher agt Safe Realty Corp; Davison & Underhill, attys.

**69TH st.** ns, 180 w 10 av, 20x90; Lillie H Crary agt Safe Realty Corp; same attys.

**Ocean Parkway.** sec Av H, runs s140xe 150xn40xw40xn100 to av, xw110; also OCEAN PARKWAY, ws, 100 s Av O, 180 x250 to E 5th; also OCEAN PARKWAY, es, at intersection of nws Church Lane, runs n219.5xe250 to E 7th, xs128.11 to Church Lane, xsw265.10 to beg; Jos C Klein & ano agt Mony J Warner et al; partition; Harold Swain, atty.

**Barbey st.** ws, 150 s Liberty av, 25x100; Louis Kappes agt Louis Kappes et al; partition; E R Vollmer, atty.

**Georgia av.** swc Hegeman av, 95x200 to Alabama av; Empire Keystone Improvement Co agt Van Cleave Const Co et al; De Witt V D Reiley, atty.

**Georgia av.** ws, 295 s Hegeman av, 160 x100; Fredk P Hue trste agt same; same atty.

**Georgia av.** sec Hegeman av, 455x100; Theodore Messner trste agt same; same atty.

**New Jersey av.** swc Hegeman av, 455x100; Theodore Messner as trste agt Van Cleave Const Co et al; De Witt V D Reiley, atty.

**New Jersey av.** sec Hegeman av, 455x100; Same agt same; same atty.

DEC. 30.

**Bergen st.** ss, 460 e 3 av, 20x100; Harold D Watson agt Clara L Bentzen et al; R S Kristeller, atty.

**Hawthorne st.** ns, 538.6 w Nostrand av, 46.6x166.8; Carl Ernst agt B Alex Basch et al; Feldblum, Reizenstein & Levison, attys.

**61ST st.** sws, 115 se 15 av, 60x100; Metropolitan Lumber Co & ano agt Jos L Burton Const Co et al; I M Silberman, atty.

**Senator st.** ss, 105.6 e 1 av, 100x100; Home Mortgage Investment Co of N Y agt Bender Const Co et al; H J Davenport, atty.

**Same prop;** Same agt same; same atty.

**Decatur st.** ses, 126 sw Hamburg av, 18.6x100; Williamsburgh Savings Bank agt Louis G Trautwein et al; S M & D E Meeker, attys.

**Rogers av.** es, 42 n Beverly rd, 20x95x19.7x95; Margt I Manson agt Bon Ton Const Co et al; J Siegelman, atty.

**Rogers av.** es, 62 n Beverly rd, 20x95x19.7x95; Same agt same; same atty.

**Rogers av.** es, 82 n Beverly rd, 20x95x19.7x95; Same agt same; same atty.

**Rogers av.** es, 102 n Beverly rd, 20.6x95x19.7x95; Same agt same; same atty.

**85TH st.** ns, 102 e 7 av, 30x100; Gustav Roittner agt Domus Const Co et al; McLaughlin & Stern, attys.

**Prospect pl.** ns, 20 w Classon av, 30x100; Adolf Pavenstedt & ano as trstes agt Prospect Place Co et al; Duer, Strong & Whitehead, attys.

JAN. 2.

**Sanford st.** ws, 257.9 n Myrtle av, 25x100; Dennis O'Donnell et al agt Annie O'Donnell; specific performance; A C Troy atty.

**Same prop;** Henry F O'Donnell as gdn agt Same; same atty.

**74TH st.** sws, at the intersec of es New Utrecht av, runs s111.4xe70.4xne100 to 74th, xnw119.4 to beg; Lawrence E Blake, Jr, agt Builders & Traders Realty Co; J H Webster, atty.

**New Lots av.** ns, 21.2 w Junius, runs n6.1xw20xn 2 inches xw11xs17.2 to av, xne 32.10 to beg; Henry P Journeay agt Mintz Realty Co et al; Paul Bonyne, atty.

**7TH av. 7507-19;** Robt Griffin Co agt Boone Const Co; to foreclose mech lien; M H Ellison, atty.

**Dean st.** ss, 104.10 e Underhill av, 25x126; Elenoria Wynn agt Giuseppe Cesario & ano; attachment; A C Cowan, atty.

**AV H.** sec Ocean Pkway, runs s140xe150 xn40xw40xn100 to Av H, xw110 to beg; also OCEAN PARKWAY, ws, 100 s Av O, 180x250 to E 5th; also OCEAN PARKWAY, es, at the intersec of the nws Church av, runs n219.5xe250 to E 7th, xs128.11 to Church av, xsw— to beg; Hiller Construction Co agt Jos C Klein & ano; partition; Chas Reinhardt, atty.

**Montauk av.** ws, 200 s Liberty av, 20x100; Merchants Co-operative Mortgage Co agt Gustaf W Mattson et al; H Weissman, atty.

**N 4TH st.** nwc Berry, 62x100, one-half part Caroline Gottlieb agt Jos Fischman et al; Schlesinger & Schlesinger, attys.

**74TH st.** s cor New Utrecht av, runs s 111.4xe70xne100 to st, xnw119.4; Wm M Young agt Builders & Traders Realty Co & ano; H O Dobson, atty.

**Vermont st.** nwc Stanley av, runs n 237.2xsw100.11xs—xe20xs90 to av, xe80 to beg; Eliz Hamm agt Lucy Lucia & ano; T J Evers, atty.

**Pleasant pl.** es, 20 n Atlantic av, 19.8x95; Julius Lehrenkrauss & ano agt Seid Realty Co et al; Saml Seiderman, atty.

**Pleasant pl.** es, 39.8 n Atlantic av, 19.8x95; Same agt same; same atty.

**Pleasant pl.** es, 59.3 n Atlantic av, 19.8x95; Same agt same; same atty.

**Pleasant pl.** es, 78.11 n Atlantic av, 19.8x95; Same agt same; same atty.

**Pleasant pl.** nec Atlantic av, 20x95; Helene Kny agt same; same atty.

**39TH st.** ss, 425 e 8 av, 25x100.2; Warren C Strugnell agt Bernard Cohen et al; G W Titcomb, atty.

**Quincy st.** ss, 585 e Bedford av, 20x100; Martin C Hoyt agt Milton H Hoyt et al; partition; C T Luscomb, atty.

JAN. 3.

**Clermont av.** ws, 145.5 s Fulton av, runs w115.5xe53.10xe96 to Clermont av, xn50 to beg; also LEFFERTS ST, nes, 124.3 se Hall, 22.6x100; Edith C Sanford agt Jno R Sanford et al; partition; T C Hughes, atty.

**Atlantic av.** sws, 136.10 se Clinton, 21.10 x80; South Brooklyn Savings Institution agt Cranford Estates Co et al; Coombs & Whitney, attys.

**N 11TH st.** ns, 125 e Berry, 50x100; also GATES AV, ss, 312.6 e Sumner av, 18x100 x18.9x100; Peter Cirkot agt Clement H Brown et al; to set aside deeds; E G Nelson, atty.

**St Johns pl.** ns, 225 w Howard av, 25x112.9; Wm Hobson & ano agt Eliz Lyons et al; to set aside deed; Wm H Good, atty.

**Classon av.** ws, 250 n of a certain street laid down on map of property of J F & E P Delaplaine, filed in the Register's office, 25x—; Alice V Harper agt David Seiberger et al; to bar all claimants; Raquin & Rasquin, attys.

**Atkins av.** 150 n Sutter av, 20x100; Eliz F Spencer agt Jno R Hughes; specific performance; Kiendl, Smyth & Gross, attys.

**70TH st.** ns, 330 w 10 av, 20x100; Riverhead Savings Bank agt Brooklyn & Long Island Realty Co et al; T M Griffing, atty.

**King st.** nes, 90 nw Van Brunt, 200x200 to Wm; Francis Huber agt Pioneer Iron Works & ano; Lang & Kroyer, atty.

**65TH st.** nes, 88.9 nw 18 av, runs ne200 to 64th, xnw220xsw100xe60xsw100 to 65th xse160 to beg; Chas S Conklin agt Vienna Constn Co et al; E J Ludvig, atty.

**St Marks av.** ns, 160 e Classon av, runs e 104.9xn138.6x again n47.4xsl26 to St Marks av, the beg; Frances V Hallock agt Fredk L Cranford et al; partition; J W & C J McDermott, attys.

## FORECLOSURE SUITS.

Manhattan and Bronx.

DEC. 30.

**St George's Crescent.** ws, lot 610, map of prop of Geo F & Henry B Opdyke adj New York City Private Park, —x—; Caroline F Baack agt Jas Wilkinson; J I Berry, atty.

**5TH av.** ws, 75.5 s 15th, 25.9x100; Ezra P Prentice agt Geo H Pigueron et al; S S Myers, atty.

**105TH st.** ns, 97.6 e 3 av, 40.10x100.11; Citizens Savgs Bk agt Julius Weinstein et al; amended; Pirsson & Beall, attys.

**Lots 35 & 36,** map of Cebrie Park, Bronx Commercial Finance Co agt Geo Dietrichsen; C W H Arnold, atty.

**118TH st. 102 W;** Florence C Von Asten agt Israel Lippmann et al; M R Ryttenberg, atty.

**165TH st.** ss, 106.4 e Findlay av, 35.8x104.5; American Tract Society agt Hadden Realty Co et al; W H Van Steenberg, atty.

**Hoffman st.** ws, 45.6 s 187th, 25x94.11; Warren B Sammis agt Arthur Av Realty & Constn Co; W E Sammis, atty.

JAN. 2.

**86TH st. 108 W;** Sara Welt-Kakels agt Maude J Goldfinger; H Swain, atty.

**133D st.** ss, 50 w 8 av, 50x37.8; Empire City Savgs Bk agt Jas E Graybill et al; C W Dayton, atty.

**Jansen av.** swc 228th, 85.5x51.3x irreg; Thos Fee agt Margt B Merrill et al; Fetretsch & Seybel, attys.

**Water st. 113;** Dime Savgs Bk of Bklyn agt Jno Gerken et al; Dykman, Oeland & Kuhn, attys.

**Tiebout av.** proposed, ws, 323.6 s 184th, 25x115; Henrietta S W Archer agt Nathan B Levin Co et al; Friend & Friend, attys.

**Elliott av. 74;** Laura Sattler agt Hedwig Schenk; F L Drescher, atty.

**141ST st. 101 W;** Julius Coleman agt Jos Golding Realty Co et al; I Cohen, atty.

**117TH st. 519 & 521 E;** Lemoine C Mead agt Louis O Cohen et al; H C Chapin, atty.

**170TH st.** ss, 100.11 e Franklin av, 47x105.4; German Savgs Bk in the City of N Y agt Mary McNulty et al; A H Mosle, atty.

**College av.** ss & PELHAM AV, ns, lots 197 & 182, map of Union Hill, Powell Est, Bronx; Annie A M Dennerlein et al agt Nathan Lampert et al; Bergman & Davis, attys.

JAN. 3.

**Central Park W. 471;** Edwin C Chamberlin agt Ailvia M Warner; W B & C F Chamberlin, attys.

**Jansen av.** swc 228th, 85.5x51.3; Thos Fee agt Margt B Merritt et al; Fetretsch & Seybel, attys.

**130TH st. 53 W;** Robt Hahne et al agt Albt E Henschel et al; H Swain, atty.

**7TH av.** nec 141st, 39.11x100; Fabian Constn Co agt Monaton Realty Investing Corp et al; Weschler & Rothschild, attys.

**Tower pl.** ns, 185 e Webster av, 28.11x100; Bernard J Rush agt Abr L Frey et al; W E Sammis, atty.

**103D st.** ns, 185 e 3 av, 37.6x100.11; Citizens Savgs Bank agt Julius Weinstein et al; Pirsson & Beall, attys.

**142D st. 100 W;** Julius Coleman agt Jos Golding Realty Co et al; I Cohen, atty.

**5TH st. 222 E;** Metropolitan Savgs Bk agt Philip Wolfman et al; A S & W Hutchins, attys.

**Washington av.** ws, 90 s 171st, 37.6x100; Ferdinand G Kneer agt Chas J E Boehm et al; E Meihling, atty.

**Concord av. 333;** Jno Kudlich agt Kate Montague et al; H C Kudlich, atty.

**20TH st. 44 E;** Chas A Morse et al agt Carolyn T Kelsey et al; Kearny & Dickinson, attys.

**Courtlant av.** swc 159th, 48.6x98; Simon M Goldsmith agt Simon Uhlfelder et al; Newman & Butler, attys.

**100TH st.** ns, 100 e 1 av, 37.1x100.11; Wm L Cahn agt Julius Berliner et al; Leventritt; Cook & Nathan, attys.

**Houston st. 128 W;** Bernardo Semenza agt Agnes T Madden et al; Barnett & Jablow, attys.

**95TH st.** ns, 175 e 2 av, 37.6x100.8; Kath M Blake et al agt Ludins & Romm Realty Co et al; G E Winthrop, atty.



CHATEL MORTGAGES

Borough of Manhattan.

DEC. 28, 29, 30, JAN. 2,

AFFECTING REAL ESTATE.

Pine st, 27-9; United States Realty & Impvt Co, agt The Twenty-seven and Twenty-nine Pine St Co et al; R G Babbage, atty.
95TH st, ns, 250 e 2 av, 37.6x100.8; City Real Estate Co agt Ludins & Romm Realty Co et al; G B Winthrop, atty.

JAN. 4.

137TH st, 425-449 E; also 138TH ST, 428 to 446 E; Knickerbocker Trust Co agt Wm E Gilmore et al; (A) Davies, Auerbach, Cornell & Barry.
140TH st, ns, 241.8 e Lenox av, 41.8x99.11; Sarah Cohn et al agt Irene M Brobst et al; (A) B F Feiner.
18TH st, ns, 315 w Av A, 25x92; Edw N Tailer agt Martin Garone et al; (A) W H Hagen.
Cherry st, 174; Jno E Roosevelt et al agt Hanna King et al; (A) G C Kobbe.
Columbia st, 77; Bella Feldman agt Hendretta Krugman et al; (A) Gettner, Simon & Asher.
122D st, 249 W; Nathan Glassheim agt Esther Zwisohn; (A) S N Tuckman.
Av C, 217 & 219, two actions; Emanuel Moses agt Henry Dorb et al; (A) S L Josephthal.
165TH st, ss, 35 e Findlay av, 35.8x99.6; Jno A Beall agt Hadden Realty Co et al; (A) D J Mooney.

JAN. 5.

97TH st, 106 E; Jno J Mahony agt Rachel Weissman et al; (A) P L Mullaly.
108TH st, 112 E; Henry Dreyer agt Annie Ruderman; (A) I L Broadwin.
29TH st, 308 & 310 E; Mary D Schneur agt Arnold Diamond et al; (A) Ruskay & Ruskay.
10TH st, ns, 52.2 e 6 av, 19x46; Board of Foreign Missions of the Reformed Church in America agt Jno Addison et al; (A) W H Van Steenberg.
Lenox av, nwc 112th, 90.5x100; Central Trust Co of N Y agt Saml Mandel et al; (A) Joline, Larkin & Rathbone.
101ST st, ns, 342.6 w 1 av, 28.6x100.11; Wm D Barbour et al agt Saml Ginsberg et al; (A) J M Shedd.
58TH st, 337 W; Julie M M Grant et al agt Henry Moeller et al; (A) M S Borland.
Intervale av, 1234; Realty Federation of N Y agt Jno C Randolph et al; (A) B F Feiner.

BUILDING LOAN CONTRACTS.

Manhattan and Bronx.

DEC. 30.

Bathgate av, ws, 100.3 s 173d, 50x114.5; Sarah F Deutsch loans Newport Realty Co to erect a — sty bldg; — payments. \$27,000
So Boulevard, ws, 197.10 s Home, 50x100; City Mortgage Co loans J C Gaffney Constn Co to erect a — sty bldg; — payments. 18,000
Morningside Drive, swc 121st, 101.10x167.2; Jos Hammerslag loans 88 Morningside Drive Co to erect a — sty bldg; — payments. 20,000
Belmont av, es, 155 n 181st, 28x140; Mary Hugentabler loans Crotona Park Realty Co to erect a — sty bldg; — payments. 10,000
Manhattan av, nec 115th, 100.11x125; Hyman & Henry Sonn loan Gorham Constn Co to erect a — sty bldg; — payments. 90,000

JAN. 2.

25TH st, ss, 196.6 e 6 av, 103.6x98.9; Florence Coleman loans Building & Engineering Co to erect a 12-sty loft; 12 payments. 220,000
Houghton av, ns, 238.4 w Havemeyer av, 33.4x66.2; Arnold Kemner loans Edw A Schill & Chas Bromher to erect a 2-sty dwg; 3 payments. 2,500

JAN. 3.

No Building Loan Contracts filed this day.

JAN. 5.

Hoe av, swc 173d, 55x100xirreg; Philip Rhinelander loans Solid Realty Co to erect a 5-sty apartment; 12 payments. 55,000

ATTACHMENTS.

Manhattan and Bronx.

DEC. 28.

Nantucket Mills; Fredk Vietor & Achelis; \$4,458.41; James Schell & Elkus.
Steel Cushion Tire Co; Jno F Blanchard; \$2,024.93; Kellogg & Emory.

DEC. 29.

Norton Clothing Co; Eisenberg & Sattel; \$694; A Landau.

DEC. 30 & JAN. 2.

No Attachments filed these days.

JAN. 3.

Phillipsburg Silk Co; Smith & Uhlig, Inc; \$69.89; H A Andrews.

CHATEL MORTGAGES

Borough of Manhattan.

DEC. 28, 29, 30, JAN. 2,

AFFECTING REAL ESTATE.

Bethel Constn Co. Wside Fulton av, 175 s 171st. Colonial Mantel & Refrigerator Co. Refrigerators. 803
Disanzo Bros. 32 Madison av. Consolidated Gas Co of N Y. Furnaces. 76
Hard, Wm A. 1739 Clay av. Raisler Heating Co. Heaters. 225
Kitchen Impt Co. Brook av e s, 77 St Pauls pl. Elite Gas & Electric Fix Co. Chandeliers, &c. 150
M L L Building Co. 153d st, nwc St Nicholas av. Consolidated Chandelier Co. Gas Fixt. 2,500
Madison Constn Co. Burke av, nec Wallace av near 235th st. Madison Constn Co. Mantels. 224
Palloy, Jno. Delancey st, sec Suffolk. Eureka Chandelier Co. Fixt. 85
Regan Collender & McCann. Nec 207th st & 10th av. Union Gas Fixt Co. Fixt. 300
Silverman, A & Wendover-Bronx Co. Nwc 170th st & 3d av. Century Gas & Electric Fixt Co. Chandeliers. 225
Towanda Constn Co. 1492-4 Aqueduct av. Pierce B & P. Radiators. 529

Borough of Brooklyn.

Dec. 28, 29, 30, Jan. 2, 3.

Berkshire Constn Co. Union st, cor Troy av. Popkin Gas Fix Co. Gas Fixtures. 925
Brewer Bldg Co. Snediker av and Dumont av. Manhattan Store Co. Ranges. 530
Beckerman Constn Co. Willoughby, nr Tompkins av. Standard Chandelier Co. Gas Fixtures. 190
Coborn, Constn Co. 19th av, nr 62d. H Delinsky. Hardware. 480
Same. same. Doors, &c. 480
Himmelstein & Arker Co. 16th st, nr 4th av. Oliver BTaylor Inc. Ranges. 280
I W Constn Co. Av Q, s s, bet E 8th & E 9th sts. Colonial Mantel & Refrigerator Co. Mantels. 100
Masief Building Constn Co. Eastern Parkway, nr Saratoga av. Hudson Mantel & Mirror Co. Consols. 2,500
South 5th Constn Co. 367-369 So 5th st. Ph Feldman & Son. Ranges, &c. 400

MECHANICS' LIENS.

Borough of Manhattan.

DEC. 30.

Amsterdam av, swc 175th, 100x150; Abr Redlick agt Lentz Realty Co & Benj Neiberg. (327) \$447.50
Burke st, nec Wallace av, 100x100; Jno E Hallet agt Madison Constn Co. (328) 150.00
Riverside Drive, nec 99th, 105x100.11; B Schacht Iron Works, Inc, agt Highwood Realty & Constn Co. (329) 1,115.01
Hoffman st or av, 2501-09; Alex Thomson agt Pinicle Realty Co & Acme Marble Co. (330) 300.00
46TH st, 22 E; A Victor Nemours agt Manhattan Centre Co & Rieser Art Cabinet Constn Co. (331) 17.65
23D st, 437 E; Chas Olsen agt Jacob Friedman. (332) 225.00
Burke st, nec Wallace av, 80x100; Edw E Buhlre Co agt Madison Constn Co. (333) 94.13
Claremont av, 140; Jno Wegmann agt Tuscan Constn Co. (334) 844.44
142D st, 537 W; Jacob Armbrust agt Wm Gamble & Henry Roth. (335) 194.00

JAN. 2.

142D st, 537 W; Philip Beyer agt Wm Gamble & Henry Roth. (1) 180.00
Riverside Drive, 222; Bleeker & Cohen agt Welfare Realty & Constn Co & Brande & Papae Co. (2) 416.00
Riverside Drive, 222; Saml Dietz agt same. (3) 102.07

15TH st, 526 W; E Ullman & Sons agt Isidor Baer & Rose Simon & Simons Simon. (4) 59.35
23D st, 158 W; J J Bonneau Co agt Jas Devaney, Barr & Gruber, Inc. (5) 278.87

Allen st, 54; Bklyn Fireproof Sash & Door Co agt Jos Spector & Jos Rothberg. (7) 392.50
86TH st, 68-70 E; Frank Cheesman agt Putnam Construction Co & Erecting Co. (9) 60.50

14TH st, 524 E; Luigi Andreozzi & Co agt Nicolo Rao, Francesco Aliquo, Rosina Sabatini & Angiolo Bruno. (10) 362.00
5TH av, 234; Luigi Andreozzi & Co agt Chas E Dunton, H Sterling Goldman & Jos Herzberg. (11) 335.00

JAN. 3.

Broadway, 704-6; Abr Ratner agt Adolph & Rudolph Boskowitz & West Broadway Constn Co. (12) 60.00
142D st, 537 W; Shollenberger & Co agt Wm Gamble & Roth Constn Co. (13) 418.18
21ST st, 46 W; American Radiator Co agt Adelaide K Rhinelander & Wm V B Kip & Feldman Heating Co. (14) 183.50

Broadway, 1412-16; Fred Lauer agt Bway & 39th Street Co & Fredk A Cauchois. (15) 1,154.31

Pinchurst av, ws, whole front bet 179th & 180th, 200x100; Mandel Stern agt Roundtree Realty & Constn Co & Moses E Roundtree. (16) 225.40

Crotona av, nec Garden, 72.10x49.2; Delizia & Co agt Sass Cal Realty & Constn Co. (17) 450.00

Riverside Drive, nec 94th, 76x139.9xirreg; Richard E Thibaut, Inc, agt Welfare Realty & Constn Co & Braude Pape Co. (18) 258.11

80TH st, 175 E; Madison Building Co agt Mailey Peabody Beach. (19) 1,386.10

JAN. 4.

Undercliff av, ws, 226 n Washington Bridge Park, 68x142; Tager & Katz agt Hope Constn Co. (20) 525.00

Pinchurst av, nwc 177th, 125x92; Fowler & Hopkin agt Helene Constn Co (renewal). (21) 2,109.27

18TH st, 12-14 W; Gus Luckes Inc agt B & L Constn Co. (22) 580.00

Bronx Boulevard, ws, 100 n 213th, 300x226x540x471; American Wire Form Co agt Filomena Cipolla, Liberto Granfrancesco & Carmine Cipolla. (23) 135.00

100TH st, 145-7 W; Harry Chirlin agt Yetta Cohen & Chas Cohen. (24) 98.00

Norfolk st, 152; Consolidated Roofing Co agt Henrietta Rosen & Rosen Bros. (25) 90.00

130TH st, 101 W; Raisler Heating Co agt Nathan Hutkoff. (26) 354.05

111TH st, 233-5 W; Owen L Smith agt Jos Liebling. (27) 41.25

9TH st, 352 E; Beaver Constn Co agt Jno I Delaney, Geo H Delaney & Annie C Van Mater. (28) 50.00

Houston st, 132 W; Louis Perlstein et al agt Jno Doe & Luigi Favata. (29) 200.00

Chisholm st, 1326; H E Astheimer Co, Inc, agt Hannah Sweeny & Roth Constn Co. (30) 75.00

Wallace av, nec Burke, 100x100; Church E Gates & Co, Inc, agt Madison Constn Co. (31) 446.26

80TH st, 175 E; Thos J Byrne Co agt Mally P Beach & Madison Building Co. (32) 96.92

2D av, 219; Hugh M Reynolds agt Eberhard Schneider. (33) 638.30

171ST st, ns, 100 e 3 av, 55x120; Jos Croci agt Chas Bjorkegren. (34) 250.00

Hudson st, ws, 26.6 n Christopher, 70.2x23.1xirreg; Silverman & Lanzetta agt Greenwich Investing Co. (35) 265.00

22D st, 29 E; Ernest S Piper agt Selkirk Realty Co & National Post Co. (36) 58.50

JAN. 5.

175TH st, 315 E; Henry G Silleck, Jr, agt Frank A Tenbrook. (37) 410.00

White Plains av, nec 215th, 140.9x56.9; Julius Oehrelein agt Adelaide Buriando. (38) 125.00

127TH st, 611 W; Harlem Wall Paper Supply agt Abington Constn Co & Israel Lippman. (39) 213.96

Burke av, nec Wallace av, 100x100; Jno F Mason agt Madison Constn Co. (40) 321.95

230TH st, ss, 305 e Barnes av, 50x114; Philip Hauser Jr agt Vincenzo Avarello. (41) 33.00

McDeugal st, 125; Benj Gottlieb agt Frank Seerey & Remson Iron Works. (42) 45.87

133D st, 60-62 E; Leon Gottlieb agt Jno Mechanick & Remsen Iron Works. (43) 34.50

171ST st, ss, 100 e 3 av, 55x120; Nicholas Gregorio & Co agt Chas Bjorkgren, Inc. (44) 752.33

Claremont av, 130-6; Israel Odence agt Augusta Oestracher & Emanuel Doctor. (45) 347.00

43D st, 229 E; Patk Meehan agt P F Mannion. (46) 55.50

Borough of Brooklyn.

DEC. 28.

Nostrand av, 319-21; Aaron T Polhemus agt Meyer Kahn, Saml Langer & Nathan T Misikoff. \$121.68

44TH st, ns, 100 e 14 av, 250x100; Bell Fireproofing Co agt Coogan Const Co. 34.00

Logan st, ws, 190 s Belmont av, 100x100; Otto H Rieder & ano agt Engineering Waterproof Co, Max Kessler, Nathan Drucker, Ph Jacobson & A Schauer. 625.00

Van Sien av, 346; Israel Hartman agt "John" & Jennie Epstein. 99.00

Gates av, ss, 200 e Lewis av, 25x100; Geo J Kay agt Congregation Sons of Abraham & Scarano Bros. 493.87

Bushwick av, 428; Hochman's Sons Iron Works agt Bluma & Morris Blackman. 130.00

St Johns pl, ns, 205 w Albany av, 100x100; Jos Ferrao agt Classon Const Co. 600.00

6TH av, es, from 53d to 54th, —x100; Person & Co agt Harbor View Const Co. 970.45

Williams av, 721; Morris Siegfried agt Saml & Rose Pollack. 120.50

Battery pl, 112; Bernard J Fox agt Mary Moore. 125.95



**Snyder av, 145;** Wm A Roche agt Henry T & "Mary" Hawley. 39.00  
**Gates av, 726;** Pellegrino Scarano & ano agt Congregation Sons of Abraham. 3,000.00  
**Hamburg av, ws, 50 n** Willoughby av, 50x82; Wm Schwenn agt Antonino Cacioppo, Gaspare Puccio, Guiseppa Flasci & Walter Ryan. 707.80  
**53D st, ss, 80 w 11 av, 40x100;** Morris Dubroff agt Martense Home Co, Rainsford K Chute & Louis W Beverage. 66.00

DEC. 29.

**Nostrand av, cor Macon, —x—;** Jacob Morgenthaler & Sons agt Jno D Demarest, City of New York & Keenan & Corrigan "Girls High School." 2,184.33  
**Cypress av, ss, 100 w Highland av, 60x 100;** Oliver C Horton agt Robt & Helen Edgren & Edw L Shea. 134.75  
**30TH st, 124;** Louis Devito agt Louis Longino. 43.00  
**Lafayette av, 149;** Jos Bailen agt "John" Martin & "John" Minden. 175.00  
**Barbey st, ws, 200 s Blake av, 25x100;** Fredk B Lindan agt Bernhart Klein & Aaron & Jacob Schonberger. 677.04  
**Cypress av, ss, 100 w Highland av, 60x 100;** Fred Weber agt Robt Edgren & Edw L Shea. 67.00  
**W 5TH st, es, 80 n Av U, 20x80;** Jno H Gass' Son agt Domenick & Pasquale Dellosso, Alen Antonio & Luca Bonagura. 47.14  
**11TH av, 4510-14;** Jno A Driscoll agt Lizzie & Patk T Hines. 960.00

DEC. 30.

**Saratoga av, Eastern Parkway & St Johns pl, The Block;** Henry E Joli agt Masief Bldg & Const Co, Max Feldman, Pres & — Tobacco, Treas. 5,953.00

JAN. 2.

**Malta st, ws, 256.5 s New Lots rd, 60x 100;** Scharff & Blaukopf agt Jacob Wolfman & Paul Levy. 720.55  
**Block bounded by Eastern Parkway, Saratoga av & St Johns pl (a triangle), 329x—;** Davidson & Borshaw agt Masief Building Constn Co. 69.18  
**St Johns pl, ss, 180 e Classon av, 103.8x 122.10x104.6x109.10;** Saml Rubin agt Glanton Holding Co, Sam Zubroff & Ike Zipkin. 45.00  
**Same prop;** Rubin Levinson agt same. 45.00  
**40TH st, ss, 90 w 14 av, 150x100;** Ruegamer & Auer Co agt Curtin Building Co. 900.00  
**Malta st, ws, 256.5 s New Lots rd, 60x 100;** Rubin Musicant agt David Wolfman & Paul Levy. 84.00  
**Hicks st, 478;** H E Healy & Co agt Margt Motley. 50.00

JAN. 3.

**57TH st, ns, 140 e 7 av, 140x100;** Jos P Curry agt York Penn Co. 1,085.00  
**Stagg st, 202;** Morris Cantor agt Kate Green. 69.00  
**Rogers av, swc Av D, 100x100;** Prospect Electric Contracting Co agt Rose Constn Co & J Cohn. 40.00

## SATISFIED MECHANICS LIENS.

Manhattan and Bronx.

DEC. 30.

**Division st, swc Pike;** Chas M Straub agt Catherine A De Peyster et al; Dec28 '11. 1,200.00  
**2D av, 111;** Jacob Weingarten agt Sidonia Weiss; Dec18'11. 200.00  
**108TH st, 206-7 E;** Natl Plumbing Co agt Francesco Urgo et al; Dec22'10. 27.50  
**Spring st, 32;** Same agt Rosa B Wiegmann et al; Dec29'10. 80.00  
**Broadway, 1896;** Prince Iron Works agt E R Thomas Realty Co et al; Dec12'11. 372.30  
**15TH st, 324-6 E;** Harry Sobel agt Agnes M Scoville et al; July6'11. 300.00  
**45TH st, 605 W;** Louis Goldstein agt Rosanna Gilroy et al; Oct31'11. 475.00

JAN. 2.

**Mott av, sec 144th;** Maisel Hardware Co agt Rockville Realty Co et al; Jan14'11. 299.99  
**Broadway, 4180;** Washington Heights Wall Paper Co agt Bronx Heights Land Co et al; Oct13'10. 118.00  
**Broadway, 4180;** Geo R Werner agt Bronx Heights Land Co et al; Sept16'10. 57.30  
**Mott av, sec 144th;** Thos Mulligan Constn Co agt Handy Realty Co et al; Nov 22'10. 6,000.00  
**91ST st, 108-10 E;** Wm H Metzler agt Surpassing Realty Co et al; Dec21'11. 1,655.55  
**Webster av, 2780;** Keyron Holland agt N Y C & H R R R Co et al; June21'11. 35.00  
**2Broadway, nwc 89th;** also WEST END AV, sec 90th; Jos Elias & Co agt Eighty-nine-Ninety, Broadway Co et al; Sept25'11 2,575.00  
**Mott av, 384-90;** I Katzman & Co agt Rockville Real Est Co et al; May22'11. 47.70  
**Mott av, 384-90;** Sam Friedlander agt same; May20'11. 85.05

**Washington av, 1379;** Dawson Tile Co agt Geo W Brewster et al; May20'11. 50.00  
**Mott av, sec 144th;** Sanders & Barnett, Inc, agt Handy Constn Co et al; Oct24'10. 1,850.00  
**Mott av, sec 144th;** Welsberg Mark Co agt Parkville Real Estate Co et al; Nov 25'10. 3,000.00  
**Mott av, sec 144th;** Gallo & Boscarelli agt Handy Realty Co et al; Nov28'10. 3,000.00  
**Carter av, ws, 97 n 174th;** Bronx Roofing & Waterproofing Co agt Jos Diamond et al; Dec28'11. 50.00  
**Mott av, sec 144th;** Wolf Frank agt Rockville Real Est Co et al; Nov25'10. 600.00  
**Mott av, sec 144th;** Jno J Kelly agt Handy Realty Co et al; Dec23'10. 1,800.00  
**140TH st, ns, whole front bet Rider av & Canal pl;** Levering & Garrigues Co agt Edison Electric Illuminating Co et al; Dec 27'11. 932.62

JAN. 3.

**Morningside Drive, swc 121st;** Levering & Garrigues Co agt Stevenson Constn Co et al; Sept11'11. 26,447.10  
**Morningside Drive, swc 121st;** Atlantic Terra Cotta Co agt same; Sept11'11. 750.00  
**Morningside Drive, swc 121st;** David Miller Co agt same; Sept2'11. 10,700.00  
**Morningside Drive, swc 121st;** Tuec Co agt same; Sept2'11. 835.00  
**Morningside Drive, swc 121st;** Orman W Ketcham agt same; Sept7'11. 4,793.33  
**Morningside Drive, swc 121st;** Standard Arch Co agt same; Sept5'11. 15,585.60  
**Morningside Drive, swc 121st;** Jos Tino & Co agt same; Sept5'11. 686.14  
**Morningside Drive, swc 121st;** Troy Metal Lath Co agt same; Sept2'11. 900.00  
**Morningside Drive, swc 121st;** United States Gypsum Co agt same; Sept14'11. 3,607.20  
**Morningside Drive, swc 121st;** Patk O'Rourke agt same; Oct14'11. 21,000.00  
**Morningside Drive, swc 121st;** Candee, Smith & Howland Co agt same; Sept11'11. 7,554.01  
**17TH st, 221-3 W;** Hull, Grippen & Co agt Monahan Express Co Realty Dept et al; Jan2'12. 30.75  
**134TH st, 5 E;** Wm Rubin agt Sophie Knepper et al; Oct25'11. 380.00  
**134TH st, 539 E;** Geo Goldberg agt 134th St Co et al; Oct26'11. 141.08  
**Tiffany st, sec Fox;** Jos Starobin agt Knox Constn Co et al; Aug23'11. 325.00  
**Tiffany st, sec Fox;** S Siegel, Inc, agt same; Aug26'11. 383.00  
**Tiffany st, sec Fox;** Hurwitz & Finkelstein Iron Works agt same; July6'11. 725.00  
**Tiffany st, sec Fox;** Wolfinger & Lasberg agt same; July8'11. 260.00  
**East Broadway, 147;** Saml Baxter et al agt Isser Reznik et al; Nov28'11. 348.50  
**East Broadway, 147;** same agt same; Nov28'11. 250.00

JAN. 4.

**Tiffany st, sec Fox;** Benj Kaplan agt Knox Constn Co et al; Sept26'11. 83.45  
**Tiffany st, sec Fox;** La Spina Cut Stone Co agt same; Aug25'11. 450.00  
**Church st, 50;** McNulty Bros, Inc, agt Alice Phyfe et al; Nov23'11. 5,644.21  
**Boston rd, 1315-21;** Baggs Stillman Co agt Wm H Weissager et al; Oct26'11. 2,639.30  
**Bailey av, sec 230th;** Christian Vorn-dran's Sons agt Harry Fried et al; Dec14 '11. 800.00

JAN. 5.

**Mott av, 384-90;** Chas H Bellows Cut Stone Co agt Handy Realty Co et al; Oct 25'10. 1,881.00  
**Mott av, 384-90;** Jos Flanagan agt same; Nov25'10. 850.00  
**Division st, 82-6;** Pfothenhauer Nesbit Co agt Katharine Wilson et al; May13'11. 252.00  
**Charlotte st, es, 164.6 n Jennings;** Cross, Austin & Ireland Lumber Co agt Regina Constn Co; Nov27'11. 582.68  
**11TH st, 342 E;** David M Oltarsh Iron Works agt Simon Finburg et al; Dec13 '11. 25.00  
**11TH st, 342 E;** Same agt Sol Feinburg et al; Dec14'11. 25.00  
**Clinton av, es, 193.2 n McKinley Square;** Eller Mfg Co agt Wm H Weissager et al; Nov3'11. 450.00  
**Clinton av, es, 193.2 n McKinley Square;** Murray & Hill Co agt same; Nov3'11. 460.00  
**Clinton av, es, 193.2 n McKinley Square;** Arthur Brounet agt same; Nov4'11. 1,180.50  
**Clinton av, es, 193.2 n McKinley Square;** Belmont Iron Works agt same; Nov20'11. 3,306.00  
**Clinton av, es, 193.2 n McKinley Square;** Leslie Bros Engineering Co agt same; Nov21'11. 1,500.33  
**Clinton av, es, 193.2 n McKinley Square;** International Steam Pump Co agt same; Nov23'11. 1,000.00  
**Clinton av, es, 193.2 n McKinley Square;** Bartelson Bros agt same; Nov24'11. 64.60  
**Clinton av, es, 193.2 n McKinley Square;** International Steam Pump Co agt same; Nov27'11. 44.08  
**Clinton av, es, 193.2 n McKinley Square;** Murtha & Schmolh Co agt same; Nov27'11. 3,805.85

**Clinton av, es, 193.2 n McKinley Square;** Church E Gates & Co agt same; Nov2'11. 666.53  
**Clinton av, es, 193.2 n McKinley Square;** Jiffy Fire Hose Rack Co agt same; Oct 28 '11. 383.55  
**Clinton av, es, 193.2 n McKinley Square;** S H Pomeroy Co Inc agt same; Nov2'11. 280.30  
**Clinton av, es, 193.2 n McKinley Square;** Ellis Engineering Co agt same; Nov1'11. 1,800.00  
**Clinton av, es, 193.2 n McKinley Square;** Standard Plumbing Supply Co agt same; Oct31'11. 300.00  
**Clinton av, es, 193.2 n McKinley Square;** Same agt same; Dec20'11. 904.37  
**22D st, 103-17 W;** United States Metal Products Co agt Evelyn L Ehrlich et al; Dec23'11. 3,730.00  
**Hoffman st, ws, 100 s 188th;** D J Cogan agt Auletta & Co et al; Jan2'12. 982.00  
**Mapes av, nec 178th;** G B Raymond & Co agt Jos Diamond et al; Sept1'11. 214.50

## Borough of Brooklyn.

DEC. 14.

**3Cleveland st, es, 80 s Sutter av, 170x 95;** Jos Rubin agt Sutter Av Const Co; Nov4'11. 475.00

DEC. 27.

**3S 5TH st, nes, 75 nw Hooper, 50x95.3;** Leo Bortaluzzi agt South Fifth Constn Co & Christ Holtz; Dec8'11. 427.65

DEC. 28.

**60TH st, ss, 260 w 7 av, 120x100;** Jos Panorello & ano agt Rosenberg-Solomon Metal Co on Antonio & Leonardo Aspromonte & Aspromonte Bldg Co; Nov25'11. 375.00  
**W 28TH st, ws, 140 n Surf av, 40x118.10;** Emille A Bosios agt Ike Jacobs; Dec9'11. \$2,105.00  
**Montague st, 111-17;** Bockmann & Shepard agt Chelsea Realty Co & Sebastian Cascio; Nov25'11. 350.00  
**Park pl, 804-8;** Bockmann & Shepard agt Gilmore Realty Co & Sebastian Cascio; Nov27'11. 300.00  
**54TH st, ss, 180 e 6 av, 20x100;** Sylvester Ross, Jr, agt Enoch Harper & Albt Ball; Oct22'07. 253.09

DEC. 29.

**Carroll st, nec 7 av, —x—;** Axel J Hallbeck agt Eva A Bayles; Jan7'11. 85.85  
**Bergen st, 1177;** Mike Payne agt Domenic Saladino & Jos Savignano; Aug7'11. 207.00  
**Same prop;** Jno Mortons Sons Co agt Domenic Saladino & Michl Payne; Aug17 '11. 122.50  
**Bergen st, ns, 165 e New York av, 35x 115;** Construction Material & Coal Co agt Domenic Saladino, Savoia Constn Co & J Savignano; Aug8'11. 654.99  
**Same property;** Morris Behrenberg agt Domenic Saladino & Jos Savignano & Sons; Aug18'11. 390.00  
**Bergen st, 1177;** Acme Metal Ceiling Co agt Domenic Saladino & D Pellerterieu; Aug21'11. 106.03  
**Bergen st, 1179;** Arthur C Jacobs & Sons agt Domenic Saladino & Jos Savignano; Aug24'11. 313.57

DEC. 30.

**New Lots av, sec New Jersey av, 20x 99.7x20x99.5;** Ida Goldberg agt Isaac Belopolosky; Nov22'11. 400.00

JAN. 2.

**1Lefferts pl, ss, 205.10 e Grand av, 25x 119;** Jno E Brundin agt Otto Wissner & Wm Humphries; Dec20'11. 25.00  
**Driggs av, 68;** Jump House Wrecking Co agt Mary Price & Polito & Boniello; Dec 6'11. 232.42  
**Atlantic av, 1548-56;** Sam Polisi agt Atlantic Ave Constn Co & A Levender; Nov 2'11. 120.00  
**Malta st, ws, 400 n Hegeman av, 60x100;** Hyman Godson agt Wolfman & Levy; Nov 23'11. 100.00  
**Malta st, ws, 260 s New Lots av, 60x 80;** Benj Lien agt Jacob Wolfman & Paul Levy; Nov27'11. 159.00  
**Malta st, ws, 256.5 s New Lots av or rd, 60x90;** Saml Feinstein agt same; Dec26'11. 85.00  
**Same prop;** Wolfman & Shapiro agt same; Dec12'11. 100.00  
**Same prop;** David Weiss agt Jacob Wolfman & Paul Levy; Nov27'11. 300.00  
**Same prop;** Rocco Sangiano agt same; Dec19'11. 130.50  
**Same prop;** Abr Stillman agt same; Nov 22'11. 95.00  
**Plot bounded by Eastern Parkway, St John pl & Saratoga av, —x—;** Constn Material & Coal Co agt Masief Building & Constn Co; Dec27'11. 2,156.24

DEC. 30.

**372D st, ns, 151.8 w Fort Hamilton av, 500x100;** Frank Lyons agt Grove Constn Co & Brooklyn Cornice & Roofing Co; Jan 20'11. 140.77  
**36TH st, nec 14 av, 40x100;** Johnson Bros agt Catherine & Eugene G Merry; Sept20'11. 159.00  
**Ocean Parkway, es, 800 n Neptune av, —x—;** Martin B Morris agt Penn Constn Co & S Pearlman; Dec27'11. 140.00

DEC. 30.

**1Discharged by deposit.**  
**2Discharged by bond.**  
**3Discharged by order of Court.**

JAN. 2.

**372D st, ns, 151.8 w Fort Hamilton av, 500x100;** Frank Lyons agt Grove Constn Co & Brooklyn Cornice & Roofing Co; Jan 20'11. 140.77  
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**Ocean Parkway, es, 800 n Neptune av, —x—;** Martin B Morris agt Penn Constn Co & S Pearlman; Dec27'11. 140.00

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**372D st, ns, 151.8 w Fort Hamilton av, 500x100;** Frank Lyons agt Grove Constn Co & Brooklyn Cornice & Roofing Co; Jan 20'11. 140.77  
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**36TH st, nec 14 av, 40x100;** Johnson Bros agt Catherine & Eugene G Merry; Sept20'11. 159.00  
**Ocean Parkway, es, 800 n Neptune av, —x—;** Martin B Morris agt Penn Constn Co & S Pearlman; Dec27'11. 140.00

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**Ocean Parkway, es, 800 n Neptune av, —x—;** Martin B Morris agt Penn Constn Co & S Pearlman; Dec27'11. 140.00

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**36TH st, nec 14 av, 40x100;** Johnson Bros agt Catherine & Eugene G Merry; Sept20'11. 159.00  
**Ocean Parkway, es, 800 n Neptune av, —x—;** Martin B Morris agt Penn Constn Co & S Pearlman; Dec27'11. 140.00



**ORDERS**

**Manhattan and Bronx.**

JAN. 3.

**Broome st**, sec Lewis, 150x125; Fred C Schumann on Minsker Realty Co to F N DuBois & Co. 700.00

**Broome st**, sec Lewis, 150x125; Same on same to same. 280.00

**3D av**, swc 183d, 94x58; Newport Sash & Door Co on Pocano Realty Co to F Eckenroth & Son. 251.35

**Borough of Brooklyn.**

DEC. 28.

**Eastern Parkway**, nec Brooklyn av, 50x 100; Eastbrook Const Co on Lawyers Title Ins Co to pay McCloskey Bros. 700.00

DEC. 29.

No Orders filed this day.

DEC. 30.

**57TH st**, ss, 140 e 7 av, 140x100; York Penn Co on Home Title Ins Co to pay Jos Paranollo. 720.00

**56TH st**, ss, 140 e 7 av, 140x100; Acme Home Co on Home Title Ins Co to pay Placido Chilli. 275.00

**St Marks av**, ss, 200 e Unlerhill av, 25 x100; Omdal & Kalleberg on Home Title Ins Co of N Y to pay Bell Fireproofing Co. 107.50

JAN. 2.

**Malta st**, ws, 400 n Hegeman av, 40x93; Paul Levy & ano on Julius & Herman C Lehrenkrauss to pay David Weiss. 47.50  
**Same prop**; Same on same to pay Benny Lien. 30.00

**Snediker av**, es, 95 n Dumont av, 100x 100; Brewer Building Co on New York Mortgage & Security Co to pay Simon Holland. 322.00

**S3D st**, ss, 120 w 24 av, 180x100; Hayden Cement Block Co on O L & W G Perfect to pay J P Duffy Co. 250.00

JAN. 3.

No Orders filed this day.

**COPPER PRODUCTION, 1911.**

**Output Exceeds That of 1910. According to United States Geological Survey.**

Statistics and estimates received by the United States Geological Survey from all plants known to produce blister copper from domestic ores and from all Lake mines indicate that the copper output from the United States in 1911 exceeded that of 1910 and nearly equaled the record production of 1909.

The figures showing smelter production from domestic ore, which have been collected by B. S. Butler, of the Survey, represent the actual production of each company for eleven months and include an estimate of the December output. The November figures for a few companies were not available, and these companies furnished estimates for the last two months of the year. According to the statistics and estimates received, the output of blister and Lake copper was 1,091,554,000 pounds, against 1,080,159,509 pounds in 1910 and 1,092,951,624 pounds in 1909.

Refined Copper.—Statistics showing the output of refined copper by plants in the United States are not collected by the Geological Survey at this time. Figures published by the Copper Producers' Association for the first eleven months of 1910 indicate that the production of marketable copper by the regular refining plants from all sources, domestic and foreign, will amount to about 1,428,000,000 pounds, against 1,453,000,000 pounds in 1910.

Imports.—According to the Bureau of Statistics, imports of pigs, bars, ingots, plates and old copper for the first eleven months amounted to 244,879,504 pounds, and the copper content of ore, matte, and regulus imported amounted to 63,466,781 pounds. If the imports for December were equal to the average monthly import for the first eleven months, the amount of copper entering the United

States for the year was about 336,000,000 pounds, against 344,435,771 pounds in 1910.

Exports.—Estimates based on figures for the first eleven months, published by the Bureau of Statistics and also by the Copper Producers' Association, indicate that the exports of copper will considerably exceed the exports of 1910, and that they may be as much as 750,000,000 pounds.

Stocks.—Stocks of refined copper held in the United States on January 1, 1912, are probably somewhat less than on January 1, 1911, and foreign stocks are also less. Both domestic and foreign stocks have been materially reduced since the middle of the year.

Consumption.—Statistics showing the domestic deliveries for the first eleven months of the year, as given by the Copper Producers' Association, indicate a considerable decrease in domestic consumption compared with 1910. It may, however, exceed 700,000,000 pounds.

Prices.—The average quoted price of electrolytic copper for the year showed a further decline from the average for 1910. The average for 1911 was nearly 12.4 cents a pound, compared with 12.74 cents for 1910. Near the close of the year copper was selling at a higher figure, the average price for December being materially above that for the year.

**A High Tax Rate.**

New York City's tax rate will not seem high when compared with Schenectady's, which will be \$2.33 per \$100 of valuation in the City of Schenectady within the lamp district, which is seven points higher than the rate for 1911. It is fortunate for Schenectady that her assessed valuations are more moderate than New York City's.

—The ordinance permitting standees in theatres, which was passed by the Board of Aldermen some time ago, automatically went into effect on January 1.

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# RECORD SECTION

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# 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. LXXXIX

New York, January 6, 1912

(26) No. 2286

## 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.

|               |                |              |                  |                          |
|---------------|----------------|--------------|------------------|--------------------------|
| 119-9         | 510-42         | 1038-35 & 37 | 1541-13          | 1936-35                  |
| 200-29        | 519-24         | 1041-3-4     | 1554-14          | 1938-7                   |
| 204-9         | 534-43-44      | 1053-26      | 1559-25          | 1953-63                  |
| 239-24        | 590-42         | 1055-3       | 1579-23          | 1970-1                   |
| 250-37        | 614-30-31      | 1146-21      | 1595-3           | 1987-15                  |
| 253-100 & 107 | 618-62         | 1151-56      | 1605-17          | 1994-45                  |
| 260-35        | 622-59         | 1167-33      | 1611-1-4 & 67-70 | 1996-20                  |
| 274-11-27     | 626-17         | 1184-8       | 1615-64          | 2010-1                   |
| 294-25        | 627-25-27 & 63 | 1199-1 & 61  | 1618-51          | 2011-26                  |
| 302-30        | 630 pt Lt 45   | 1212-3       | 1621-68½         | 2023-2-4                 |
| 325-25 & 38   | 632-39         | 1203-4       | 1625-46-48       | 2036-5                   |
| 334-49        | 714-26         | 1216-36      | 1641-2           | 2041-21                  |
| 339-10-11     | 715-14         | 1220-17      | 1678-25          | 2061-62-63               |
| 344-50        | 766-42         | 1222-49      | 1746-17 & 56     | 2077-10-12               |
| 351-51        | 771-13         | 1227-43      | 1750-6           | 2110-15-14               |
| 352-1-2       | 777-33         | 1240-10      | 1759-17          | 2112-12                  |
| 382-54        | 797-78         | 1242-1       | 1789-24          | 2115-pt Lt 5             |
| 387-29        | 803-11         | 1260-37      | 1822-49-50       | 2122-116                 |
| 393-21        | 826-65-68      | 1308-39      | 1836-21          | 2152-70                  |
| 395-42        | 839-73-74 & 77 | 1309-14½     | 1838-9           | 2153-53                  |
| 417-72        | 841-35         | 1335-42      | 1891-57          | 2154-82                  |
| 421-21 & 44   | 847 pt Lt 21   | 1345-21      | 1895-23          | 2163-32 & 44             |
| 427-27        | 861-76         | 1368-8 & 10  | 1902-52          | 2170-62                  |
| 428-5         | 870-3 & 71     | 1428-11      | 1905-14          | 2178-256                 |
| 435-30        | 885-3          | 1413-69½     | 1914-45          | 2180-503, 546, 573, 610, |
| 452-27        | 895-18         | 1438-35-39   | 1917-9           | 781-2 & 795-804          |
| 447-6 & 8½    | 907-11-12      | 1493-56      | 1923-19          | 2243-30                  |
| 455-57        | 952-61         | 1501-10      | 1928-5           | 3402-534                 |
| 490-18        | 995-43         | 1506-13½     | 1932-46          |                          |
| 506-34        | 1019-54        | 1540-22      |                  |                          |

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

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

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

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

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

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

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

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

A \$20,000-\$80,000 indicates the as-

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

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

Flats and apartment houses are classified as tenements.

Residences as dwellings.

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

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

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

### KEY TO ABBREVIATIONS USED.

(A)—attorney  
A.L.—all liens  
ano—another  
av—avenue  
admr—administrator  
admtr—administrator  
agmt—agreement  
A—assessed value  
adj—adjoining.  
apt—apartment  
assign—assignment  
agt against

atty—attorney  
bk—brick  
B & S—Bargain and Sale.  
bldg—building  
b—basement  
blk—block  
Co—County  
C a G—covenant against grantor  
Co—Company  
constn—construction  
con omitted—consideration omitted  
corp—corporation  
cor—corner  
c l—centre line  
ct—court  
dwg—dwelling  
decd—deceased  
e—East  
exr—executor  
extr—executrix  
et al—used instead of several names  
foreclos—foreclosure  
fr—frame  
ft—front  
individ—individual  
irreg—irregular  
impt—improvement  
installs—installments  
mtg—mortgage  
mos—months  
mfg—manufacturing  
Nos—numbers  
n—north  
nom—nominal  
pl—place  
PM—Purchase Money Mortgage.  
QC—Quit Claim  
R T & I—Right, Title & Interest  
(R)—referee  
rd—road  
re mtg—release mtg  
ref—referee  
sobrn—subordination  
sl—slip  
sq—square  
s—south  
s—side  
sty—story  
sub—subject  
strs—stores  
stn stone  
st—street  
TS—Torrens System  
tns—tenements  
w—west  
y—years  
O C & 100—other consideration and \$100



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CONVEYANCES.

Borough of Manhattan.

DEC. 29, 30, JAN. 2, 3, 4.

**Allen st.** (2:415) sec Rivington, x—; waiver of claims & consent to new El stairway; Max Dick, 1839 Mad av, to Interborough Rapid Transit Co, 165 Bway; Jan3; Jan4'12. nom

**Bleecker st. 115-7.** (2:534-43-44), ns, 50 e Wooster, 50x100, 2 3-sty bk loft & str bldgs; Morris Weinstein to Max Eisman, 1 W 70; AT; mtg\$33,000; Dec28'11; Jan2'12; A\$50,000-60,000. O C & 100

**Columbia st. 94** (2:334-49) es, 250 n Rivington, 25x99, 5-sty bk tnt & str; Geo Schor to Nettie Schor his wife, 1778 Mad av; ½ pt; AL; Nov27; Dec30'11; A\$18,000-26,000. O C & 100

**Canal st. 42-4.** (1:294-25) ss, 41.5 w Ludlow, 44.8x21, 4-sty bk tnt & str; Wm W Wilson, of Scranton, Pa, to Lillias Langdon & Louise J Stearns, at Wilkesbarre, Pa; QC; June21'11; Jan1'12; A\$18,000-24,000. nom

**Canal st. 42-4;** Fannie Wilson, Scranton, Pa, to same; QC; June20'11; Jan4'12. nom

**Canal st. 42-4;** Idelle Van Fleet, Scranton, Pa, to same; QC; June16'11; Jan4'12. nom

**Canal st. 42-4;** Lillias S Langdon, 426 S Franklin, Wilkesbarre, Pa, to Alfred C Bachman, 265 W 121; mtg \$12,000; Oct23'11; Jan4'12. O C & 100

**Canal st. 42-4;** Alfred C Bachman to Jacob Sims, 178 S 9, Bklyn; mtg \$12,000; Jan 3; Jan4'12. O C & 100

**Canal. 42-4;** Edw H Wilson to Lillias Langdon & Louise J Stearns, at Wilkesbarre, Pa; QC; June16'11; Jan4'12. nom

**Cornelia st. 23 (21).** (2:590-42) ns, 206.7 e Bleecker, 21.1x97.6, 3-sty & b bk dwg; Emily A Thorn, individ et al, EXRS Leonard M Thorn to Nicholas Zurla, 34 King; mtg \$5,670; Nov24'11; Jan4'12; A\$9,000-11,000. S.100

**Catherine st. 61.** (1:253-107) sec Monroe, No 2 ½) 17.9x80, 3 & 4-sty bk tnts & str; Edw J Dowling, ref to Emma, Sol D & Geo H Mass, all at Long Branch, NJ; FORECLOSED & drawn Dec29'11; A \$26,000-33,000. 25,000

**Catherine sl. 17-25.** (1:250-37), es, 35.10 s Water, 89.2x41.4x89.2x49.7, 4-sty bk tnt & str & 4-sty bk lodging house & str; Geo B Holbert, ref, to Wm W Appleton, 26 E 80, & Danl Appleton, at Hotel Astor, 7 av & 44th; FORECLOS, Dec26; Dec29'11; A\$28,000-32,000. 28,000

**Christie St. 231.** see Houston, 111 E.

**Duane st. 1.** (1:119-9), nec Rose, runs nw33.4xne34xs47.4 to Rose, xw5.3 to beg, 4-sty bk tnt & str; Colfax Realty Co to Jos P Felt, 825 Carroll, Bklyn; Jan2'12; A \$9,000-10,500. nom

**Essex st. 80.** see Essex, 82.

**Essex st. 80-2.** (2:352) asn rents; E W Realty Co to Isaac Shiman, 871 7 av; Jan2; Jan3'12. nom

**Essex st. 80.** (2:352-2) ses, 102.8, ne Broome, 25x100x25.1x100, all of 5-sty bk tnt & str; A\$23,000-41,500; also ESSEX ST, 80, (2:352-1) es, 75.6 n Broome, 27.6x100.6x27.6x100.5, all title, 6-sty bk tnt & str; A\$26,000-47,000; also STANTON ST, 80, (2:417-72) ns, 66.3 e Allen, 21.3x65, all title, 5-sty bk tnt & str; A\$16,000-25,000; Lena Hirschowitz to E W Realty Co, 320 Bway; Dec29'11; Jan3'12. O C & 100

**Forsyth st. 174.** (2:421-44), es, 129.2 n Rivington, 20.10x100, 5-sty bk tnt & str; Meyer Lunitz et al to Rebecca Lunitz, 148 Mad; B&S; mtg\$17,000; Dec21'11; Jan2'12; A\$17,500-28,000. O C & 100

**Forsyth st. 174;** Rebecca Lunitz wid to Rose Mark, 19-21 W 112; ¼ pt; B&S; mtg \$17,000 on whole; Dec27; Jan2'12. O C & 100

**Forsyth st. 174;** same to Julius Lunitz, 103-5 W 141; ¼ pt; B&S; mtg \$17,000 on whole; Dec27; Jan2'12. O C & 100

**Forsyth st. 33** (1:302-30), ws, abt 25 n Canal, 25x100; 6-sty bk tnt & str; Isaac Cohen & ano to Sophie wife Meyer Cohen, 704 Cauldwell av; B&S; Dec15; Dec30'11; A\$20,000-40,000. nom

**Forsythe st. 189-91.** see Stanton, 39.

**Greenwich st. 719-21.** (2:632-39) es, 58.4 n Charles, 37.6x76.7x41.4x92, 6-sty bk loft bldg; Geo A Macdonald to Arthur Williams, 1625 Ditmas av, Bklyn; mtg \$40,000; Jan3; Jan4'12; A\$16,000-50,000. O C & 100

**Horatio st. 35-41.** see Hudson, 636-40.

**Houston st. 27 E.** (2:510-42) swe Lafayette (Nos 302-8) 16.10x119.9x3.5x121.3, 1-sty fr str; Samson Lachman et al to Emanuel Alexander, 605 W 181; ½ pt; AL; Dec 29'11; Jan4'12; A\$18,000-18,000. O C & 100

**Hudson st. 636-40.** (2:627-25 to 27 & 63) nec Horatio (Nos35-41) 56 to al x106.7x44.4 to Horatio x111.9 with AT to al, 3-sty fr bk ft tnt & str, 1-sty bk ext, 2 4-sty fr bk ft tnts & str, 1-sty fr storage; Danl Rosenberg to Jno E Nicholson, 304 W 91, & Isabella N Doremus, 320 W 80; Jan3; Jan4'12; A\$33,000-43,000. O C & 100

**Hudson st. 503-5.** (2:630-pt lt 45) ws, 66.11 n Christopher, runs w85 to es of alley xs16.11xw15.4xs23.1xe99.8 to st, xn40.1 to beg with rights to alley, 6-sty bk ½ ft & str bldg; re mtg; St Johns Park Realty Co to Etagloc Holding Co, 59 Wm; Dec 29'11; Jan3'12; A\$—\$. nom

**Hudson, 503-5;** re mtg; Jas H Cruikshank & ano to same; Dec29'11; Jan3'12. nom

**Hudson st. 625.** (2:626-17) ws, 25 n Jane, 25x85.7x25.1x83, 3-sty bk loft bldg & str & 2-sty ext; Cornelia M Adams to J E Adams, Jr, a corp; Apr11'08; Dec30'11; A \$14,000-16,500. O C & 100

**Hudson st. 503-05.** (2:630-pt lt 45) ws, 66.11 n Christopher, runs w85 to es of alley xs16.11xw along ss of alley 15.4xs 23.1xe99.8 to st xn40.1 to beg with rights to 15-ft alley, &c, 6-sty bk loft & str bldg; Greenwich Investing Co to Etagloc Holding Co, 59 Wm; mtg \$60,000; Dec29 '11; A\$—\$. O C & 100

**Houston st. 117 E.** see Houston, 111 E.

**Houston st. 113 E.** see Houston, 111 E.

**Houston st. 115 E.** see Houston, 111 E.

**Houston st. 111 E.** (2:427-27) ss, 75 w Chrystie, 25x50; also HOUSTON ST, 115 E, (2:427) ss, 20 w Chrystie, 20x49.4; also HOUSTON ST, 113 E, (2:427) ss, 40 w Chrystie, 35x49.4; also HOUSTON ST, 117 E, (2:427) swe Chrystie (Nos 233-5), 20x 49.4; also CHRYSTIE ST, 231, (2:427) ws, 50 s Houston, 25x100, 6 & 7-sty bk str; Arthur J Mace & ano, EXRS Malinda G Mace to Louis Minsky, 93 2 av; Dec27; Dec29'11; A\$75,000-150,000. O C & 200

**Houston st. 111-7 E.** (2:427-27) swe Chrystie (Nos 231-5) 100x75, 6 & 7-sty bk str; Louis Minsky to Minsker Realty Co, 236 Eldridge; mtg \$160,000; Dec28; Dec29 '11; A\$75,000-150,000. O C & 100

**Hester st. 140-2.** see Bowery, 88.

**Jackson st. 51.** (1:260-35) ws, abt 50 s Cherry, 25x75, 4-sty bk tnt & str & 3-sty bk tnt in rear; Henry C S Stimpson, ref, to Chas Schram, 52 E 82; FORECLOS, Dec27; Dec28; Dec29'11; A\$9,500-14,000. 15,500

**Jackson st. 51.** (1:260-35) ws, abt 50 s Cherry, 25x75, 4-sty bk tnt & str & 3-sty bk tnt in rear; Chas Schram to Louis B Schram, 27 W 75; C a G; Dec28; Dec29'11; A\$9,500-14,000. O C & 100

**King st. 28.** (2:519-24) ss, 400 e Varick, 25.11x100x26x100, 6-sty bk tnt; Agostino Figgalo to Serafina Lagomarsino; ¼ pt; mtg \$27,000; Aug3'10; Dec29'11; re-recorded from Aug3'10; A\$14,500-39,000. nom

**Lafayette st. 302-S.** see Houston, 27 E.

**Macombs pl. 28.** (7:2036-5) es, abt 60 n 150th, 56.8x83x49.11x109.11, 5-sty bk tnt; Lewis Levy to Florence B D Reynolds, 151 Central Park W; AL; Dec28; Dec29'11; A\$18,000-50,000. O C & 100

**Mangin st. 123-35.** (2:325-25) ws, 70 n Stanton, 155.8x99.11x155.8x99.9, 3 5-sty bk loft bldgs & 1sty bk stable & several 1-sty fr rear bldgs; Jacob B Cornell et al heirs, &c, Eliz C Cornell to Alcott Realty Co, 309 Bway; QC; Dec12; Dec29'11; A\$54,000-70,000. nom

**Monroe st. 2 ½.** see Catherine, 61.

**McDougal st. 25.** (2:506-34), ws, 89.5 s Charlton, runs s23.6xw38.8xn30xe22xs14.4 xe25.4 to beg, 2-sty & b fr bk ft dwg; Ida C Barrett et al to Louie Laneri, 23 McDougal; Dec26'11; Jan2'12; A\$6,000-7,000. O C & 100

**Monroe st. part 69.** (1:274-11), begins 10.9 n Monroe, & 160.11 w Pike, runs n89.2 xw25xs5.1xe87.10 to beg, except part for Manhattan Bridge, vacant; Meyer Lunitz et al to Jacob Lunitz, 117 E 95; AT; B&S; Dec27'11; Jan2'12; A\$2,500-2,500. O C & 100

**Monroe st. part 69;** re dower; Rebecca Lunitz wid to same; AT; QC; Dec27'11; Jan2'12. nom

**Monroe st. 16.** (1:253-100), ss, abt 225 e Catharine, 25x49x25x46.10 es, 6-sty bk loft & str bldg; Becky Goldberg to Fannie Goldenberg, 23 Hanborough, Dorchester, Mass; mtg\$14,500; Nov14'11; Jan2'12; A \$10,500-17,000. nom

**Madison st. 148.** (1:274-27), ss, abt 162 w Pike, 25x100, 3 & 5-sty bk bldg & str; Meyer Lunitz et al to Jacob Lunitz, 117 E 95; AT; B&S; mtg \$23,000; Dec27'11; Jan2'12; A\$18,000-26,000. O C & 100

**Madison st. 148;** re dower; Rebecca Lunitz wid to same; AT; QC; Dec27'11; Jan 2'12. nom

**Mott st. 110.** (1:204-9), es, 43.2 s Hester, runs e45.11xs6.10xe22xs16xw68.5 to st, xn 22.10 to beg, 6-sty bk tnt & str; Angelo Julian to Sylvester Julian, 110 Mott, 1-3 pt; B&S; July6'11; Jan2'12; A\$11,500-26,000. nom

**Mott st. 61.** (1:200-29) ws, 100 n Bayard, 25x100, 6-sty bk tnt & str; Louis Levy to Blanche Rosenberg, 55 E 129; ½ pt; AL; Jan3'12; A\$19,000-36,000. nom

**Perry st. 63-5.** (2:622-59) ns, 99.2 w 4th, 50.1x94.10x50.3x95.2, 6-sty bk tnt; Mary F wife & Cesare Asselta to Giovanni Lordi, 26 1st pl, Bklyn; ½ pt; mtg \$50,000; Dec 30'11; Jan3'12; A\$25,000-65,000. O C & 100

**Pitt st. 100.** (2:339-10), es, 125 s Stanton, 25x100, 5-sty bk tnt & str & 5-sty bk tnt in rear; Meyer Lunitz et al to Mary Weingarten, 148 Mad; B&S; mtg \$28,000; Dec27'11; Jan2'12; A\$20,000-30,000. O C & 100

**Pitt st. 100;** re dower; Rebecca Lunitz wid to same; AT; QC; Dec27'11; Jan2'12. nom

**Pitt st. 102.** (2:339-11), es, 100 s Stanton, 25x100, 5-sty bk tnt & str & 5-sty bk tnt in rear; Meyer Lunitz et al to Mary Weingarten, 148 Mad; AT; B&S; mtg \$34,500; Dec27'11; Jan2'12; A\$20,000-30,000. O C & 100

**Pitt st. 102;** re dower; Rebecca Lunitz wid to same; AT; QC; Dec27'11; Jan2'12; nom

**Rose st, nec Duane.** see Duane 1.

**Ridge st. 132.** (2:344-50), es, 67 s Stanton, 27x100, 4-sty fr bk ft tnt & str & 5-sty bk rear tnt; Meyer Lunitz et al to Mary Weingarten, 148 Mad; AT; B&S; mtg \$28,300; Dec27'11; Jan2'12; A\$21,000-30,000. O C & 100

**Ridge st. 132;** re dower; Rebecca Lunitz wid to same; AT; QC; Dec27'11; Jan 2'12. nom

**Rivington st.** see Allen, see Allen, sec Rivington.

**Suffolk st. 45-51, on map 47.** (2:351-51) ws, 125.10 s Broome, 74.11x100.7x75.1x100.7, 1 & 3-sty bk church; Baptist Home Soc to Fifth Av Baptist Church, 8 W 46; QC; Dec22'11; Jan4'12; A Exempt-exempt. nom

**Suffolk st. 45-51, on map 47;** Fifth Av Baptist Church to Sale wife Saml Agid, 80 Clinton; B&S & C a G; Jan3; Jan4'12.

**Spring st. 212-6.** (2:490-18) ss, 112.5 w Sullivan, runs s42.2xe46.1xs16.1xnw18.4xw 22.3xn100.5 to st xe45 to an angle xse still along st 18.11 to beg, 5-sty bk storage bldg; Bryant Real Estate Co to Clara E Hohenfels, 6909 16 av, Bklyn; AL; Dec28; Dec29'11; A\$40,000-100,000. O C & 100

**St Marks pl. 132.** see Av A, 125.

**Stanton st. 328.** (2:325-38) ns, 59.8 e Goerck, 19.11x70, 3-sty bk tnt, 1-sty ext; Henrietta Zodikow to Gertrude R Mittleman, 183 Wilson, Bklyn; mtg \$7,000 & AL; Dec27; Dec29'11; A\$9,000-10,500. O C & 100

**Stanton st. 80.** see Essex, 82.

**Stanton st. 39.** (2:421-21) swe Forsyth (Nos 189-91) 25x75, 5-sty bk tnt & str & 3-sty bk tnt; Minnie Strasbourger to Tannenbaum & Lowenstein, 132 Nassau; AL; Jan3'12; A\$32,000-42,000. nom

**Union sq E. 12, or 4 av. 169.** (3:870-3), es, abt 125 n 14th, —x—, 4-sty bk office & str bldg; A\$90,000-96,500; also 15TH ST, 102-6 (3:870-71), ss, abt 125 e Union Sq E, —x—, 7-sty bk hotel, Hotel America; A\$110,000-190,000; Lawrence A Dodsworth to Blanche D Van Ness, at Charlotte, NC; AT; B&S; Mar27'11; Jan2'12. secures note 5,072.79

**1ST st. 75 E.** see 1 av, 8-10.

**5TH st. 638 E.** (2:387-29) ss, 164.3 w Av C, 24.8x96.2, 5-sty bk tnt & str; Michl Sleppin et al to Leo Solotnitzky, 166 7th; mtg \$28,000; Jan2; Jan3'12; A\$18,000-27,000. O C & 100

**6TH st. 302 E.** (2:447-8¼) ss, 53.1 e 2 av, runs s24.3xe23.7xn24.3 to st xw23.9 to beg, 4-sty bk tnt & str; Annie T Levinsin individ & EXTRX Jos Levinsin to Albt E Reed, 519 W 15; ½ pt; B&S; Dec28; Dec 29'11; A\$6,000-9,000. O C & 100

**11TH st. 340 E.** (2:452-27) ss, 100 w 1 av, 25x94.9, 5-sty bk tnt & str; Antonio Maggio to Francis B Chedsey at Yorktown, West Co, NY; mtg \$29,300 & AL; Dec26'11; Jan4'12; A\$17,000-35,000. nom

**11TH st. 223-5 W.** (2:614-30-1) ns, 59.7 w Waverly pl, runs n12.40&45xw39.10xs 44.10xw0.6x40&11.11 to st xe40.7 to beg, 2 3-sty & b bk dwgs; Danl Rosenbaum to Geo Place, at Plainfield, NJ; AL; Dec28; Dec29'11; A\$18,000-23,000. O C & 100

**11TH st. 628 E.** (2:393-21) ss, 308 w Av C, 25x94.9, 5-sty bk tnt; Esther Harris to Leopold Harris, 66 Pitt; AT & C a G; Nov 25; Dec29'11; A\$17,000-29,000. O C & 100

**12TH st. 639 E.** (2:395-42) ns, 145.6 w Av C, 37.6x103.3, 6-sty bk tnt & str; Millie Segal to Annie Golding, 101 W 115; AL; Dec4'11; Jan4'12; A\$22,000-50,000. O C & 100

**12TH st. 711 E.** (2:382-54) ns, 158 e Av C, 25x100, 5-sty bk tnt; Keystone Bldg Co to Jos Karasik, 5519 Hays, Pittsburg, Pa; mtg \$17,000; Jan2; Jan3'12; A\$10,000-19,500. nom

**13TH st. 317 E.** (2:455-57) ns, 217 e 2 av, 23x103, 4-sty bk tnt; Lena Sadowsky to Leopold Harris, 66 Pitt; B&S; AL; Aug 7; Dec29'11; A\$16,500-21,000. O C & 100

**13TH st. 245 W.** (2:618-62) nes, 241.8 se 8 av, 20.10x103.3; 3-sty & b bk dwg; Jos A Mitchell EXR Mary J Mitchell deed to Mary J & Margt M Mitchell, daughters of Mary J Mitchell, 246 W 13; mtg \$8,500; Dec29; Dec30'11; A\$10,000-12,000. 6,500

**15TH st. 102-6 E.** see Union Sq 12.

**16TH st. 415 W.** (3:714-26) ns, 175.3 w 9 av, 25x92, 5-sty bk tnt; Isaac Berlin to Max Wachsmann, 108 W 115; ¼ pt Jos Isaac, 51 E 97; ½ pt Jacob L Isaac, 1010 E 163; 1-6 pt & Isidore R Isaac, 1945 E 163 1-6 pt; AL; Dec26'11; Jan3'12; A\$9,500-16,000. O C & 100

**17TH st. 437 W.** (3:715-14) ns, 325 e 10 av, 25x92, 5-sty bk tnt; Rachel Lederer to Randegge Realty Co, 309 Bway; AL; Dec 15; Dec30'11; A\$9,500-16,000. O C & 100

**17TH st. 206 W.** see 7 av, 106-10.

**18TH st. 116 E.** (3:873-62) ss, 125 w Irving pl, 25x92, 4-sty & b stn dwg; re dower; Sarah G Lewis to Cath J Ball, 3682 Bway; ¼ pt; QC; Dec21; Dec29'11; A\$34,000-40,000. nom

**19TH st. 22 E.** see Bway, 886-8.

**21ST st. 249 W.** (3:771-13) ns, abt 195 e 8 av, 25x98.9, except strip on w .01¼x98.9 x.02¼x98.9, 5-sty stn tnt; Louis P Van Riper & ANE G his wife to Maria A Van Riper, 150 W 93; ¼ pt; mtg \$22,000; Jan2; Jan3'12; A\$15,000-33,000. O C & 100

**22D st. 166 W.** (3:797-78) ss, 69 e 7 av, 18.6x85.6, 4-sty & b stn dwg; Peter B Olney ref to Jere J Wright, 164 W 22; PARTITION, Dec5'11; Jan3'12; A\$22,000-24,000. 22,500

**25TH st. 40-6 W.** (3:826-65-68) ss, 196.6 e 6 av, 103.6x98.9, 4-4-sty & b bk & stn dwgs; Michl Coleman to Bldg & Engineering Co, 1133 Bway; mtg \$55,000 & AL; Jan2; Jan3'12; A\$259,000-274,000. nom

**26TH st. 217 E.** see 26th, 215 E.

**26TH st. 215 E.** (3:907-11) ns, 185 e 3 av, 25x97.8, 5-sty bk tnt & str; Margaretha Faeth to Chas J Hesse, 217 E 26; ½ pt; AT; mtg \$20,000; Jan3'12; A\$12,000-23,000. nom

**26TH st. 215 E.** (3:907-11) ns, 185 e 3 av, 25x97.8, 5-sty bk tnt & str; mtg \$20,000; A\$12,000-23,000; also 26TH ST, 217 E, (3:907-12) ns, 2



27TH st, 213 W, (3:777-33) ns, 143.2 w 7 av, 20x98.9, 4-sty bk tnt & strgs; Alex H Pincus et al to Jos Solomon, 1815 7 av; ½ pt; mtg \$14,000; Dec18; Dec29'11; A\$12,500-14,000. O C & 100

27TH st, 140 W, (3:803-11) ns, 205.4 e 7 av, 27.11x98.9x27.5x98.9, 3-sty bk factory; Jno L Wall to Morris Manheimer, 223 W 33; mtg \$25,000 & AL; Sept27; Dec30'11; A\$47,000-53,000. O C & 100

28TH st, 161 E, see 3 av, 394.

30TH st, 46-52 E, see 4 av, 434-40.

38TH st, 50 W, (3:839-74), ss, 287 e 6 av, 21x98.9, 4-sty & b stn dwg; mtg \$50,000; A\$74,500-80,000; also 38TH ST, 56 W, (3:839-77), ss, 225 e 6 av, 20x98.9, 4-sty & b stn dwg; mtg \$20,000; A\$68,000-73,000; Mary E Strong to Michl Coleman, 54 W 38; C a G; Dec20'11; Jan2'12. O C & 100

38TH st, 48 W, (3:839-73), ss, 308 e 6 av, 21x98.9, 4-sty & b stn dwg; Isabel A Lee to Michl Coleman, 54 W 38; C a G; mtg \$50,000; Dec1'11; Jan2'12; A\$75,500-81,500. nom

38TH st, 56 W, see 38th, 50 W.

39TH st, 3 W, (3:841-35) ns, 205 w 5 av, 20x98.9, 3-sty & b stn dwg; Eugene Lucas to Gloucester Realty Co, 54 Wm; B&S; mtg \$86,250; Dec28; Dec30'11; A\$80,000-87,000. O C & 100

39TH st, 125 E, (3:895-18) ns, 78 w Lex av, 19.7x98.9, 4-sty & b stn dwg, 2-sty ext; Jas M Vincent ref to Jno H Henshaw, 2030 Bway; mtg \$55,000; FORECLOS, Dec6'11; Dec30'11; Jan3'12; A\$43,500-60,000. 6,000

43D st, 411 W, (4:1053-26) ns, 150 w 9 av, 16.9x100.4, 4-sty stn dwg; Hugh J Campbell to Colfax Realty Co, 303 W 43; mtg \$7,000; Jan3'12; A\$8,000-11,000. O C & 1,000

43D st, 120 W, (4:995-43) ss, 246.5 w 6 av, 21.5x100.5, 5-sty stn dwg; David B King TRSTB Wm J Olliffe to Marie M MacLean, 2122 5 av; mtg \$2,000; Dec29; Dec30'11; A\$63,000-66,000. 58,000

43D st, 120 W; re mtg; Emily G Coster to same; Dec22; Dec30'11. nom

43D st, 120 W, re mtg; Knickerbocker Trust Co to Emily G Wooley, 165 Bway; 1-10 pt; AT; QC; Dec29; Dec30'11. 3,000

43D st, 324 E, (5:1335-42) ss, 250 e 2 av, 16.8x100.5, 3-sty & b bk dwg; Julia M Dauth to N Y Society for the Relief of the Ruptured & Crippled, Lex av, c 42d; Dec 29'11; A\$6,000-8,000. O C & 100

48TH st, 306 W, see 8 av, 785.

48TH st, 300 W, (4:1019-54) ss, 258.10 e 8 av, 16.8x100.5, 3-sty stn dwg; Beatrice E Lawrence to Jno S Spencer, at Westbrook, Conn; mtg \$19,000; Nov15'11; Jan4'12; A\$20,500-21,500. nom

48TH st, 306 W, (4:1038-37) ss, 100 w 8 av, 16.8x100.5, 3-sty stn dwg; Geo E Coleman to Michl Coleman; C a G; Apr22'08; Jan4'12; A\$12,000-13,000. nom

52D st, 345 E, (5:1345-21) ns, 130.6 w 1 av, 20x100.5, 5-sty stn tnt; Emma Friedrich wid to Henry Iffland & Louisa his wife tenants by entirety, 877 Cauldwell av; mtg \$8,000 & AL; Jan3'12; A\$8,000-15,500. nom

56TH st, 415-7 E, see 56th, 411-3 E.

56TH st, 411-3 E, (5:1368-8) ns, 174 e 1 av, 40x94.7x40.1x97.2, 6-sty bk tnt & strgs; A\$12,000-44,000; also 56TH ST, 415-7 E, (5:1368-10) ns, 214 e 1 av, 40x91.11x40.1x 94.7, 6-sty bk tnt & strgs; A\$12,000-44,000; Matilda Bloch to Zurich Realty Co, 309 Bway; AL; Dec15; Dec30'11; A\$—. O C & 100

60TH st, 246 W, (4:1151-56) ss, 200 e West End av, 25x100.5, vacant; Wm G Rose to Harry C Senior, 167 W 93; AL; Dec27'11; Jan2'12; A\$6,000-6,000. O C & 100

64TH st, 320-30 E, (5:1438-35-9) ss, 200 w 1 av, 125x100.5, 2-sty fr stable & vacant; Jane Sanders, wid, to Kalt Lumber Co, 322 E 64; AL; Nov23'11; Jan4'12; A\$45,000-45,500. O C & 100

72D st, 305 W, (4:1184-8), ns, 137 w West End av, 21x102.2, 4-sty & b stn dwg; Maria Garlic to Addison A Van Tine, 567 West End av; mtg \$38,000; Jan1; Jan2'12; A\$30,000-50,000. O C & 100

73D st, 219 E, (5:1428-11) ns, 260 e 3 av, 25x102.2, 5-sty stn tnt & strgs; Sol Judenfreund to Freida Hart, 59 W 119; mtg \$15,000 & AL; Dec29'11; A\$11,000-22,000. O C & 100

74TH st, 121 W, (4:1146-21) ns, 280 w Col av, 20x102.2, 4-sty & b bk dwg; Augustus Van Horne Stuyvesant to Yorkshire Realty & Constn Co, 2875 Bway; C a G; Dec21'11; Jan3'12; A\$16,000-28,000. exch & 100

76TH st, 200-6 W, see Ams av, 334-8.

79TH st, 104 E, (5:1413-69½), ss, 40 e Park av, 20x84, 4-sty & b stn dwg; Abr Levy to Cabot Real Estate Co, 55 Liberty; mtg \$53,008.52 & AL; Jan2'12; A\$23,000-32,000. O C & 100

80TH st, 214-6 W, see 181st, 512-4 W.

81ST st, 173 W, (4:1212-3) ns, 46 e Ams av, 38.6x102.2, 5-sty bk tnt; Edw C H Vogler to Henry Steers, 174 W 79; ½ pt; AT; mtg \$42,500; Dec28; Dec29'11; A\$28,000-50,000. O C & 100

82D st, 537 E, see East End av, 60.

82D st, 26 E, see Mad av, swc 82.

85TH st, 77 W, see Col av, 529-39.

86TH st, 76 W, see Col av, 529-39.

86TH st, 108 W, (4:1216-36) ss, 85 w Col av, 20x100, 4-sty & b stn dwg; Maude J Goldfinger to Danl B Freedman, 57 W 55; mtg \$30,000; Jan2; Jan3'12; A\$18,000-32,000. nom

88TH st, 124 W, (4:1218-41), ss, 209 w Col av, 15.6x100.8, 3-sty & b bk dwg; Wm Taylor to Grace Klaber, 125 W 124; AL; Jan2'12; A\$8,500-16,000. O C & 100

89TH st, 123-5 W, see 181st, 512-4 W.

89TH st E, (5:1501-10) nes 230 se 5 av, 25.6x100.8, vacant; Cornelia K Manley to Irene Gillespie, 108 E 70; ½ pt; AT; AL; Dec29'11; Jan3'12; A\$51,000-51,000. 17,000

89TH st E, (5:1501) same prop; Holman-Denley Co to same; ½ pt; AT; AL; Jan3'12. 17,000

89TH st E, (5:1501) same prop; Robt W Todd EXR, & Lois H Lyman to same; ½ pt; AT; AL; Jan2; Jan3'12. 17,000

91ST st, 321 E, (5:1554-14) ns, 325 e 2 av, 25x100.8, 5-sty bk tnt & strgs; Harry Glass to Russell Blaine Co, 1095 Bergen, Bklyn; mtg \$20,250; Jan3; Jan4'12; A\$8,500-25,000. O C & 100

92D st, 134 W, (4:1222-49) ss, 400 w Col av, 20x100.8, 3-sty & b stn dwg; Stephen McPartland to Mary A McPartland, his wife; May4'09; Jan4'12; A\$15,000-25,000. nom

92D st, 251 W, see Bway, 2481-7.

94TH st, 247 E, see 2 av, 1817.

94TH st W, nec West End av, see West End av, 700.

94TH st, 21 E, (5:1506-13½) ns, 83.11 w Mad av, 19.11x100.8, 4-sty & b stn dwg; Chas L Cohn, ref, to New Amsterdam Mtg Co, 62 Wm; FORECLOS, Dec6'11; Jan4'12. A\$36,000-48,000. 39,500

94TH st, 21 E; New Amsterdam Mtg Co to Theo L Bailey, 153 E 74; mtg \$30,000; Jan4'12. O C & 100

95TH st, 221 E, (5:1541-13) ns, 275 w 2 av, 25x100.8, 5-sty bk tnt; Russell Blaine Co to Harry & Rachel Glass, 2333 1 av; mtg \$18,500; Jan3; Jan4'12; A\$9,000-18,500. nom

98TH st, 142-6 E, (6:1625-47-48), ss, 95 e Lex av, 75x100.11, 2 6-sty bk tnts & strgs; Isabella Sarasohn to Rebecca Goldberg, 923 Fox; mtg \$66,000; Dec29'11; Jan 2'12; A\$27,000-86,000. nom

98TH st, 148 E, (6:1625-46), ss, 170 e Lex av, 25x100.11, 6-sty bk tnt & strgs; Elansee Realty Co to Fannie Goldenberg, 23 Hanborough, Dorchester, Mass; AL; Dec30'11; Jan2'12; A\$9,000-29,000. nom

99TH st, 25 E, see Mad av, 1440-8.

100TH st, 23 W, (7:1836-21) ns, 275.3 w Central Park W, runs n 25.11xw94.8 to es Manhattan av (No 2) xs25.11 to cor xe 94.8 to beg, 6-sty bk tnt & strgs; Weisman & Herman to Brown-Weiss Realities, 63 Park Row; mtg \$51,500; Dec30'11; Jan3'12; A\$27,000-54,000. O C & 100

102D st, 69 W, (7:1838-9) ns, 125 w Manhattan av, 25x100.11, 5-sty bk tnt; Jno Merkel to Gesine A Laue, 885 Park av; mtg \$16,000; Dec31'11; Jan4'12; A\$15,000-22,000. O C & 100

105TH st E, nec 5 av, see 5 av, nec 105.

106TH st E, see 5 av, see 5 av, nec 105.

106TH st, 300 W, see West End av, swc 106.

110TH st, 10 E, (6:1615-64), ss, 202 w Mad av, 26x100.11, 5-sty bk tnt; Barbara Schmidt to Norman G Cooper at Ocean Side, NY; mtg \$25,000; Jan2'12; A\$15,500-32,000. O C & 100

113TH st, 103 E, (6:1641-2) ns, 20 e Park av, 16x100.11, 3-sty & b bk dwg; Cath Kelly to Mary Kelly, 103 E 113; QC; dower, &c; July24; Dec29'11; A\$7,000-7,500. O C & 500

113TH st, 600 W, see Bway, swc 113.

113TH st, 60 E, (6:1618-51) ss, 45 e Mad av, 25x100.10, 5-sty stn tnt & strgs; re dower; Mary A Cohnfeld wid to Lena Blumenthal, 60 E 113; AT; QC; Sept22'11; Jan3'12; A\$11,000-22,000. nom

113TH st, 60 E, (6:1618-51) ss, 45 e Mad av, 25x100.10, 5-sty stn tnt & strgs; Max Davidson, ref to Thos F English, 759 Franklin av, Bklyn; mtg \$17,500; FORECLOS, Nov 24'11; Jan3'12; A\$11,000-22,000. 21,875

116TH st, 4 E, (6:1621-68½) ss, 85 e 5 av, 25x75.8x35.10x50, 3-sty bk str; Mary Cohen to Wm Cohen, 518 W 162; ½ pt; AL; Dec29; Jan2'12; A\$13,500-17,000. nom

117TH st, 211 W, see St Nich av, 141.

118TH st, 144 W, (7:1902-52) ss, 275 e 7 av, 16x100.11, 4 & 5-sty bk dwg; Wm Lustgarten, ref, to Harry Wolfe, 461 3d, Bklyn; FORECLOS, Dec27; Dec29'11; A \$9,600-18,000. 14,750

120TH st, 135 W, (7:1905-14) ns, 297 e 7 av, 20x100.11, 3-sty & b stn dwg; Rebecca M Rosenthal to Morris Markowitz, 108 W 113; ½ pt; mtg \$14,000; Dec29; Dec30'11; A\$12,000-19,000. 2,766.66

120TH st, 135 W, re dower; same to same; AT; QC; Dec29; Dec30'11. nom

120TH st, 135 W; Leon & Rosalie Rosenthal by Jacob Landy GDN to same; ½ pt; AT; Dec29; Dec30'11. 5,533.32

122D st, 273 W, (7:1928-5) ns, 100 e 8 av, 20x100.11, 5-sty stn tnt & strgs; Fannie Newman, 57 E 122 to Thos A Roe, 562 W 173; mtg \$18,333.33; Dec30'11; Jan2'12; A \$12,500-17,000. O C & 100

125TH st, 17-9 E, (6:1750-6), ns, 130 e 5 av, 30x99.11, 3-sty bk office & str bldg; Wm G Rose to Olivia E Houghton, 2626 Bway; AL; Dec27; Dec29'11; A\$40,000-52,000. O C & 100

127TH st, 236 W, (7:1932-46) ss, 462.6 e 8 av, 12.4x99.11x12.9x99.11, 3-sty & b stn dwg; Wilkie T Ebert to Kathleen M Ebert, 672 St Nicholas av; Jan2'12; A\$6,200-7,000. O C & 100

129TH st, 617 W, (7:1996-20) ns, 275 w Bway, 25x199.10 to ss 130th (No 622), 3 & 4-sty bk hotel & 2-sty bk tnt; Wm Mulligan to Mulligan Hotel Co, 617 W 129; AL; Dec16; Dec29'11; A\$18,000-25,000. nom

130TH st, 622 W, see 129th, 617 W.

130TH st, 499 W, see Ams av, 1421.

130TH st, 128 W, (7:1914-45) ss, 283.4 w Lenox av, 16.8x99.11, 3-sty & b stn dwg; Geo A Disbrow indivd & TRSTE Sarah M Disbrow to Ida Schulz, 122 W 137; C a G; AL; Jan3'12; A\$8,000-11,000. O C & 100

131ST st, 200 W, see 7 av, 2212-4.

132D st, 155 W, (7:1917-9) ns, 175 e 7 av, 25x99.11, 5-sty bk tnt; Thos Conway to Aug Busch, 269 E 198; mtg \$20,500; Dec 26; Dec29'11; A\$12,000-21,000. O C & 100

132D st, 275 W, (7:1938-7) ns, 150 e 8 av, 15x99.11, 3-sty & b stn dwg; Geo L Wilson to Harry C Burdick, 52 E 19; Jan2; Jan4'12; A\$7,200-9,000. O C & 100

133D st, 537-9 W, (7:1987-15) ns, 400 w Ams av, 50x99.11, 6-sty bk tnt; Wm C Arnold, ref, to Fanny Korn, 238 E 69; mtg \$45,000 & AL; FORECLOS, Nov28; Dec28; Dec29'11; A\$21,000-60,000. 13,000

134TH st E, nwc Mad av, see Mad av, 2142-6.

141ST st, 173 W, see 7 av, 2415-7.

142D st, 117-9 W, (7:2011-26) ns, 100 w Lenox av, 50x99.11, 6-sty bk tnt; Max A Weller et al to No 117 & 119 W 142d St, Inc, a corp at 117-19 W 142; mtg \$51,000; Dec30'11; Jan2'12; A\$22,000-62,000. O C & 100

145TH st, 531-3 W, (7:2077-10-12) ns, 225 e Bway, 66.6x99.11, 2-5-sty bk tnts; Rexton Realty Co to Fred W Crandall, 356 W 145 & W Burton Foote at Elkland, Pa; mtg \$65,000; Jan 2; Jan3'12; A\$43,000-80,000. nom

148TH st, 410-12 W, (7:2062) ss, 100 w St Nicholas av, 200x100; asn rents to extent of \$2,500; Frances C Hendrick to Emanuel M Krulewitch, 146 W 120; Dec28; Dec29'11. nom

148TH st, 410-12 W; cancellation of asn of rents; Emanuel M Krulewitch to Frances C Hendrick; Dec29'11. nom

157TH st, 550-4 W, (8:2115-pt 1t 5) ss, 125 e Bway, 75x99.11, 8-sty bk tnt; Mc-Morrow Engineering & Constn Co to Thos J McBride, 164 W 77; mtg \$150,000; Jan3; Jan4'12; A\$—. nom

157TH st, 550-4 W, (8:2115) ss, 125 e Bway, 75x99.11; agmt as to encroachment of w wall; Mc-Morrow Engineering & Constn Co with Thos J McBride, 164 W 77; Jan3; Jan4'12. nom

163D st, 440 W, (8:2110-15) ss, 225 e Ams av, 25x112.6, 5-sty bk tnt; Benj Harris to Jennie Kuretsky, 759 Jennings; mtg \$22,000; Dec29'11; Jan4'12; A\$8,000-24,500. O C & 100

163D st, 442 W, (8:2110-14) ss, 200 e Ams av, 25x112.6, 5-sty bk tnt; Edw A Isaacs to Benj Harris, 923 Fox; mtg \$20,000; Dec 30'11; Jan4'12; A\$8,000-24,500. O C & 100

164TH st, 540 W, see St Nich av, 1079.

179TH st, 535-7 W, (8:2153-53) ns, 150 w Aud av, 50x100, 2-2-sty fr dwgs; Pincus Lowenfeld et al to City of New York; Dec 22'11; Jan2'12; A\$19,000-21,000. 20,000

180TH st W, nec Bway, see Bway, 4240.

180TH st W, see Bway, see Bway, 4232-6.

181ST st, 512-4 W, (8:2152-70) ss, 100 e Audubon av, 45x119.6, 3-sty bk garage; A\$25,000-41,000; also 80TH ST, 214-6 W, (4:1227-43) ss, 250 w Ams av, 48.2x102.2, 6-sty bk garage; A\$48,000-95,000; also 89TH ST, 123-5 W, (4:1220-17) ns, 400 e Ams av, 50x100.8, 5-sty bk stable; A\$27,000-55,000; Francis J Welton to Elise M Welton his wife, 2405 Bway; B&S; Jan3'12. O C & 100

184TH st, 550 W, see Audubon av, 366-8.

225TH st, 111-9 W, (13:3402-534) nes at ses Marble Hill av, (Nos 2-12) 86.11x99x85 x117, with AT to strip 5 ft wide bet above & land of Wm A Roos, 6-sty bk tnt & strgs; Hudson Terrace Realty Co to Alice M Lilienthal, 57 W 58; mtg \$125,000; Jan 2; Jan3'12; A\$40,000-P135,000. O C & 100

Av A, 125, (2:435-30) swc St Marks pl, No 132) or 8th, 24.8x70, 6-sty bk tnt & strgs; Louis Karp to Rebecca Hyams, 4819 14 av, Bklyn; ½ pt; AL; Dec28; Dec29'11; A\$27,000-50,000. O C & 100

Av A, 1499, (5:1559-25) w, 68.4 n 79th, 25x75, 5-sty bk tnt & strgs; Bertha Hirschfeld & ano to Chas G Newman, 323 E 13; mtg \$19,500; Jan3'12; A\$9,000-19,000. O C & 100

Amsterdam av, 334-S, (4:1167-33) swc 76th (Nos200-6) 102.2x100, 5-2-sty bk dwgs & strgs; Eliza D Walton et al, EXRS, &c, Wm T Walton to Mary A Goodsell, 324 W 72; Jan3; Jan4'12; A\$140,000-165,000. 205,000

Amsterdam av, 2183, (8:2112-12) es, 236.1 n 167th, 37.6x100, 6-sty bk tnt & strgs; Mary A Grace to Robt Taylor, 258 No Fulton av, Mt Vernon, NY; mtg \$44,000; Dec30'11; Jan3'12; A\$21,000-46,000. O C & 100

Amsterdam av, 1421, (7:1970-1) nec 130th (No 499) 24.11 x 100, 5-sty bk tnt & strgs; Max or Max K, R Reich of Empire of Germany (by atty) to Irene Curry, 428 Convent av; mtg \$27,000; Dec28'11; Jan 2'12 A\$22,000-41,000. O C & 100

Amsterdam av, 1751, (7:2061-62) es, 149.9 n 146th, 25.1x100, 5-sty bk tnt & strgs; Harry W Brooks to Thos D McBride, 742 St Nich av; mtg \$36,000; Dec28; Dec30'11; A\$22,000-37,000. O C & 100

Amsterdam av, 1749, (7:2061-63) es, 124.10 n 146th, 24.11x100, 5-sty bk tnt & strgs; May E Brooks to Ensign Realty Co, 156 Bway; mtg \$41,000; Dec28; Dec30'11; A\$22,000-37,000. O C & 100

Audubon av, 366-S (8:2154-82) swc 184th (No 550) 99.11x35, 5-sty bk tnt & strgs; City Real Estate Co to Maria Garlic, 305 W 72; B&S & C a G; mtg \$50,000; Jan2'12; A\$21,000-52,000. O C & 100



**Broadway, 4232-6,** (8:2163-32) sec 180th, 102.1x127.10x100x107.4, 6-sty bk tnt & str; Barnard Realty Co to Alonzo B Kight, 53 Halsted, East Orange, NJ; AL; Dec29; A\$80,000-227,000. O C & 100

**Broadway, 4240,** (8:2163-44) nec 180th, runs e105x75x100x104.6xw90.6 to es Bway, xs122 to beg, 6-sty bk tnt & str; Barnard Realty Co to Alonzo B Kight, 53 Halsted, East Orange, NJ; AL; Dec29; Dec30'11; A\$105,000-110,000. O C & 100

**Broadway, 886-S,** (3:847-pt lt 21) sec 19th, 45.8x108.9x33.10x123, pt 6-sty bk str; A\$—\$—; also BOWERY, 114-14½ (1-239-24) ws, abt 80 s Grand, 25x100, 2-2-sty fr tnts & str with 1-sty bk & fr exts; A \$26,000-27,000; Marie M MacLean heir Wm J Olliffe to David B King, 2 W 55, TRSTES Wm J Olliffe, 5-30 pt; AT; also A R T & I to any other real or personal estate of which Wm J Olliffe died seized except No 120 W 43; Dec29'11; Jan2'12. 58,000

**Broadway, ws, 597.5 n Bennett av,** see Bway, 4601.

**Broadway, (8:2170-62)** sec Fairview av, runs s74.6x100.3x85.10 to av, xw100.3 to beg, vacant; Cath C Middleton to Jacob Ruppert, a corpn, 1639 3 av; Dec27'11; Jan 2'12; A\$18,000-18,000. O C & 100

**Broadway (8:2180-503)** ws, 43.10 n 190th late Watkins pl, 49.5x200 to es Bennett av, vacant; Eugene L Bushe & ano TRSTES Gunning S Bedford, Jr 3d decd to Bedford Estates, Inc, a corpn, 52 Wm; AL; Dec29'11; Jan2'12; A\$14,000-14,000. 12,800

**Broadway (8:2180-781-782)** ws, 54.3 n Bennett av, 50x125x53.2x125, vacant; Eugene L Bushe et al EXRS & Gunning S Bedford 2d decd & ano to Bedford Estates, Inc, a corpn, 52 Wm; AL; Dec29'11; Jan2'12; A\$10,000-10,000. O C & 100

**Broadway, 4601,** (8:2180-795-801) ws, 397.5 n Bennett av, 175x125x181.9x125.2, 3-sty fr dwg & str & several 1-sty fr bldgs; A\$35,300-35,500; also BROADWAY, (8:2180-803-804) ws, 597.5 n Bennett av 50x125, vacant; A \$10,000-10,000; Eugene L Bushe et al EXRS & Gunning S Bedford 2d, decd et al to Bedford Estates, Inc, a corpn, 52 Wm; AL; Dec29'11; Jan2'12. 52,450

**Broadway, 2481-7,** (4:1240-10) nwc 92d (No 251) runs n107.4xw100xs6.7xw25xs100.8 to 92d, xe125 to beg, 12-sty bk tnt & str; Yorkshire Realty & Constn Co to Chas E Jenkins at North Hackensack, NJ; mtg \$725,000; Jan2; Jan3'12; A\$—\$—.

**Broadway, (8:2243-30 & 2250);** A R T & I to which Wm B Isham died seized known as the Wm B Isham Tract that part only lying w of Bway in the neighborhood of Isham Homestead, except plot known as Isham Park & part of Park Terrace W on map showing change of street system within territory bounded by Bway, W 215 & Seaman av & Isham, vacant; Julia Isham Taylor to Chas Isham at Manchester, Vt, Saml Isham, 471 Park av, NY, & Wm B Isham, 5 E 61; 1-5 pt; AT; B&S; July3'11; Jan2'12; A\$485,000-500,000. O C & 100

**Broadway, (7:1895-23)** swc 113th (No 600) 100.11x100, 12-sty bk tnt & str; Yorkshire Realty & Constn Co to Augustus Van Horne Stuyvesant, 3 E 57; mtg \$500,000; Jan2; Jan3'12; A\$190,000-P300,000. O C & 1,000

**Bowery, 114-14½,** see Bway, 886-8.

**Bowery, 88,** (1:203-17) swc Hester, (Nos 140-2); asn contract dated May23'11; Benj Davis to D Sylvan Crakow; Dec29'11; Jan 2'12; A\$68,000-100,000. nom

**Bowery, 88;** receipt of \$5,000 & surrender & QC of above contract; D Sylvan Crakow to Estates of Simon & Amelia Herman; AT; Nov13'11; Jan2'12.

**Bradhurst av, (7:2045)** at 147th; asn rents to secure three notes of 379 ea; J Willett Fox to Alphonse M Moses at 210 Riverside dr or 303 5 av; AT; Dec27'11; Jan2'12. O C & 100

**Bennett av, es, 43.10 s 190th,** see Bway, ws, 43.10 s 190.

**Bennett av, ws, abt 280 s cl 192D,** see Ft Washington av, es, 123 n cl 190.

**Broadway, 2481-7,** (4:1240-10) nwc 92d (No 251), runs n107.4xw100xs6.7xw25xs100.8 to 92d, xe125 to beg, 12-sty bk tnt & str; Geo E Jenkins to N Y County Natl Bank, 79 8 av; B&S & C a G; mtg \$845,000; Jan2; Jan4'12; A\$—\$—.

**Columbus av, 521-5,** see Col av, 529-39.

**Columbus av, 609** (4:1203-4) es 75 n 89th, 25.8x100, 5-sty bk tnt & str; Simon Weinstein to Wm Eppinger & Christina his wife tenants by entirety, 10 Wright, Stapleton, SI; mtg \$30,000; Dec23'11; Jan 3'12; A\$26,000-40,000. O C & 100

**Columbus av, 529-39** (4:1199-61) sec 86th (No 76) 102.2x100, 6-sty bk tnt & str; A \$160,000-265,000; also COLUMBUS AV, 521-5, (4:1199-1) nec 85th (No 77) 102.2x100, 6-sty bk tnt & str; A\$130,000-235,000; Alfred H Ackers to Stillwell Co, a corpn, 165 Bway; C a G; mtg \$620,000; Dec30'11; Jan3'12. O C & 100

**East End av, 60,** (5:1579-23) nwc 82d (No 537) 25.11x98, 5-sty bk tnt & str; Hyman Gross to Grace Sussman at Waterbury, Conn; B&S; Jan2; Jan3'12; A\$13,000-28,000. nom

**Fort Washington av, (8:2180-573 & 610)** es, 123 n cl 190th (if extended), runs n 329.3xe398 to ws Bennett av xs159.3xw120x s50xw35xs109.3xsw287.7, vacant; A\$95,000-95,000; also BENNETT AV, (8:2180-546) ws, 876.3 n 187th, 50x155, vacant; A\$2,400-2,400; Eugene L Bushe & ano, TRSTES Gunning S Bedford, Jr, 3d to Bedford Estates, Inc, a corpn, 52 Wm; AL; Dec29'11; Jan2'12. 47,700

**Fairview av, sec Bway,** see Bway, sec Fairview av.

**Lexington av, 638,** (5:1309-14½) ws, 20.5 n 54th, 20x70, 3-sty & b stn dwg; Harry C Irwin to May Irwin Ejsfeldt, 127 W 43; mtg \$15,000 & AL; Dec30; Dec29'11; A\$15,000-18,000. O C & 100

**Lenox av, 22,** (6:1595-3) es, 33.11 n 111th, 33.6x100, 7-sty bk tnt; Jessie E Van Ausdall to Lilla Brown, 216 W 99; mtg \$77,700; Dec12'11; Jan4'12; A\$32,000-75,000. nom

**Madison av, 1440-S,** (6:1605-17) nwc 99th (No 25), 100.11x120, 7-sty bk tnt & str; N Y County Natl Bank to Yorkshire Realty & Constn Co, 2875 Bway; C a G; mtg \$190,000; Jan2; Jan4'12; A\$110,000-250,000. O C & 100

**Madison av, 2142-6,** (6:1759-17) nwc 134th, 99.11x10, 2-sty bk tnt & str; Alex H Pincus et al to Max W Solomon, 50 E 96; mtg \$7,000; Dec18; Dec29'11; A\$8,500-12,000. O C & 100

**Madison av, (5:1493-56)** sec 82d (No 26), 102.2x35, 4 & 5-sty & b bk dwg; H S Realty Co to 106 7th Av Co, 1182 Bway; mtg \$145,000; Dec28; Dec29'11; A\$100,000-210,000. O C & 100

**Madison av, 1840,** (6:1746-56) ws, 76 s 120th, 25x100, 5-sty bk tnt & str; Philip Dressner to Rosalie Lachman, 1838 Mad av; mtg \$26,000; Dec29'11; Jan2'12; A\$18,000-30,000. O C & 100

**Madison av, 1838,** (6:1746-17) ws, 101 s 120th, 25x100, 5-sty bk tnt & str; Geo Lachman to Rosalie Lachman, 1838 Mad av; mtg \$23,000; July6'10; Jan2'12; A\$18,000-30,000. O C & 100

**Marble Hill av, 2-12,** see 225th, 111-9 W.

**Manhattan av, 2,** see 100th, 23 W.

**Morningside av E, 171,** (7:1953-63) es, 124.11 n 126th, 24.11x75, 5-sty bk tnt; Francis W Pollock, ref, to Alfred Lederer, 19 E 119; mtg \$16,500 & AL; FORECLOS, Dec27'11; Jan2; Jan4'12; A\$12,000-19,000. 500

**Riverside Drive, (8:2178-256)** ws, 996.9 n cl 192d, runs n along Dr 216.5xsw238xse50 xsw150xne252 to beg, vacant; Eugene L Bushe et al, EXRS, & c, Fredk Bedford, decd, et al to Bedford Estates, Inc, a corpn, 52 Wm; AL; Dec29'11; Jan2'12; A\$11,000-11,000. 9,300

**Riverside Drive, 528-9,** (7:1994-45) es, 452.2 s 127th, runs s80xe95xn57xw9xn23xw 86 to beg, 6-sty bk tnt; Assets Holding Corp to Wm H MacKnight, 230 E 202; mtg \$165,000; Sept8'11; Jan4'12; A\$90,000-175,000. nom

**St Nicholas av, 51-3,** (7:1822-49-50) ws, 55.1 s 113th, 63.4x124.2x54x91, 2 5-sty bk tnts; Henry Marks to Casper Levy, 235 W 136; AT; mtg \$69,000; Dec27'11; Jan4'12; A \$44,500-81,000. nom

**St Nicholas av, 141,** (7:1923-19) nwc 117th (No 211) 29.7x92.5x25.2x107.11, 5-sty bk tnt & str; Barnard Realty Co to Alonzo B Kight, 53 Halsted, East Orange, NJ; AL; Dec29; Dec30'11; A\$27,000-46,000. O C & 100

**St Nicholas av, 1079,** (8:2122-116) swc 164th (No 540) 106.7x91 to cl Audubon av x99.11x53.9, 6-sty bk tnt; Rauracia Realty Co to Lillian M Bradley, 525 W 113; mtg \$145,000; Dec29; Dec30'11; A\$47,000-140,000. O C & 100

**West End av, (7:1891-57)** swc 106th (No 300) 50.11x100, 7-sty bk tnt; Augustus Van Horne Stuyvesant to Yorkshire Realty & Constn Co, 2875 Bway; C a G; mtg \$70,000; Dec21'11; Jan3'12; A\$70,000-150,000. exch & 100

**West End av, 700,** (4:1242-1) nec 94th, 42.2x100x40.4x100, 5-sty bk tnt; Herald Realty Co to Fredk W Jockel, 265 Central Park W; mtg \$103,000; Jan3; Jan4'12; A \$43,000-83,000. O C & 100

**1ST av, 352,** (3:952-61) es, 46 s 21st, 23x 68.8, 3-sty bk tnt & str; L Frooks Engine Co to Saml Sidoroff, 66 E 4; mtg \$7,000 & AL; Nov18'11; Jan3'12; A\$9,500-12,000. O C & 100

**1ST av, 352;** Rosa wife Louis Frooks to same; QC; mtg \$7,000 & AL; Jan2'12. O C & 100

**1ST av, 14** (P A) the business; power of atty; Yetta Satmory to Jos Satmory, both at 18 1 av; Dec28'11; Jan2'12.

**1ST av, 8-10,** (2:428-5) sec 1st, (No 75) runs s 44.4xe83.2xn10.6&28.2 to st xw81.9 to beg, 6-sty bk tnt & str; Saml Barkin to Hamilton Holding Co, 149 Bway; mtg \$102,100; Dec28; Dec29'11; A\$50,000-85,000. O C & 100

**1ST av, 2055,** (6:1678-25) ws, 50.6 n 106th, 25x72.10, 5-sty bk tnt & str; Concetta Di Troia to The Di Troia Realty & Constn Co, 2055 1 av; ½ pt; AL; Dec28; Dec29'11; A\$9,500-20,000. nom

**2D av, 1817,** (5:1540-22) nwc 94th (No 247), 25.8x80, 5-sty bk tnt & str; Sarah Stamper to Frank J Eberhard, 75 W 119; AT; mtg \$26,500 & AL; Dec12; Dec29'11; A \$18,000-30,000. nom

**2D av, 1817;** Theresa Michael & ano to same; AT; mtg \$26,500 & AL; Dec28; Dec29'11. nom

**2D av, 2033,** (6:1654); consent by mortgagee to re claims, &c; Emigrant Indust Savgs Bank to Manhattan Rwy Co & Interborough Rapid Transit Co, 165 Bway; July6; Dec29'11. nom

**2D av, 2037,** (6:1654) ws, 152.11 n 104th, runs w100xn23.2xe50xn3.9xe50 to av xs 26.11 to beg; re claims, &c, for new R R station; Independent Realty Co, 2076 2 av, to Manhattan Rwy Co, 165 Bway; mtg \$25,000; May16; Dec29'11. O C & 100

**2D av, 2037;** consent by mortgagee to above; Bernhard Mayer to same; June30; Dec29'11. nom

**2D av, 2028,** (6:1676); consent by mortgagee to re of claims, &c; Emigrant Indust Savgs Bank to Manhattan Rwy Co, 165 Bway, & ano; July6; Dec29'11. nom

**2D av, 2034,** (6:1676); consent by mortgagee to re of claims, &c; Emigrant Indust Savgs Bank to Manhattan Rwy Co, 165 Bway, & ano; July6; Dec29'11. nom

**2D av, 2035,** (6:1654); consent by mortgagee to re of claims, &c; Emigrant Indust Savgs Bank to Manhattan Rwy Co, 165 Bway, & ano; July6; Dec29'11. nom

**2D av, 2036,** (6:1676); consent by mortgagee to re of claims, &c; Emigrant Indust Savgs Bank to Manhattan Rwy Co, 165 Bway, & ano; July6; Dec29'11. nom

**2D av, 2038,** (6:1676); consent by mortgagee to re of claims, &c; Juliette Wynen to Manhattan Rwy Co, 165 Bway, & ano; Dec4; Dec29'11. nom

**2D av, 2039,** (6:1654); consent by mortgagee to re of claims, &c; Emigrant Indust Savgs Bank to Manhattan Rwy Co, 165 Bway, & ano; July6; Dec29'11. nom

**2D av, 2046,** (6:1677); consent by mortgagee to re of claims, &c; Emigrant Indust Savgs Bank to Manhattan Rwy Co, 165 Bway et al; July6; Dec29'11. nom

**2D av, 2421,** (6:1789-24) ws, 47 n 124th, 27x80.6, 5-sty stn tnt & str; Jos X Simon to Celestine Simon; ½ pt; AT; mtg \$12,000; May1'09; Dec30'11; A\$13,500-24,000. gift

**2D av, 98,** (2:447-6), es, 48.6 s 6th, 24.3 x100, 4-sty bk tnt & str; Saml Bergmann to Saml Diamond, 973 Tiffany; AL; Dec9'11; Jan4'12; A\$22,000-30,000. nom

**3D av, 890,** (5:1308-39) ws, 20.5 s 54th, 20x70, 5-sty bk tnt & str; Isabelle Unger to Morris Lewis, 890 3 av; mtg \$17,000; Jan3; Jan4'12; A\$14,000-21,000. O C & 100

**3D av, 394,** (3:3884) nwc 28th, (No 161) 25x63.7; re claims, etc for new elevated stairway, &c; Edw B Corey at Franklin av Far Rockaway, B of Q to Manhattan Railway Co, 165 Bway; mtg \$24,000; Nov29'11; Jan3'12. 1,125

**3D av, 394;** re claims etc as above; Isaac Finkelstein lessee to same; Dec12'11; Jan3'12. nom

**4TH av, 434-40,** (3:859) swc 30th (Nos 46-52) runs s90xw60xs8.9xw40xn98.9 to st, xe100 to beg; power of atty to sell above; Willard P Lindley & ano to Edw J Hancy, 59 W 52; Nov21'11; Jan3'12.

**4TH av, 427,** (3:885-3) es, 45.8 n 29th, 20.5x80, 4-sty & b stn tnt & str; Moses Dinkelspiel to Protective Realty Co, 423 4 av; mtg \$33,000; Jan2; Jan3'12; A\$55,500-64,500. nom

**5TH av, 536,** (5:1260-37) ws, 75.5 n 44th, 25x100, 5-sty bk loft & str bldg; Henrietta C S wife Geo E W Burley to Udo M Fleischmann at East Millston, NJ; mtg \$325,000; Dec28'11; Jan2'12; A\$300,000-335,000. nom

**5TH av, (6:1611-1-4 & 67-72)** nec 105th, runs n201.10 to ss 106th, xe150xs100.11xw 50xs100.11 to ss 105th, xw100 to beg, vacant; Paterno Bros, a corpn to Alex W Patterson, 6 Morningside av E; B&S; mtg \$230,000; Dec27; Dec30'11; A\$279,000-279,000. O C & 100

**5TH av, 313,** (3:861-76) es, 28.9 s 32d, 28 x150, with AT to 18-ft al adj on n to 32d, 4-sty stn str, 1-sty ext; Francis A Murdock, heir, EXR, & c, Uriel A Murdock to Murdock Realty Co, 50 Pine; AL; Dec6'11; Jan4'12; A\$310,000-335,000. nom

**7TH av, 106-10,** (3:766-42) ws, 52.11 s 17th, runs w79x52.11 to 17th (No 206) xw 20xs104.11xe99 to av xn52 to beg, 12-sty bk loft & str bldg; 106 7th Av Co, 1182 Bway, to H S Realty Co, 307 6 av; mtg \$160,000 & AL; Dec29'11; A\$49,000-P210,000. O C & 100

**7TH av, 2212-4,** (7:1936-35) swc 131st (No 200), 49.11x75, 6-sty bk tnt & str; Sol C Powell et al to Eagle Mtg & Realty Co, 170 Bway; mtg \$84,000; Dec29'11; A \$45,000-85,000. O C & 100

**7TH av, 2415-7,** (7:2010-1) nec 141st (No 173) 39.11x100, 6-sty bk tnt & str; Monaton Realty Inv Corp to Jas E Ellis, 2037 Atlantic av, Bklyn; AL; Jan2; Jan3'12; A \$38,000-82,000. O C & 100

**8TH av, 2581,** (7:2041-21) ws, 49.11 s 138th, 25x100, 5-sty bk tnt & str; Emilie wife David S Kaluan to Jos S Tanner, 351 E 116; AL; Dec27; Dec29'11; A\$17,000-32,000. O C & 100

**8TH av, 2572-6,** (7:2023-2-4) es, 24.11 n 137th, 75x80, 3 5-sty bk tnts & str; Minnie & Gussie Helmsley to Ida Tonjes, 560 W 180; ½ pt; AT; mtg \$64,000; Jan4'12; A \$48,000-75,000. O C & 100

**8TH av, 2572,** (7:2023-2) es, 24.11 n 137th, 25x80, 5-sty bk tnt & str; Ida Tonjes to Henry Helmsley & Gussie, his wife, 560 W 180, tenants by entirety; mtg \$22,000; Jan 4'12; A\$16,000-25,000. O C & 100

**8TH av, 2574,** (7:2023-3) es, 49.11 n 137th, 25x80, 5-sty bk tnt & str; Ida Tonjes to Peter Helmsley & Gussie, his wife, 600 W 115, tenants by entirety; mtg \$22,000; Jan 4'12; A\$16,000-25,000. O C & 100

**8TH av, 785,** (4:1038-35) ws, 32.4 s 48th, runs nw102.10xs47.7xe100 to av xn23.7 to beg, 3-sty bk tnt & str; A\$56,000-57,000; also 48TH ST, 306 W, (4:1038-37) ss, 100 w 8 av, 16.8x100.5, 3-sty stn dwg; A\$12,000-13,000; Michl Coleman to The A Realty Co, 787 8 av; B&S; Jan4'12. nom

**9TH av, 746,** (4:1041-3) es, 50.5 n 50th, 25x100, 5-sty bk tnt & str; Herman Elsassser to Sophia Oppenheimer, 600 W 178; mtg \$35,500 & AL; Jan2; Jan3'12; A\$20,000-35,000. O C & 100

**9TH av, 748,** (4:1041-4) es, 75.5 n 50th, 25x100, 5-sty bk tnt & str; Herman Elsassser to Geo Kraus, 352 W 45; mtg \$35,500 & A L; Jan2; Jan3'12; A\$20,000-35,000. O C & 100

**10TH av, 640,** (4:1055-3) es, 44 n 45th, 23x75, 5-sty stn tnt & str; Wm Eppinger to Herman Joveshof, 258 W 136; mtg \$12,000; Jan3'12; A\$12,000-19,000. O C & 100



## MISCELLANEOUS CONVEYANCES.

## Borough of Manhattan.

**Notice of appearance of Sound Realty Co** in action (see certf No 3) & are retained as attys & demand copy of complaint & all other papers served at 49 Wall to Gilbert R Hawes as atty for plff; also order denying motion for order to compel plff to accept service of notice of appearance as above, &c; Geo H Sundermann, plff, vs People of State NY et al, defts; Jan3'12. T S

**Order of court** cancelling conditional bill of sale No. 67,659 filed Sept13'11, made by Basner Gax Fixture Co & Isaac Brown, application of the Ibrov Realty Co for above order; Dec27; Dec29'11.

**Order of court** appointing Bankers Trust Co as TRSTE in matter of application of Wm E Seymour as COMMITTEE of Johannah S Seymour for appointment of a TRSTE; Feb15'11; Jan2'12.

**Power of atty;** Max K R Reich to Title Guar & Tr Co, 176 Bway; Oct20'11; Jan2'12.

**Power of attorney;** Josephine Flament, of Boulogne-sur-Seine, France, to Couderot Bros, 2 Rector; Nov23; Dec29'11.

**Power of atty;** Betty Gusthal to Frederic J Middlebrook, 2030 Bway; Dec28; Dec30'11.

**Power of atty;** same as extrx of Babette Cohen to same; Dec28; Dec30'11. nom

**Power of atty;** Rosa Mack to Louis L Mack, 133 W 126; June15'11; Jan3'12.

**Power of atty;** Fredk Hollender to Henry A Blumenthal, 100 Bway; May5'10; Jan3'12.

**Revocation of power of atty;** Josephine Flament to Arthur J Grosz, 821 W 178; Nov23'11; Jan3'12.

**Revocation of power of atty;** Harriet A George & Elnor A Eimer to Lewis B Austin of Westchester Co, NY; Nov16'11; Jan3'12.

**Revocation of power of atty;** Kath F Merritt to Agnes K Mulligan; Dec6'11; Jan3'12.

**Revocation of power of attorney;** Fisher Lewine, 116 E 78, to Harris Mandelbaum; Dec28; Dec29'11.

**Revocation of power of attorney;** Harris Mandelbaum, 12 W 87, to Fisher Lewine; Dec28; Dec29'11.

**Resignation of Jos W Weiss & appointment of Max Levy** as TRSTE under deed of trust dated Mar10'08 made by Jacob Korn; Jan2; Jan4'12.

**This is original Answer No 14** which was withdrawn & now refiled under No 29 with endorsement stricken out; see order Aug3'11 scratched out by attys for Cowing, White & Wait & so endorsed to order of reversal of Appellate Division filed Dec1'11; Jan3'12. T S

## CONVEYANCES.

## Borough of the Bronx.

**Bridge st, sec Barker av,** see White Plains rd, ws, 100 n Bridge.

**Clinton pl, nwc Davidson av,** see Clinton pl, ns, 175 e Grand av.

**Clinton pl,** (11:3195) ns, 175 e Grand av, 25 to Davidson av x100, vacant; Agnes Douglas to August Sauer, 29 Clinton pl; mtg \$3,500; Dec30'11; Jan3'12. O C & 100

**Clarke pl, ns, S8S w Jerome av,** see Clarke pl, nwc Jerome av.

**Clarke pl (Gerard av)** (11:2176) nwc Jerome av (Nos 1301-5) (Central av), runs w 88.8xn15.2xe100 to ws Jerome av, late Central av xs12.8 & 50.6 to beg, 2-3-sty fr dwgs & str; also CLARKE PL (Gerard av), (11:2856) ns, 88.8 w Jerome av, late Central av, 28.4x76.10x25x90.2, vacant; also PROSPECT ST, (\*) ns, the swe adjoins land Bernard Collins, runs n110xe100xs110 to st xw100 to beg, City Island; Patk Keirns, EXR & Jno Keirns to Saml F Keirns, 22 Kingsbridge rd; John H Keirns, 34 E 126 & Irene M Keirns at 606 Bainbridge, Bklyn; Dec28'11; Jan3'12. nom

**Fox st, S6S,** (10:2722) sec Tiffany, 85x50; re chattel mtg; The Kelyco Heating & Contracting Co to Knox Constn Co, 64 Wall; Dec21'11; Jan3'12.

**Fox st, S6S,** (10:2722); re conditional bill of sale; Hudson Mantel & Mirror Co to same; Dec27'11; Jan3'12.

**Fox st, nwc, 163,** see 163d E, nwc Fox.

**Fox st, S6S,** (10-2722) sur asn rents recorded Aug4'11; Philip Kramer to Knox Constn Co, 64 Wall; Dec27; Dec29'11. nom

**Fox st,** (10:2719) swe Home, 59x62.7x51.6 x69, vacant; Pincus Lowenfeld et al to Hamilton Holding Co, 149 Bway; AL; Dec28; Dec29'11. O C & 100

**Fox st,** (10:2719) swe Home, 109x84.11x98.10x94, vacant; Hamilton Holding Co to Home-Fox Co, 2243 Bway; mtg \$17,000; Dec28; Dec29'11. O C & 100

**Freeman st, 992-4 on map 990-4,** (11:2993 ss, 33.6 nw Longfellow av, 47x90.4, 2 5-sty bk tnsts; Chase Mellen, ref, to Louis J Finkelstein, 311 E 54; mtg \$30,000 & AL; FORECLOS, Dec18'11; Jan3; Jan4'12. 5,200

**Home st, swe Fox,** see Fox, swe Home.

**Home st, S79 (10:2694)** ns, 140.7 w from ss 169th, runs n60.1xw19.7xsw25 xse9.5xs49.2 to st, xe25 to beg, 3-sty fr tnt & str; Theresa Beisler to Frieda Engel, 879 Home; mtg \$5,000; Apr1'11; Dec30'11. O C & 100

**Home st, S79;** Jos Engel & Frieda his wife to Theresa Beisler, 1319 2 av; mtg \$5,000; Dec9'10; Dec30'11. O C & 100

**Hutton st or Bailey av, 3488-96,** (12:3258) es, 74.4 s 238th, runs e85xsw37.10xse 5.4xsw18.9 & 18.10xe18.8xw85 to av xn100 to beg; 5-3-sty bk dwgs; Saml D Matthews to Jas E J Martin, 287 Clinton, Bklyn; QC; mtg \$39,500 & AL Dec1'11; Jan3'12. O C & 100

**Hoffman st, 2360,** (11:3065) ses, 308 ne Belmont pl, 90x124, except pt for st, 1-sty fr str & 2-sty fr rear dwg; Jno H McGurk to Wilmore Realty Co, 115 Bway; B&S; mtg \$5,000; Dec1'11; Jan4'12. O C & 100

**Jessup pl, 1392, late 2D av,** (11:2872) ses, abt 160 n 170th, 50x177 to nws Highbridge now 170th, x56.6x—, 3-sty fr dwg; Cornelius Long to Olga Long, his wife, 156 Union pl; AL; Jan3'12. nom

**Kelly st, nwc Av St John,** see Prospect av, 638-58.

**Kelly st, nec Prospect av,** see Prospect av, 638-58.

**Kelly st, S31,** (10:2702) ws, 186 n Longwood av, 40x100, 5-sty bk tnt; Kellwood Realty Co to Brocaval Realty & Holding Co, 61 Park Row; mtg \$27,000; Decl, Dec29'11. nom

**Oak st, (\*) ws,** 100 n Beach, 100x100; Brocaval Realty & Holding Co to Nathan J Packard, 411 West End av; Apr8'11; Jan2'12. nom

**Oak Tree pl, 575,** see Lafontaine av, nec Oak Tree pl.

**Parkside pl,** (12:3354) ns, 143.1 sw 207th 75.1x106.8x75x102.2, vacant; Wm G Rose to Millard F Johnson, 351 Hancock, Bklyn; AL; Dec27; Dec29'11. O C & 100

**Prospect st, ns, the swe adjoins land,** &c, see Clarke pl, nwc Jerome av.

**Richard st, es, 152.2 s Arnov av,** see Richard, ws, 156.2 s Union.

**Reiss pl, nwc White Plains rd,** see White Plains rd, nwc Reiss pl.

**Teasdale pl, 570,** see 3 av, 3258.

**Tiffany st, sec Fox,** see Fox, 688.

**Union pl, 156** (9:2526) sws 75 nw Ogden av (Highbridge), 25x100; 3-sty fr tnt & str & 2-sty fr stable in rear; Cornelius Long to Olga Long his wife, 156 Union pl; AL; Jan3'12. nom

**Union pl, 158** (9:2526) ss, 100 w Ogden av, 33x100, 3-sty fr tnt & str & 1-sty fr stable in rear; Cornelius Long to Olga Long his wife, 156 Union pl; AL; Jan3'12. nom

**Union pl, 160-2,** (9:2526) ss, 133 w Highbridge, now Ogden av, 42x100; 2-2-sty fr dwgs & str in 160; Cornelius Long to Olga Long his wife, 156 Union pl; AL; Jan3'12. nom

**137TH st E, ss, 80.5 e So Blvd,** see So Blvd, es, 144.5 n 136.

**140th st E,** (10:2592) ns, 211.5 e Southern Blvd, 75x125, vacant; Emma R H Lawler to Forster Realty Co, 724 8 av; mtg \$6,500; Jan2'12. O C & 100

**141ST st E,** (10:2555) ns, 175.5 w Beekman av, 25x106.1x25x107.10, vacant; Joshua Silverstein to Beekman Co (stn Co, 320 Bway; AL; Dec26'11; Jan4'12. O C & 100

**143D st E, nec Morris av,** see 144th st E, sec Morris av.

**144TH st E,** (9:2324) sec Morris av (Nos 384-98), runs e48xxs47.11xsw100 to ns 143d w 5.8 to es of av x n 126.11 to beg, 2 & 3-sty fr dwg & vacant; Bertha Kaufmann to Blanche B Terrill at New Suffolk, LI; B&S; AL; Dec27'11; Jan2'12. O C & 100

**144TH st, 487 E,** see Brook av, 411.

**145TH st E,** (9:2271) ss, 150 w St Anns av, 25x100, vacant; Thos H Roff to Herman D Junge, 951 Grant av; mtg \$4,000 & AL; Dec19; Dec29'11. O C & 100

**145TH st, 444-6 E,** (9:2289) ss, 437.6 e Willis av, old line, 37.6x100, 5-sty bk tnt & str; re judgment; Christian Jacobs to Morris M Sinske, 108 W 142; Dec18; Dec29'11. nom

**149TH st, 369 E,** (9:2328) ns, 175 e Courtlandt av, 25x100, except part for st; 2-sty stn bank, 1-sty ext; Thos J Quinn to Bronx National Bank of City NY, 369 E 149; B&S & CaG; Nov29'11; Jan3'12. O C & 100

**162D st, 410-12,** (9:2383) ss, 481 e Courtlandt av, 34.8x100, 2 2-sty & b fr dwgs; Louis Lese to Benj Benenson, 407 E 153; mtg \$4,000; Dec28; Dec29'11. O C & 100

**162D st E,** (9:2422) ns, 160 se Morris av, 87x115, vacant; Melrose Bldg Co to Geo F Purrington at Bronxville, NY; mtg \$16,750; Dec29; Dec30'11. O C & 100

**163D st E,** (10:2714 & 2712) nwc Fox runs w76xn78xw32.1xn47xe106.3 to ws Fox xs125 to beg, vacant; B V Constn Co to Sagamore Holding Co, 992 E 163; QC & correction deed; mtg \$27,000 & AL; Dec28, Dec29'11. nom

**167TH st E, swe Bryant av,** see Westchester av, nwc Bryant av.

**169TH st, 455 E,** (11:2901) nes, 100 nw Washington av, 40x98, 6-sty bk tnt & str; Emma Schwab to Mary Garrecht, 1280 Clay av; 2-5 pt; AT; mtg \$39,000; Dec29; Dec30'11. O C & 100

**169TH st E, nec So Blvd,** see So Blvd, nec 167.

**171ST st E, (\*) ws,** 531.8 s Gleason av, 50x101.5x—x131.9; Peoples Trust Co of Bklyn, TRSTE Jos J Gleason to Jno Healy, 482 Lenox rd, Bklyn; Dec1'11; Jan4'12. 400

**173D st E, (\*) ws,** 531.6 s Gleason av, 50x100; Peoples Trust Co of Bklyn as TRSTE Jos J Gleason to Chas Weiler, Jr, 7 3 av, L I City; Dec12'11; Jan2'12. 800

**174TH st E, es, 281.8 s Watson av,** see Watson av, nec 174.

**174TH st E, nec Watson av,** see Watson av, nec 174.

**174TH st E, (\*) es,** 156.9 n Watson av, 100x100; Peoples Trust Co of Bklyn, TRSTE Jos J Gleason to Margt T Nally, 626 W 138; Dec12'11; Jan2'12. 1,000

**174TH st E, nwc Anthony av,** see Anthony av, 1723.

**175TH st E, (\*) ws,** 256.9 n Watson av, 225x100; Peoples Trust Co of Bklyn, TRSTE Jos J Gleason to Annie M M Heil, 727 Cauldwell av; Dec1'11; Jan3'12. 2,775

**176TH st E, (\*) es,** 350 n Gleason av, being lots 275 to 279 & 290, map Gleason prop; Jennie Tackney to Blanche D Taylor at New Suffolk, LI; mtg \$2,000; Dec23'11; Jan4'12. O C & 100

**176TH st E, swe Pugsley av,** see Watson av, nec 174.

**177TH st E, es, 100 n Story av,** see 177th E, es, 325 s Ludlow av.

**177TH st E, (\*) es,** 325 s Ludlow av, 50x103.4 to Bolton av x50x104.1; also 177TH ST, (\*) es, 100 n Story av, 50x200.4 to Bolton av x50.10x199.5; Peoples Trust Co of Bklyn, TRSTE Jos J Gleason to Saml B Steinberg, at Passaic, NJ; Dec12'11; Jan3'12. 600

**178TH st E, swe Daly av,** see Daly av, 1987.

**178TH st, 936 E,** s/e Mohegan av, 2067

**179TH st E, swe Marmion av,** see Marmion av, swe 179.

**181ST st E,** (11:3081) ss, 50 w Belmont av, 69.3x115x67.2x97.11, vacant; Checchina Carucci to Sole Realty & Constn Co, 641 E 183; QC; Dec27'11; Jan3'12. nom

**183D st E,** (11:3052) nes, 102.11 nw 3 av, runs ne25xse3xne75xnw20xne25xnw3xsw125 to st xse20 to beg, vacant; Jno C Heintz to Timothy F Sullivan, 2794 3 av; Jan3; Jan4'12. O C & 100

**183D st E,** (11:3052); same prop; Timothy F Sullivan to Bingle Realty Co, 2796 3 av; mtg \$4,100; Jan3; Jan4'12. O C & 100

**184TH st E, swe Bassford av,** see Washington av, sec 184.

**184TH st E, sec Washington av,** see Washington av, sec 184.

**184TH st E, swe Bassford av,** see Washington av, sec 184.

**184TH st E, sec Washington av,** see Washington av, sec 184.

**186TH st E, swe Belmont av,** see Belmont av, swe 186.

**187TH st E,** (11:3074) ss, 50 e Hughes av, 25x100, vacant; Russo-Barba Realty Co to Nicola Marra, 2427 Jerome av; mtg \$15,000; Jan3; Jan4'12. O C & 100

**190TH st E, (St James st),** (11:3174, 3175, 3189 & 3190) from Jerome to Creston avs; petition & order appointing E Mortimer Boyle, 31 Nassau, Timothy E Cohalan, 277 Bway, & J Fairfax McLaughlin, 528 Pelham av in matter of opening said st; Dec27; Jan2'12. Supreme Court order

**204TH st, 3044 E, or Woodlawn rd,** (12:3345) nes, 26.1 nw Hull av, 26.1x111.1x26.1 x118.9, 2-sty fr dwg; Phelan Bros Constn Co to Agnes Viggers, 1983 Grand av; mtg \$5,500; Oct26'11 (re-recorded from Oct27'11); Jan3'12. O C & 100

**223D st, (\*) ss,** 305 e Barnes av, 25x114; Stanislaus A Nowsky to Philip Halprin, 3842 White Plains av; B&S & C a G; Dec29'11; Jan4'12. O C & 100

**231ST st W, swe Bailey av,** see Bailey av, swe 231.

**236TH st, 262 E,** (12:3376) ss, 285 w Katonah av, 25x100, 2-sty fr dwg; Gerda Miner to Leland H Miner; mtg \$2,000; May29'06; Jan4'12. O C & 100

**236TH st, 245 E,** (12:3377) ns, 450 e Kepler av, 25x100, 4-sty bk tnt; Emanuel Freund to Wm Guggolz Constn Co, 2740 Creston av; mtg \$14,000; Dec29'11. nom

**238TH st E,** (12:3372) ss, 200 w Keppler av, 25x100, vacant; Lavancia Murdock to Archibald H Murdock, 285 E 142; AL; Dec28'11; Jan4'12. O C & 100

**254TH st W, swe Riverdale av,** see Riverdale av, swe 254.

**Amundson av, nwc Nelson av,** see Nelson av, nwc Amundson av.

**Anthony av, 1725,** (11:2890-2891) ws, 42.1 n 174th, 25.8x73.3x25x67.4, 2-sty bk dwg; Thos W Churchill (ref) to Lawyers Mtg Co, 59 Liberty; FORECLOS, Dec20; Dec28; Dec30'11. 8,000

**Anthony av, 1731** (11:2890-2891) ws, 113 n 174th, 22.7x88.11x22x83, 2-sty bk dwg; J Ward Follette ref to Lawyers Mtg Co; FORECLOS, Dec20; Dec28; Dec30'11. 7,500

**Anthony av, 1723,** (11:2890-2891) nwc 174th, 41.1x67.4x26x59.6, 2-sty bk dwg; Raymond V Ingersoll ref to Lawyers Mtg Co; FORECLOS, Dec20; Dec23; Dec30'11. 9,500

**Anthony av, 1729,** (11:2890-2891) ws, 90.4 n 174th, 22.7x83.8x22x78.5, 2-sty bk dwg; Jas S McDonough ref to Lawyers Mtg Co; FORECLOS, Dec20; Dec29; Dec30'11. 7,500

**Av St John, nwc Kelly,** see Prospect av, 638-58.

**Aqueduct av,** (11:2876) es, 50 n Brandt pl, 50x100, vacant; Geo H Engel (ref) to Henriette Schulte, 66 W 164; FORECLOS; Nov28'11; Jan2'12. 9,000

**Aqueduct av, es, 50 n North,** see Grand av, ws, 50 n North.

**Brook av, 411,** (9:2289) nwc 144th (No 487), 24.11x90, 5-sty bk tnt & str; Jos X Simon to Celestine Simon; mtg \$17,000; May1'09; Dec30'11. gift

**Belmont av, ws, at ns Crescent av,** see Belmont av, swe 186.

**Belmont av,** (11:3074) swe 186th, runs w87.6x—37.7xe20.3xne7.2xe29.9xe again 15.6 to ns Crescent av x—33.6 to ws Belmont av xn16.4 to beg, vacant; Henry M Powell to Weiler Co, 51 Chambers; AT; Aug2; Dec30'11. O C & 100



**Brook av, 1524**, (11:2895) es, 225 n 171st, 25x100.11 to N Y & H R R 4-sty bk tnt & str; Annie Weinhold, heir, & c, Maria Winter to Emma Schwab, 1388 Teller av; ¼ pt; mtg \$13,500; Dec29; Dec30'11. O C & 100

**Brook av, 1524**; Mary Garrecht to same; ¼ pt; mtg \$13,500; Dec29; Dec30'11. O C & 100

**Barker av, see Bridge**, see White Plains rd, ws, 100 n Bridge.

**Brook av, 1216**, (9:2393) es, 151 s 168th, 35x95 to land of Harlem R R, 1-sty fr shop & 2-sty fr bldg in rear; Louise Haag to Wm Schoen, 771 Forrest av; AT; mtg \$5,800; Dec22'11; Jan2'12. O C & 100

**Bryant av, nwc Lafayette av**, see Lafayette av, nwc Bryant av.

**Bryant av, swc 167th**, see Westchester av, nwc Bryant av.

**Bryant av, nwc Westchester av**, see Westchester av, nwc Bryant av.

**Bassford av, swc 184th**, see Washington av, sec 184.

**Bailey av**, (12:3266) swc 231st, 12x—x abt 90, gore, except part for E 231st or Macomb st or Bailey av, vacant; Margt F Graham et al to Everts L Prentiss, 366A Grand av, Bklyn; AL; Nov15'10; Jan4'12. nom

**Bailey av, 3488-96**, see Hutton st, 3488-96.

**Barker av**, (\*) ws, 300 n Elizabeth, 25x125; Eliz Meise to Walter Gamble, 3541 Willett av; Jan3'12. nom

**Boston rd**, (10:2633), es; re mtg on that part which lies s of pt on es Boston rd, 106.4 s 166th, said pt being also 0.9 n from angle pt in rd just n of Cauldwell av, runs e 62.5, —x—; Emigrant Indust Savings Bank to Phoebe E Holden, 1074 Boston rd; Nov10'11; Jan3'12. nom

**Boston rd**, (10:2633) es, 106.4 s 166th runs e— to es Morse av, as on map Eltona xs— to es Boston rd xn— to beg; being strip lying bet es Boston rd, & es Morse av; Pauline Levy to Phoebe E wife Edw H Holden, 1074 Boston rd; QC; Dec13'11; Jan3'12. nom

**Bolton av, ws, 100 n Story av**, see 177th E, es, 325 s Ludlow av.

**Bolton av, ws, 325 s Ludlow av**, see 177th E, es, 325 s Ludlow av.

**Bartholdi av**, (\*) nec Pine av, \*25x100; Jas D'Angelo et al to Jos A Mascia, 742 S Oak Dr; mtg \$800 & AL; Dec29'11; Jan3'12. nom

**Bartholdi av**, (\*) nec Pine av, 25x100; Jos A Mascia to Guiseppa & Liborio Durante, both at 493 E 135, & Luciano Priano & Vincenzo Bonoccorso, both at 330 E 126; mtg \$800 & AL; Dec30'11; Jan3'12. nom

**Bassford av, swc 184th**, see Washington av, sec 184.

**Boston rd, 1315-21**, see Clinton av, 1322-8.

**Bryant av, 1503**, (11:2995) ws, 80 s 172d, 20x100, 3-sty bk dwg; Anna Bauer to Gabriel J Cohen, 37 W 118; mtg \$8,000 & AL; Oct24'11; Jan4'12. O C & 100

**Bedford Park Blvd, 216**, (12:3320) ws, lot begins 7.6 w from ns Valentine av & ws Bedford Park Blvd, old line, runs n along ws Bedford Park Blvd 62.6xw112.6xs 62.6 to ns Valentine av x112.6 to beg, 2-sty fr dwg; Mary E Flynn to Cath Kearney, 201 E 41; mtg \$18,000; Dec11'11; Jan4'12. O C & 100

**Crescent av, ns, at ws Belmont av**, see Belmont av, swc 186.

**Clinton av, 1322-8**, (11:2934) es, 193.2 n McKinley Sq, 102.1x186.11 to ws Boston rd (Nos 1315-21) x101.7x153, 1 & 2-sty bk theatre & 2 1-sty bk str; Wm H Weisager to Max Kobre, 43 E 123; ½ R, T & I; mtg \$120,000 & AL; Dec29'11; Jan4'12. O C & 100

**Creston av**, (12:3318) ws 71 n 196th, 23.8 x75.3, vacant; Wm C Bergen to Loretta B Foley, 2715 Creston av; mtg \$7,000 & AL; Jan3; Jan4'12. O C & 100

**Daly av, 1987**, (11:3121) swc 178th, 50x80, 4-sty bk tnt; Henry B Fischer, ref, to Empire City Savgs Bk, 231 W 125; FORECLOS, Dec29'11; Jan3; Jan4'12. 36,500

**Davidson av, nwc Clinton pl**, see Clinton pl, ns, 175 e Grand av.

**Daly av, 2080**, (11:3127) es, 173.5 s 180th, 36.3x100.10, 4-sty bk tnt; Marie Krabo & ano to Thos F Kavanaugh, 2122 Bryant av; mtg \$20,000; Dec29'11; Jan2'12. O C & 100

**Daly av**, (11:2985) ws, 101 s Tremont av, 101x127, vacant; Salvatore Sgritta to Michl Interlandi, 29 Elm, Stamford, Conn; AL; Dec9; Dec29'11. O C & 100

**Elliott av, cl, 100 n Bridge**, see White Plains rd, ws, 100 n Bridge.

**Eagle av, 919**, (10:2620) ws, 100 s 163d, 25x125, 5-sty bk tnt; Minnie L Miller to Henry Stiehl, 1054 Clay av; mtg \$18,000; Dec29; Dec30'11. O C & 100

**Eagle av, 719**, (10:2617) ws, 92 s 156th, 18x99.2, 2-sty & b bk dwg; Chas W Ryon to Max Schenke & Paula, his wife, tenants by entirety, 719 Eagle av; mtg \$5,000; Jan4'12. nom

**Forest av, 1066**, (10:2666) es, abt 175 s 166th, 25x135, with AT to strip bet old & new lines of av, 3-sty fr tnt; Jno J Hardecker to Frank Hardecker, 38 Tompkins pl, Bklyn; ½ pt; AT; mtg \$7,000; Jan3; Jan4'12. O C & 100

**Fulton av, 1715**, (11:2930) ws, 72.11 s 174th 18x84.10x18x85.6, 2-sty bk dwg; Adeline Cahn & ano to Tillie Weisberger, 1715 Fulton av; mtg \$4,500; Jan3'12. O C & 100

**Grand av**, (11:3209) ws, 50 n North, 25x161.10 to es Aqueduct av x25.4x166.1, vacant; Nicola Marra to Russo-Barba Realty Co, 625 E 187; Jan3; Jan4'12. O C & 100

**Grant av, 1064**, (9:2448) es, 282.7 n 165th, 25x100.11x25x101.1, 3-sty bk dwg; Michl J McGuire to Chas Kuhn, 183 Chrystie; mtg \$7,500 & AL; Dec29'11; Jan4'12. nom

**Hoe av, es, 262.6 s Jennings**, see Hoe av, es, 225 s Jennings.

**Hoe av**, (11:2987) es, 225 s Jennings, 37.6x100, vacant; also HOE AV, (11:2987) es, 262.6 s Jennings, 37.6x100, vacant; Russell S Johnson to Mary L E Johnson his wife at Camden, Oneida Co, NY; ½ pt; mtg \$60,000; Dec22'11; Jan3'12. nom

**Hoe av, 1161**, (10:2745) ws, 272.3 s Home, 25x100, 5-sty bk tnt & str; Broad Realty Co to Alice C Hennessy, 76 W 68; mtg \$17,000; Dec30'11; Jan2'12. O C & 100

**Heath av**, (11:3239) ws, 640.10 s Kingsbridge av, 25x100, vacant; Kingsbridge Real Estate Co to Arlena M McIndoe, 2685 Heath av; correction deed; Dec8'11; Jan2'12. nom

**Hull av, 3141-3**, (12:3345) nws, 251.5 ne Woodlawn rd, 40x100, 2-2-sty fr dwgs; Mary A Hamilton to Martha McAuslin, 3141 Hull av; mtg \$11,500; Dec30'11; Jan2'12. O C & 100

**Havemeyer av**, (\*) nwc Ludlow av, 108x130, Unionport; Katie Roth to East Borough Impt Co, 509 Willis av; mtg \$22,800; Dec30'11; Jan2'12. O C & 100

**Honeywell av**, (11:3125) es, 35.1 n 180th, 75x80, vacant; re mtg; Rockland Realty Co to Edw Muller Bldg Co, 154 Nassau; Dec28; Dec29'11. 5,000

**Honeywell av, 2106-10**, (11:3125) es, 35.1 n 180th, 75x80, vacant; Edw Muller Bldg Co to Chas A Miller, 2178 Aqueduct av, & Marie M Grissler, 2106 Honeywell av; mtg \$40,000; Dec29'11. O C & 100

**Jackson av**, (10:2639) ws abt 213.6 n 163d, runs s along av 106.5xw75x106.5xe75 to beg, 3 4-sty bk tnts; Henry D Norris et al to Jno J Kohler; May6'10; Dec30'11; re-recorded from June2'10. O C & 100

**Jackson av, 704**, see Westchester av, 705, on map 703-5.

**Jackson av, 10:2639** ws, abt 213.6 n 163d, 106.5x75, 3-4-sty bk tnts; Otilie M Hochreiter to Bronxwood Realty Co, 3210 3 av; mtg \$48,000; Dec29'11; Jan2'12. O C & 100

**Jackson av, 1176-8**, see Jackson av, 1172-4.

**Jackson av, 1172-4**, (10:2652) es, 155.6 n Home, 50x87.6, 5-sty bk tnt; also JACKSON AV, 1176-8, (10:2652) es, abt 205.6 n Home, 50x87.6, 5-sty bk tnt; Saml Reiner to David Schneider, 51-3 Sheriff; AL; Dec23'11; Jan4'12. O C & 100

**Jerome av, 1301-5**, see Clarke pl, nwc Jerome av.

**Longfellow av, 1255**, (11:2993) ws, 90.4 s Freeman, 11.4x109.5, 5-sty bk tnt; Chase Mellen, ref, to Louis J Finkelstein 311 E 54; mtg \$32,000 & AL; FORECLOS, Dec18'11; Jan3; Jan4'12. 1,100

**Lafayette av**, (10:2764) nwc Bryant av, 75x100, vacant; Otilie M Hochreiter to Columbia Constn Co, 3210 3 av & Oliver E Davis, 824 Morris av; AL; Dec29'11; Jan2'12. O C & 100

**Lafontaine av**, (11:3063) nec Oak Tree pl (No 575), 25x95, vacant; Marie Adelman to Bernard Constn Co, 1185 Wash av; Dec29'11; Jan2'12. O C & 100

**Ludlow av, nwc Havemeyer av**, see Havemeyer av, nwc Ludlow av.

**Longfellow av, 1409-11**, (11:2999) ws, 25 n Freeman, 75x100, 2-5-sty bk tnts; Wm G Rose to Wm P Houghton, 22 St Nicholas pl; AL; Dec27; Dec29'11. O C & 100

**Mohegan av, 2067**, (11:3118) ws, 55.1 n 179th, 44x57, 4-sty bk tnt; also 178TH ST, 936 E, (11:3126) ss, 100 w Vyse av, 49x150.3 x50.3x142.6, 5-sty bk tnt; C K Realty Co to Chas L Keil, 2061 Ryer av; AL; Dec30'11; Jan3'12. O C & 100

**Marion av**, (12:3282) es, 289 n 194th, 50x163.4x50x165.4, vacant; Miltner Bros, Inc, to Jno P Dauth, 1254 Franklin av; mtg \$38,000; Jan3'12. O C & 100

**Marion av**, (12:3282); John P Dauth to Wilhelmina Dauth, his wife, 1254 Franklin av; ½ R, T & I; mtg \$43,750; Jan3'12. O C & 100

**Marion av**, (12:3282) es, 239 n 194th, 50x165.4x50.1x168.4, vacant; Miltner Bros Inc to Kate Ley, 1178 Clay av; mtg \$38,000; Jan3'12. O C & 100

**Marmion av**, (11:3107) swc 179th, 75x150x75.3x150; 2-4-sty bk tnts; C K Realty Co to Caroline Keil, 2061 Ryer av; AL; Dec30'11; Jan3'12. nom

**Morris av, 584-98**, see 144th st E, sec Morris av.

**Nelson av**, (11:2876) ws, 187.6 s Brandt pl, 37.6x100, 4-sty bk tnt; Frank E Linck to Frank E Linck & Julia his wife, 106 W 102, as tenants by entirety; Dec28; Dec29'11; QC. O C & 100

**Nelson av**, (\*) nwc Amundson av, 50x100, Edenwald; Jno H Whittle to Wm L Perrin, 435 Fort Washington av, & Sidney T Perrin, 650 W 7, Plainfield, NJ; mtg \$1,000 & AL; Dec1; Dec29'11. nom

**Onkes av, ws, 100 s Jefferson av**, see 2 av, es, 145 s 2.

**Olmstead av**, (\*) ws, 83 s Watson av, 25x105, except part for Olmstead av, Unionport; Henry Wabberson to Wm H Siebrecht, Jr, 326 Jamaica av, B of Q; Dec28; Dec29'11. O C & 100

**Old Albany Post rd or Post rd**, (13:3415) ws abt 412.6 s 246 being lot 2 map (364 in West Co) of Mosholu at Fieldston, runs nw340&110 to cl private rd xne155xe290 to Post rd xsl12.6 to beg; Chas E Jennings to Jno R & Edw C Delafield, both on ss 246th, — w of Independence av, & Jno B Dash, on ws of Waldo av, — n of 238th; Jan1; Jan4'12. O C & 100

**Park Drive**, (13:3411) ss, 668.5 w Spuyten Duyvil Pkway, 61x130, vacant; Henry Kroger to Henry A Kroger, 50 Buchanan pl; B&S; Dec30'11. nom

**Pelham rd, es, 200 s Emily**, see Pier av, ws, 225 s Emily.

**Pier av**, (\*) ws, 225 s Emily, 75x100; also Pelham rd, (\*) es, 200 s Emily, 25x100; Throggs Neck; Jno Malpiedi to Swedish American Realty Co, 1 E 42; mtg \$2,750; Dec29; Dec30'11. O C & 100

**Prospect av, 638-58**, (10:2686) nec Kelly, runs e along Kelly 132.7 to ws Av St John xn185.5 to es Prospect av xs228 to beg, gore blk; Mercury Realty Co to St John Court Co, 987 Prospect av; AL; Dec29; Dec30'11. O C & 100

**Park av**, (11:2903) es, 200 n 171st, 50x150, vacant; August F Schwarzler to A J Schwarzler Co, 1340 Brook av; mtg \$5,750; Dec28'11; Jan3'12. O C & 100

**Pine av, nec Bartholdi av**, see Bartholdi av, nec Pine av.

**Pugsley av, swc 176TH**, see Watson av, nec 174.

**Rider av, 374**, (9:2334) es, abt 113.2 s 142d, 28.3x43.10x25x57; lot begins at c 1 blk bet 141st & 142d, being a strip 10 ft wide across rear of lot 302, map Mott Haven, begins at n 1 lot 302, 7 se Rider av, runs ne10xse50xsw10xw50 to beg, 4-sty bk tnt & str; Therese Weil to Bertha Kaufmann, 1767 3 av; B&S; AL; Dec27'11; Jan2'12. O C & 100

**Robin av**, (\*) es, 325 n Tremont rd, 50x100; CONTRACT; Bankers Realty & Security Co to Victor Ettinger, 108 Rivington; Dec29'05; Jan2'12. 2,000

**Riverdale av**, (13:3424) swc 254th (River) 241x301x262.8 to ss 254th x262, 3-sty fr dwg & str & vacant; Westchester Trust Co to Yonkers, NY, TRSTE Lena Olms or Lena O Bacon to City Real Estate Co, 176 Bway; Dec29'11; Jan3'12. O C & 1,000

**Riverdale av**, (13:3424) same prop; Lena O Crawford & ano, heirs, & c of Lena Olms or Lena O Bacon to same; Dec28'11; Jan3'12. O C & 1000

**Seneca av**, (10:2672) ns, 25 e Longfellow av, 150x100, vacant; Alice C Hennessy to Broad Realty Co, 784 E 156; mtg \$3,000; Dec30'11; Jan2'12. 9,000

**So Boulevard**, (10:2728) ws, 197.11 s Home, 50x100, vacant; re mtg; Mary L Knox to J C Gaffney Constn Co, 1148 Tiffany; Dec28; Dec29'11. nom

**So Boulevard**, (10:2728) ws, 197.11 s Home, 50x100, vacant; Jas C Gaffney to J C Gaffney Constn Co, 1148 Tiffany; Dec28; Dec29'11. O C & 100

**Stebbins av, 1271**, (11:2970) ws, 129.1 s Chisholm, 25x81.9, 2-sty bk tnt & str; Thos H Roff to Herman D Junge, 951 Grant av; mtg \$3,700 & AL; Dec19; Dec29'11. O C & 100

**St Raymond av**, (\*) ss, 270 w St Peters av, 23.10 x — x 100; Henry R Shea to Frank Zentgraf, 2164 Blackrock av; Dec16; Dec29'11. O C & 100

**So Boulevard**, (10:2565) es, 144.5 n136th, 57.9x94.11x50x123.10, vacant; also 137TH ST, (10:2565) ss, 80.5 e So Blvd, 50x100, vacant; Wm G Rose to Millard F Johnson, 351 Hancock, Bklyn; mtg \$13,500; Dec27; Dec29'11. O C & 100

**Sedgwick av, 1737**, (11:2882) ws, abt 1,060 s 177th, runs s75xw100&61.1 to es NY, Boston & Montreal R R Co xn75.1xe56.3&100 to beg, except pts conveyed to N Y C & H R R Co, 3-sty fr dwg & vacant; Jessie B Walkinshaw to Chas Knapp, 1737 Sedgwick av; mtg \$9,000 & AL; Dec30'11; Jan3'12. nom

**Stebbins av, 1382**, (11:2965) es, 44.3 n Jennings, 25x105x25x103.10, 2-sty fr dwg, 1-sty ext; Ellen Quinn to Alois L Ernst, 541 W 113; mtg \$6,500; Dec26'11; Jan4'12. O C & 100

**Story av**, (\*) ss, 75 e 177th, 100x100; Peoples Trust Co of Bklyn, TRSTE Jos J Gleason to Antonio Masiello, 224 Manhattan av; Dec12'11; Jan4'12. 300

**Southern Blvd**, (10:2745) nec 167th, 25x75; consent of mortgagee to re claims, & c, for Elevated R R; Emigrant Indust Savgs Bank to Carl G A Hohle; Oct27'11; Jan3'12. nom

**Tremont rd**, (\*) ns, 125 e Edison av, 25x100; CONTRACT; Bankers Realty & Security Co to Thos E Diamond, 626 Quincey, Bklyn; Feb5'06; Jan2'12. 1,100

**Tiebout av, ws, 112.8 n 180th**, see Valentine av, 2180.

**Tiebout av, ws, 192.9 n 181st**, see Valentine av, 2188.

**Tiebout av, ws, 172.9 n 181st**, see Valentine av, 2186.

**Union av, 1143**, on map 1141, (10:2671) ws, 89.7 s Home, 16.10x100, except pt for av, 2-sty & b fr dwg; Chas F Horne to Lizzie D Rosenberg, 1143 Union av; mtg \$3,000; Dec13; Dec29'11. O C & 100

**Union av, 997**, (10:2669) ws, 175 s 165th, 45.7x164.5, 5-sty bk tnt; Benj Friedland to Jos Vidotsky, 152 W 118; mtg \$42,500 & AL; Dec29; Dec30'11. O C & 100

**Valentine av, 2186**, (11:3144) es, 172.9 n 181st, 20x117.9 to ws Tiebout av x20x118, 3-sty bk dwg; Annie Schappert to Edw Goldschmidt, 307 W 76; mtg \$7,500 & AL; Dec29'11; Jan2'12. O C & 100

**Valentine av, 2188**, (11:3144) es, 192.9 n 181st, 20x117.6 to ws Tiebout av x20x117.9, 3-sty bk dwg; John A Schappert to Edw Goldschmidt, 307 W 76; mtg \$7,500 & AL; Dec29'11; Jan2'12. O C & 100

**Valentine av, 2180**, (11:3144) es, 112.8 n 180th, 20.1x— to ws Tiebout av x20.1x118.9, 3-sty bk dwg; John A Schappert to Edw Goldschmidt, 307 W 76; mtg \$8,000 & AL; Dec29'11; Jan2'12. O C & 100



LEASES

Under this head Leases recorded, Assignment of Leases and Leasehold Conveyances will be found. The expressed consideration following the term of years for which a lease is given means so much per year.

Borough of Manhattan.

DEC. 29, 30, JAN. 2, 3 & 4.

Valentine av, swc Bedford Park Blvd, see Bedford Park Blvd, 216.

Westchester av, (10:2617) ns, 78.7 w Eagle av, 26.10x94x34.10x—; consent of mortgage to re claims & for Elevated R R; Walter F Kingsland to Aug Schleck; Oct27'11; Jan3'12. nom

Watson av, (\*) nec 174th, 25x106.9; also 174TH st E, (\*) es, 281.8 s Watson av, 235.4x255x100; also PUGSLEY AV, (\*) swc 176th, 25x100; Peoples Trust Co of Bklyn, as TRSTE Jos J Gleason to Mary Kennedy, 229 W 121; Dec12; Dec29'11. 987.50

Washington av, (11:3053) sec 184th, 22.3 x135.1 to ws Bassford av x34.1x135.7, vacant; Curtiss P Byron to Value Realty Co, 170 Bway; mtg \$6,000; Jan2; Jan4'12. O C & 100

White Plains rd (\*) ws, 180.2 s Westchester av, 25 x 162.10 x 25 x 163.3; Jacob Rumpf to Jas M Barrett, 337 E 138; Dec28; Dec29'11. O C & 100

White Plains rd, (\*) nwc Reiss pl, 100.9 x107.1x100x119.5, Bronxdale Manor; Wm Guggolz Constn Co to Emanuel Freund, 245 E 236; mtg \$4,500; Dec23; Dec30'11. nom

White Plains rd, (\*) ws, 100 n Bridge, being lots 1128 & 1130 on Lorillard partition map, —x— to cl Elliott av, owned by Geo F & Pasha B Kleinberger, 411 W 114; also BARKER AV, (\*) sec Bridge, runs e — to cl Elliott av xs— to Union xs— to Barker av, xn— to beg; owned by Jas H Aldrich, 150 Central Park W, & ano, as TRSTES Marmont B Edson for Mary G Aldrich; also RICHARD ST, (\*) ws, 156.2 s Union, now Arnov av, 25x—, owned by Annie F Brandt, 258 S 9 av, Mt Vernon, NY; also RICHARD ST, (\*) es, 152.2 s Arnov av, runs e— to Elliott av, xs to Richard xn— to beg, owned by same; agmt releasing restriction covenants; each with the other; Sept—; Dec30'11. nom

Wales av, (10:2574) ws, 100.8 n 142d, runs w116.7xn122.5 to sws of Port Morris Branch R R xse120.5 to av xs70.5 to beg, 1-sty fr shop & vacant; Vincent Valentine et al, directors & TRSTES of the Vincent Valentine Co to Jas B Arthur, 464 Riverside Dr; Dec22; Dec29'11. 15,000

Westchester av, 705, on map 703-5, (10:2645) nws, 71.5 ne Jackson av, 25.5x67.7 to es Jackson av, (No 704) x29.11x50.4, 2-sty bk office & str bldg; Saml N Jacobs to Brocaval Realty & Holding Co, 61 Park row; QC; Dec20; Dec29'11. O C & 100

Westchester av, 705, on map 703-5; Brocaval Realty & Holding Co to Kellwood Realty Co, 815 Hunts Point av; mtg \$18,000; Dec1; Dec29'11. O C & 100

Washington av, (11:3053) sec 184th, 22.3 x135.1 to ws Bassford av x34.1x135.7, vacant; Wm W Sullivan to Curtiss P Byron, 2224 Ams av; mtg \$4,000 & AL; Jan2; Jan3'12. O C & 100

White Plains av, (\*), ws, 526 n Julianna, 50x110x50x—; re mtg; John Bussing, Jr, to Geo W Benjamin at Williamsbridge; Mar 21'02; Jan3'12. 3,000

Westchester av, (10:2751) nwc Bryant av, runs w120.4xnw113.8xn81.3 to ss 167th xe155.11 to ws Bryant av xs106.8 to beg, 2-sty fr dwg & vacant; Alice M Lillenthal to Hudson Terrace Realty Co, 135 Bway; Jan2; Jan3'12. O C & 100

Westchester av, (10:2751) nws at ws Bryant av, runs sw70.4xnw100xsw50xnw 13.8xn81.3 to ss 167th xe155.11 to Bryant av xs106.8 to beg, 2-sty fr dwg & vacant. Hudson Terrace Realty Co to American Real Estate Co, 527 5 av; mtg \$31,000; Jan 2; Jan3'12. O C & 100

2D av, (\*) ws, 650 n 2d st, 25x100.4, except part for av, Olinville; Lucien Kahn to Victor Gerhards, 1363 Stebbins av; AL; Dec22'11; Jan3'12. nom

3D av, 3664-S, (11:2925) es, 191.2 s 170th, 72.9x209x72x209, 3-sty fr tnt & str, 1-sty fr rear bldg, 3-sty fr office & dwg; Brown-Weiss Realities to Weisman & Herman, a corp, 98 Willow av; mtg \$15,000; Jan2; Jan 3'12. O C & 100

3D av, 325S, (10:2621) sec Teasdale pl (No 570), 25.2x87.7x25x84.8, 5-sty bk tnt & str; Jos X Simon to Celestine Simon; mtg \$20,000; May1'09; Dec30'11. gift

2D av (1ST av), (\*) es, 145 s 2d, 30x100, Olinville; also OAKES AV, (\*) ws, 100 s Jefferson av, 25x100, Edenwald; Stanley A Nowkske to Phillip Halprin, 3842 White Plains av; B&S; Jan3; Jan4'12. O C & 100

3D av, 3640-2, (11:2925) ses, 400 ne 169th, 200x209.8x200x210.11, contains 96-100 acres except pt for 3 av, 3 2-sty fr dwgs & vacant; Union Trust Co, TRSTE Rachel Purdy to Inland Realty Co, at Bound Brook, NJ; Jan2; Jan3'12. O C & 100

Lot begins at e 1 blk bet 141 & 142 sts, &c, see Rider av, 374.

Lots (\*) 149B, 150A, 150B, 151 A map sub-div pt Penfield prop lying e of White Plains av at Wakefield; Besse M McQuade to Maurice S Lewin, 35 W 64; mtg \$2,400 & AL; Dec21'11; Jan4'12. nom

W 1/2 of lot (\*) 25 map Washingtonville; Wm W Penfield to Nathan J Packard, 411 West End av & Moses Packard, 270 Riverside Dr, firm Packard & Co, 99 Nassau; mtg \$500; Dec28'11; Jan2'12. nom

Plot, (\*) begins 690 e White Plains rd at pt 1000 n along same from Morris Park av, runs w100xn25xe100xs25 to beg, with right of way over strip to Morris Park av; East-Borough Impt Co to Katie Roth, 2271 Ludlow av; mtg \$3,500; Dec30'11; Jan2'12. O C & 100

Harlem River, (11:2886) bulkhead s of 177th; agmt as to permit to erect a coal screening bin, hoisting tower, coal pocket, &c; City of N Y by Dept of Docks with Bronx Coal Co, at foot E 138; Oct26'11; Jan4'12. nom

Broome st, 388 & MULBERRY ST, 178, (2:480) cor str & b; Giovanni B Gauzza to Asselta & Co, 388 Broome; 5yf May1'11; Jan3'12. 1,200

Clinton st, 26-32 & STANTON ST, 172, (2:350) all; Herman L Rosenthal et al to Sol Cohen, 335 E 9 & Abr Kramer, 176 Stanton; 3yf Jan1'12; Jan3'12. 15,240

Cherry st, 246, (1:255) 4th & 5th lofts & space in str & b; Harris Shapiro to Henry Hoffman, 226 E 53; 5yf May1'11 (5y ren at \$3,000); Jan3'12. 2,800

Cherry st, 150 (1:253); asn Ls; Eastern Brewing Co to Vincenzo Cino & ano both at 150 Cherry; Dec21; Dec29'11. nom

Charles st, 28-34, (2:611) swc Waverly pl, c str & ft b; Jacob Lipman & ano to Saml Greenfield, 202 Waverly pl; 3 5-12yf Dec1'10; Jan4'12. 480 & 600

Christopher st, 145, see Greenwich, 684.

Delancey st, 150, (2:348), all; Herman Luwish to Philip & David Kronfeld, 2 Av B; 5yf May1'12; Dec30'11. 2,500

Delancey st, 150, (2:348), all; Saul & Isidore Oliner to Herman Luwish, 533 Cleveland, Bklyn; 5yf May1'12; Dec30'11. 3,050 to 3,250

Elizabeth st, 15-17 (1:201), all; Chas Remsen to Minnie A Cohen, 49 W 113; 10 4-12yf Dec28; Dec29'11. 5,100

Essex st, 9 1/2, (1:297) str & b; Rachel Rosenberg to Wolf Yonker, 11 1/2 Essex; 4 4-12yf Jan1; Jan3'12. 960 to 1,200

Essex st, 9 1/2, (1:297) asn Ls; Jos Marcus to Joe Schoensinger, 9 1/2 Essex; Sept 2'10; Jan3'12. 500

Essex st, 9 1/2, (1:297) sur Ls; Joe Schoensinger to Rachel Rosenberg, 9 1/2 Essex; Dec30'11; Jan3'12. nom

Front st, 65 (1:34); agmt sobrn of Ls to mtgs for \$16,500 & \$2,500; Wm B Harris Co, 65 Front, with Greenwich Savings Bank, 246 6 av; Dec26; Dec29'11. nom

Greenwich st, 309-13 (1:140) sec Reade (Nos 151-3) 83.11x irreg, x75.2x144, all; Saml V Hoffman et al TRSTES Eugene A Hoffman to Heermance Storage & Refrigerating Co, 309-13 Greenwich; from Dec 1 to Apr30'25; Dec29'11. taxes, &c, & 18,600

Greenwich st, 399, (1:214); asn Ls, chatels, &c; Thos J Kenny to Wm Morley; AT; mtg \$8,000; Sept16'11; Jan3'12. nom

Greenwich st, 684, (2:630) nwc Christopher (No 145), 19x—x51x75, leasehold; re claims, &c, & consent to new El stairway; Jno J Coogan to Manhattan Rwy Co, 165 Bway; mtg \$6,000; Jan2; Jan4'12. nom

Houston st E, nec Av B, see Av B, 1.

Irving pl, 3, (3:870) all; Emma Siebert to Sam Simon, 3 Irving pl; 6 3-12yf Jan1 Jan3'12. 3,600

Mulberry st, 178, see Broome, 388.

Mott st, 111, (1:205); re-asn Ls; Arthur G Freeland to Francesco Zagarino; AT; Dec30'11; Jan3'12. nom

Orchard st, 146 (2:411); asn Ls; Aaron Steinberg to Sol Federbush, 235 Broome; Dec21; Dec29'11. nom

Pearl st, (1:158), swc Park; 8th fl; Harry C Hallenbeck to Hill Publishing Co, 505 Pearl; from Mar1'08, to May1'15; 10 yrs renewal; Dec29'11. 6,000

Park st, swc Pearl, see Pearl, swc Park.

Reade st, 151-3, see Greenwich, 309-13.

Rivington st, 184, (2:344) e str & two rear rooms; Makz Weiner to Saml Forman, 184 Rivington; 5 1/2yf Nov1'11; Jan2 '12. 600 to 900

Stanton st, 172, see Clinton, 26-32.

Union Sq, 30, (3:871) str & b; Thirty Union Sq Co to Alfred B Marx, 212 E 15; 4y&11 1/2 mostf Feb15; Jan13'12. 3,600

Waverly pl, swc Charles, see Charles, 28-34.

West st, 160-1, (1:129); asn Ls; Ferdinand Peate to Wm Faas, 160 West; Nov 28'11; Jan4'12. nom

5TH st, 414 E, (2:432) str & fl above; Henry Neugass to Eliz Torok, 414 E 5; 5yf April'12; Jan4'12. 1,680

14TH st, 117 E, (3:870); ext of Ls; Emma Siebert to Alex Fuchs, 117 E 14; 3yf May1'13; Dec30'11. 1,620

15TH st, 117-9 E (3:871), ns, 45x103.3, all; Laura A Palmer to 117 E 15th St Co, 135 Bway; 21yf Jan1'12; Dec29'11. taxes, &c, & \$2,500 to 3,500

25TH st, 40-6 W, (3:826); sur Ls; Nellie B Taft to Michl Coleman, 54 W 38; Oct31 '11; Jan3'12. nom

30TH st, 102 W, see 6 av, 499.

39TH st, 5 W, (3:841), str fl; Holophane Glass Co to Anna B Murphy, at Nepperhan Heights, NY; 3 9-12yf July1'11; Dec30'11. 2,400

44TH st, 33 W, (5:1260) str fl & back r in c; Federal-Huber Co, Inc, to Hinsdale-Meyer Co, Inc, 33 W 44; 3yf Jan1'12; Dec 30'11. 4,500

44TH st, 302-4 W, see 8 av, 699.

45TH st W, nwc 11 av, see 11 av, 609.

46TH st, 22 W (5:1261), ss, 330 w 5 av, 20x100.5, all; Cath E wife Jno H Wainwright to Arthur S Lewis at Sound Beach, Fairfield Co, Conn; 21yf June1'12; Dec29 '11. net 4,000 to 6,000

48TH st E, nwc Mad av, see Mad av, 412.

64TH st, 228 W, (4:1155); re-asn Ls; John D Haase to Anna Clarkin, 26 Ams av; AT; Dec28'11; Jan3'12. nom

70TH st, 401 1/2 E, (5:1465); asn Ls; Andw Lenart to Andw Kmetz, 317 E 54; Jan3'12. nom

86TH st, 329 E, (5:1549) str & b; F Holzengerber & ano to Armin Strassi & Edw Barsi, both at 329 E 86; 4 10-12yf July1; Jan3'12. 660

90TH st W, see Ams av, see Ams av, sec 90.

111TH st E, nwc Park av, see Park av, 1540.

116TH st, 408-10 E, (6:1709); agmt as covenants etc in Ls; Raffaele Marazzi, 408 E 116, with Howard Hall Co, 140-2 Bway; Dec28'11; Jan2'12. nom

116TH st, 408-10 E, (6:1709) asn Ls; Howard Hall Co to Sadie F Dilley at Little Rock, Ark; 1/2 pt; Jan2'12. nom

125TH st, 319 W, (7:1952) all Maurice M O'Connor to Borough Trading Co, 366 Bway; 10yf Jan1; Jan2'12. 2,750 & 3,300

133D st, 49-53 W, (6:1731) str & b; Spector & Eisenstein to Baruch Schneider, 110 W 137; 2yf May1; Jan3'12. 1,100

135TH st W, swc 5 av, see 5 av, 2218.

136TH st, E, nec Mad av, see Mad av, nec 136.

138TH st, 600 W, see Bway, swc 138.

140TH st, 54-6 W, (6:1737), all; Sol Brill et al to Benj Ehrlich, 2238 5 av; 5yf Dec1; Dec30'11. 7,400

141ST st, 275 W, (7:2027) 3d str e of entrance to bldg; Jno J O'Reilly to Teresia Anzano, 263 W 144; 10yf Oct1'11; Jan4'12. 480 & 540

147TH st, 300 W, (7:2045), sur Ls; Henry Segall to Louis Eisenberg, 561 W 143; AT; Dec28; Dec30'11. 100

156TH st W, nec Bway, see Bway, nec 156.

181ST st W, see Wadsworth av, see Wadsworth av, sec 181.

182D st, 525 W, (8:2155) c str; Emanuel Heilner & ano to Chas Marker & Leopold Fritz, 525 W 182d; 3 2-12yf July1'11 (privilege 2y ren at \$900); Jan4'12. 600 to 780

Av B, 231 (2:396); asn Ls; David Wachtel to Sol Landau, 607 E 13; Dec29'11. nom

Av B, 101, (2:389) all; Saml Friedman to Blime Korn & Morris Korn her son, 97-9 Av B; 3 4-12yf Jan1; Jan2'12. 3,650

Av B, 1, (2:384) nec Houston, str; Jacob Siris & ano to Harry Silverstein, 230 Hart, Bklyn; 7yf May1; Jan3'12. 3,000

Amsterdam av, 615, (4:1220) sec 90th, str, &c; Margt Dunne, 154 W 90, to Hugh Morrow, 154 W 90; 5yf May1'12; Dec30'11. 2,400

Broadway, (7:2086) swc 138th (No 600 W), 4th str f s end of bldg; Moses Selig to H O Castor, 3405 Bway, & E A Castor, 201 W 101; 5yfJan1'13; Jan4'12. 1,500 to 1,800

Broadway, 1562, (4:999); agmt modifying terms of Ls as to payment of taxes; Geo B Burnett with Theresa Meyers, 361 W 116; Dec7; Dec30'11. nom

Broadway (8:2115), nec 156th, n str & b; Gross & Herbener, Inc, to Max Kahler, on premises; 5yf Oct1'09 (re-recorded from Nov19'09; Dec29'11. 2,200 to 2,700

Broadway (8:2115); same prop; Canavan Investing Co to same; ext Ls; 5yf Oct1'14; Dec29'11. 3,500

Madison av, (6:1761-21) nec 136th, 75x irreg, all; J Sergeant Cram TRSTE Henry A Cram decd et al to Independent Salt Co; 20 Taylor, Bklyn; 20yf; May1'12; Dec 29'11. taxes, &c, & 5,000 & 6,000

Madison av, 412, (5:1284) nwc 48th, 27x 95, all, with contract to sell for \$210,000 N Y Life Ins & Trust Co as TRSTE, &c Margt Smith et al to Thompson J S Flint at Larchmont, NY & Chas B Halsey, 939 Mad av, NY; 10yf Jan20; Jan3'12. rental until title is passed, taxes, &c & 8,000 & 9,000

Park av, 1540 (6:1617) nwc 111th, all; Saml Friedman & ano to Abr H Backer, 60 E 118; 4 4-12yf Jan1'12; Dec29'11. 5,500 to 5,700

Wadsworth av, (8:2162) sec 181st, 100x 75, all; Gustavus L Lawrence to Edw Ornstein, 600 W 183 & Saml G Bock, 220 Audubon av; 21yf Jan1; Jan2'12. taxes &c & net 20,750 & 24,000

Wadsworth av, (8:2162) sec 181st, 100x 75, all; Edw Ornstein & Saml G Bock to Wadsworth Amusement Co, on premises; 21yf Jan1; Jan2'12. taxes &c & net 20,750 & 24,000

2D av, 1390, (5:1446) es, 70.6 s 72d, runs e60xn0.6xe40xs32.2xw100 to av, xn31.8; to beg; sobrn of Ls to mtg \$28,000; Wm G Moir, 501 W 176 & Chas E Sittig, 1390 2 av with Jno J Halstead, 430 W 116 & ano TRSTES for Christina Halstead will of Pearson S Halstead; Dec28'11; Jan2'12. nom

2D av, 1390; sobrn of Ls to mtg for \$28,000; Wm G Moir & Alfonso Stella, 1390 2 av, with same; Dec28'11; Jan2'12. nom

3D av, 1762, (6:1625) n str & c; Kalman Popper to Chas Bakal & Julius Mendelowitz; 4yf May1'10; Jan3'12. 660

5TH av, 2218, (6:1732) swc 135th, str & pt b; Dorris Osserman to Edw T Kennard, 60 W 129; 7yf May1'14; Jan4'12. 1,770 & 1,920

6TH av, 499, & 30TH st, 102 W, (3:805), pt str & all of b; Bessie Natkins to Adolf Fink, 420 W 20, & Richd Fink, 4200 Bway; 10 3-12yf Feb1'12; Jan4'12. 5,000 to 7,000



**17TH av, 800,** (4:1024) asn Ls; Jos H Cronin to Johanna O'Connor, 533 Harper, Elmira, NY; AT; Nov6'11; Jan2'12. nom

**17TH av, 2620,** (7:1932); asn Ls; Johanna Falvey to Michl J Lyons, 540 W 165; Dec 29'11; Jan3'12. nom

**18TH av, 104,** (3:765), s str & c; Letitia K Arnold to Gustav Schneider, 104 8 av; 5yf May1'11; Dec30'11. 1,200 to 1,296

**18TH av, 699,** (4:1034) swc 44th, (Nos 302-4 W), all; Wm Shoemaker & Davis C Miller to Thos Hughes, 670 9 av, & Wm Shoemaker, 261 W 44, firm Hughes & Shoemaker; 21yf Oct1'11; Jan4'12. taxes, &c, & 9,000

**18TH av, 572,** (3:788), asn Ls with consent of Herman Gottlieb; Chas Oltmann to Emma Oltmann, 572 8 av; Jan1; Jan3'12. nom

**19TH av, 341,** (3:727) ws abt 78 n 29th, 20x68; asn Ls; Lucretia A Martine to Jos A Duross; June1'10; Jan2'12. nom

**19TH av, 562,** (4:1032); re-asn Ls; Wm Zoll to John Hunt, 243 W 50; Dec29'11; Jan 3'12. nom

**19TH av, 89,** (3:714) str & part b; J Montgomery Hare to Eugene Boissonnade, 214 W 25; 5yf Feb1; Jan3'12. 1,500

**11TH av, 609,** (4:1093) nwc 45th; sobrn of Ls & mtg for \$3,500 to mtg for \$9,500; Peter McGirr et al with Emigrant Indust Savgs Bank, 51 Chambers; Dec26; Dec30 '11. nom

**Lands** (1:184) under water N R bet Watts & Desbrosses, w of bulkhead, ferry, &c, contains 55,682 sq ft; City of NY (by Comr of Docks) to Pennsylvania R R Co, 85 Cedar; 10yf June1'11 (with rens); Jan 4'12. 14,616.52

**Pier** (3:665) at foot W 37th, with wharfage; City of NY (by Comr of Docks) to the Pennsylvania R R Co, 85 Cedar; 10yf July1'11 (with ren); Jan4'12. 12,000

## LEASES

### Borough of the Bronx.

**Jennings st, 954** (11:2987) str & b; Crisp Constn Co to Anna H Epstein, 528 48, Bklyn; 10yf Dec1; Dec29'11. 660 to 1,080

**Jennings st, 954** (11:2987); asn Ls; Anna H Epstein to Dora Epstein, 601 W 113; Dec27; Dec29'11. nom

**River st, swc Riverdale av,** see Riverdale av, swc River.

**163D st E, swc Union av,** see Union av, 925.

**163D st E, sec 3 av,** see 3 av, sec 163.

**171ST, 446 E,** (11:2902) all; Wm J Diamond to Jos Konovitch, 3778 3 av; 3yf Jan1'12; Jan3'12. 1,100

**189TH st, 633-5 E,** (11:3078) nwc Belmont av, str &c; Louis Singer to Vincenzo Milisci, 174 Thompson; 5yf Nov1'14; Jan3 '12. 540

**Lyon av, swc Zerega av,** see Zerega av, swc Lyon av.

**Belmont av, nwc 189,** see 189th, 633-5 E

**Riverdale av, (13:3424)** swc River (W 254th) str & dwg; sur Ls; Ebling Bwg Co to Westchester Trust Co of Yonkers, NY, as exr &c Lena Olms or Lena O Bacon; AT; Dec6'11; Jan3'12. 2,171

**Riverdale av, (13:3424)** same prop; sur Ls; Edw Bame to Marie T Olms, 40 Caroline av, Yonkers, NY, & Lena O Crawford, 273 E 32, Flatbush, Bklyn; AT; Jan2; Jan 3'12. 3,292

**Riverdale av, (13:3424)** ws, 100 s 254th, 1st floor &c; sur Ls; Jacob Kaiser to Edw Bame at swc Riverdale av & 254th; Jan2; Jan3'12. 350

**Tinton av, 976 & Union av, 987,** (10:2669), all; Union-Tinton Impt Co to Jacob Peskin, 664 E 160; 3yf Dec1; Dec29'11. 14,000

**Union av, 987,** see Tinton av, 976.

**Union av, 925,** (10:2668) swc 163d, str & b; Fredk H Marjenhoff to Sol Rashbo, 20 E 100; 5 4-12yf Jan1; Jan3'12. 1,080 to 1,320

**Westchester av, 678-86,** (10:2644), 2 5-sty bldgs; Brener Realty Co to Max Mandelman, 543 1/2 E 6; 3yf Jan1; Jan4'12. 12,500

**Zerega av, 1447,** (\*) swc Lyon av, str & 3 rs; Norbert Robillard to Conrad Elbert, 1447 Zerega av; 3yf Jan1; Jan4'12. 480 to 540

**3D av, (10:2620)** sec 163d, str; Adelia M Lankenau, 301 E 162, to Anthony Schneider, 280 Alex av; 5yf Jan1'12 (privilege 5y ren at \$2,400); Jan4'12. 2,100 & 2,280

**3D av, (10:2620)** sec 163d, asn Ls; Anthony Schneider to A Hupfel's Sons, a corpn, 842 St Anns av; Dec21'11; Jan4'12. O C & 100

**3d av, (10:2620);** same prop; A Hupfel's Sons, a corpn, to Fredk W Volker, 2228 7 av; 5yf Jan1 (privilege 5y ren at \$2,400); Jan4'12. 2,100 & 2,280

## MORTGAGES.

NOTE.—The arrangement of this list is as follows: The first is the description of the property, then follows the date when the mortgage was drawn, and the following date is when the mortgage was recorded; when both dates are the same only one is given; then the term of the mortgage follows. The first name is the mortgagor, the next that of the mortgagee, and last the amount. The general dates used as headlines are the dates when the mortgage was

handed into the Register's office to be recorded.

Whenever the letters "P.M." occur, preceded by the name of a street, in these lists of mortgages, they mean that it is a Purchase Money Mortgage, and for fuller particulars see the list of transfers under the corresponding date.

Mortgages against Bronx property will be found altogether at the foot of this list.

### Borough of Manhattan.

DEC. 29, 30, JAN. 2, 3, 4.

**Bleecker st, 139,** see W Bway, 521-31.

**Bleecker st, 32-6,** (2:521) swc Mott (Nos 311-3), 80x135.7; ext of \$22,000 mtg to Feb 10'13 at 6%; Dec20; Dec29'11; Eliz S Stedman & Mabel & Eleanor Johnson with Fannie Korn, 911 Park av. nom

**Canal st, 42-4,** (1:294) ss, 90 e Orchard, 44.8x21; PM; Jan3; Jan4'12, 3y5%; Jacob Siris, of Bklyn, to Union Trust Co, 80 Bway. 18,000

**Cornelia st, 23,** (2:590) ns, 206.7 e Bleecker, 21.1x97.6; PM; Nov24'11; Jan4'12, 3y % as per bond; Nicholas Zurla to Leonard M Thorn, Jr, 1947 Bway, et al, exrs Leonard M Thorn. 5,670

**Cherry st, 27,** (1:109); sal Ls; Apr16'07; Jan3'12, demand, 6%; Henry Calmano to Consumers Bwg Co (Ltd) 1011 Av A. 960

**Cherry st, 408,** (1:261) ns, 267.10 e Monroe, 27.3x97.4; ext of \$24,000 mtg to Jan7 '17 at 5%; Dec13; Dec30'11; Theresa M H & Jno F Scholz with Adaline A Hepworth. nom

**Cherry st, 410,** (1:261) ns, 295.1 e Scammel, 27.3x97.4; ext of \$24,000 mtg to Jan 7'17 at 5%; Oct31; Dec30'11; Jacob Friedmann, 669 Beck, with Jane E Brown. nom

**Cherry st, 150** (1:253), sal Ls; Dec 26; Dec29'11, demand, 6%; Vincenzo Cino & Diego Magnifico to Kips Bay Brewing & Malting Co, 650 1 av. 1,200

**Chrystie st, 233-5,** see Houston, 111 E.

**Chrystie st, 231,** see Houston, 111 E.

**Division st, 86,** see Eldridge, 1.

**Division st, 107,** see Pike, 2-6.

**Exterior st, swc 145TH,** see 145th W, ss, 550 e Lenox av.

**Exterior st, nwc 144TH,** see 144th W, ns, 625 e Lenox av.

**Eldridge st, 1,** (1:292) nwc Division (No 86), runs w74.10 to Forsyth xne74.4xe8.8 xne1.5xse57.10 to Eldridge xsw41.8 to beg, except pt taken by City of NY; Dec28; Dec 29'11, due as per bond; Kath Wilson & Adelaide Lyons, Atlantic City, NJ, to Title Guar & Trust Co. 10,000

**Essex st, 9 1/2,** (1:297); sal Ls; Dec30'11; Jan3'12, demand, 6%; Wolf Yonker to Lion Brewery, 104 W 108. 903.50

**East Broadway, 32,** (1:281) ns, abt 200 e Catherine, 25x69.8; Jan3'12; 5y4 1/2%; Ruben & Lippman Cohen & Bessie Finkelbrand to Trustees Columbia College in City NY, 63 Wall. 30,000

**East Broadway, 32;** sobrn agmt; Jan3 '12; same & Barnett Finkelbrand with same. nom

**East Broadway, 116,** see Pike, 2-6.

**Eldridge st, 133,** see Suffolk, 45-51.

**Front st, 102,** (1:33) ns, abt 150 w Wall, 19.8x79.9; Dec20'11; Jan4'12, due Jan4'17, 5%; Jas A, of Germantown, Pa, & Jas M Montgomery, of NY, to Lawyers Mtg Co, 59 Liberty. 17,000

**Front st, 65** (1:34), ses, 115.3 sw Old Sl, 20.6x86.10; certf as to mtg for \$2,500; Dec26; Dec29'11; Preferred City Real Estate Co to Greenwich Savings Bank. —

**Forsyth st, 2,** see Eldridge, 1.

**Goerck st, 71-3,** (2:328); sobrn agmt; Dec30'11; Jan2'12; Wyler Constn Co & Carrie R Cahn with Sender Jarmulowsky, 16 E 93. nom

**Goerck st, 126,** (2:325) es, 96 n Stanton 25x100; Jan3'12; 5y5%; Isaac Berlin to John F Volck, 656 E 158. 14,000

**Horatio st, 35-41,** see Hudson, 636-40.

**Henry st, 262,** (1:268); ext of \$12,000 mtg to Jan1'15 at 5%; Dec12'11; Jan4'12; Lawyers Mtg Co with Hebrew Day Nursery, NY. nom

**Hudson st, 636-40,** (2:627) nec Horatio (Nos 35-41) runs n56 to an al xel06.7xs 44.4 to Horatio xw111.9 to beg; AT to al; PM; Jan3; Jan4'12, 5y4 1/2%; Jno E Nicholson & Isabella N Doremus to Danl Rosenbaum, 1187 Lex av. 48,000

**Hudson st, 625,** (2:626) ws, 25 n Jane, 25 x85.7x25.1x83; Apr11'08; Dec30'11, due Apr 29'09, 4 1/2%; J E Adams, Jr, a corpn, to Cornelia M Adams, at East Orange, NJ. 8,000

**Hudson st, 625;** certf as to above mtg; Apr22'08; Dec30'11; same to same.

**Houston st, 117 E,** see Houston, 111 E.

**Houston st, 115 E,** see Houston, 111 E.

**Houston st, 113 E,** see Houston, 111 E.

**Houston st, 111 E** (2:427), ss, 75 w Chrystie, 25x50; also HOUSTON ST, 115 E (2:427) ss, 20 w Chrystie, 20x49.4; also HOUSTON ST, 113 E (2:427), ss, 40 w Chrystie, 35x49.4; also HOUSTON ST, 117 E (2:427) swc Chrystie (Nos233-5) 20x49.4; also CHRYSTIE ST, 231 (2:427), ws, 50 s Houston, 25x100; PM; Dec27; Dec29'11; 1y 4 1/2%; Louis Minsky to Arthur J Mace, on Williamsbridge rd, nr White Plains av, & Jas E Rice, 285 W 4th, exrs Malinda G Mace. 160,000

**Irving pl, 14-16,** see 15th, 123 E.

**Lawrence st, 132,** (7:1982); ext of \$40,000 mtg to June1'15 at 5%; Jan2'12; Eliz G Buck with Chas Hensle, 912 Fletcher av, Mt Vernon. nom

**Ludlow st, 118,** (2:410); ext of \$24,000 mtg to Nov23'14 at 5%; Dec18; Dec30'11; Harmon W Hendricks & ano, trstes with

Jos Zabinski, 44 Gibson pl, Far Rockaway, & Barton H Zabin, same address. nom

**Mott st, 311-3,** see Bleecker, 32-6.

**McDougal st, 25,** (2:506) ws, 89.5 s Charlton, runs s23.6xw38.8xn30xe22xsl4.4x e25.4 to beg; PM; Jan2'12; 5y4 1/2%; Louie Laneri to Lawyers Title Ins & Trust Co. 5,000

**Monroe st, 238-42,** (1:261) ss, abt 200 e Scammel, 64x97.4; ext of \$12,000 mtg to Jan1'15 at 5 1/2%; Dec29'11; Jan2'12; Title Guarantee & Trust Co & Caroline A James, 528 Bedford av, Bklyn, exrs, &c Warren A James, with Caroline A James. nom

**Merger st, 230-2,** see Bway, 663-5.

**Norfolk st, 107,** (2:353) ws, 150 n DeLancey, 25x100; Jan2'12; 5y4 1/2%; Moses Heller to Harris D Colt, 14 E 60, & ano trstes Richd S Ely. 24,000

**Norfolk st, 107;** sobrn agmt; Dec29'11; Jan2'12; same & Emanuel Isaac with same. nom

**Prince st, 126,** & WOOSTER ST, 128, (2:500); sal Ls; May23'11; Jan2'12; demand 6%; Geo Bittner to Jacob Ruppert, a corp, 1639 3 av. 3,500

**Pike st, 2-6,** (1:282) swc Division (No 107), 122.10 to E Bway (No 116) x21.5x—x 21.5, leasehold; consent to mtg on Ls for \$30,000; Dec21'11; Jan4'12; N Y Historical Society, a corpn, to Lewis Kesner, 200 W 111, & Hugh Hill, Irvington, NY. —

**Suffolk st, 45-51,** (2:351) ws, 125.10 s Broome, 74.11x100.7 PM; Jan3; Jan4'12 due &c, as per bond; Sale, wife Saml Agid, 80 Clinton, to Fifth Av Baptist Church, a corpn, 4-6 W 46. 79,000

**Suffolk st, 143-5,** (2:354) ws, 40 s Stanton, 40x75; given as collateral security for \$34,000 under bldg loan agmt; pr mtg \$—; Nov27'11; Jan4'12, due as per agmt, 6%; Rachel Rubel to Jacob Rosenblom, 38-40 Suffolk, et al. 34,000

**Suffolk st, 45-51,** (2:351) ws, 125.10 s Broome, 74.11x100.7; also ELDRIDGE ST, 133, (2:419) ws, abt 100 n Broome, 25x100; PM; pr mtg \$123,500; Jan3; Jan4'12 1y6%; Sale Agid to David Frankel, 568 W 181. 5,500

**Thompson st, 215,** (2:539); ext of \$25,000 mtg to Oct15'16, at 5%; Oct5'11; Jan2 '12; Maria L Vanderpoel with Maria Canevari. nom

**Wooster st, 128,** see Prince, 126.

**White st, 14-6,** (1:191) ns, abt 125 e West Bway, 50x100; Jan3'12; 5y5%; Manhattan Freehold Co to N Y Post Graduate Medical School & Hospital, 303 E 20. 53,000

**White st, 14-6;** certf as to above mtg; Dec23'11; Jan3'12; same to same.

**Wooster st, 39-41,** (2:475); ext of \$26,000 mtg to Nov15'14 at 4 1/2%; Nov15'11; Jan3 '12; Maud E Parsell & Mary F & Sarah E Collins with Bank for Savings in City NY, 280 4 av. nom

**West st, 160-1,** (1:129); sal Ls; Nov28'11; Jan3'12, demand, 6%; Wm Pass to Consumers Bwg Co of NY (Ltd) 1011 Av A. 3,500

**Washington st, 719-21,** (2:634) nec 11th (Nos 337-45), runs n75xe11.5xe86.8xs60 to 11th xw115.10 to beg; also 58TH ST, 34-6 E, (5:1295) ss, 20 e Mad av, 40x50.4; also 58TH ST, 40 E, (5:1295) ss, 80 e Mad av, 20x50.4; Jan2; Jan4'12, due, &c, as per jdgmt; Geo C Van Schaick & Jas C Warren to Jas H Merwin, trste Irving W Street, 24 Main Bldg, Utica, NY. 22,424.42

**1ST st, 17,** (2:456); ext of \$18,000 mtg to June30'14 at 5%; June20'11; Jan4'12; Lawyers Mtg Co with Julius Hofflin. nom

**4TH st, 131-3 E,** see 1 av, 67.

**5TH st, 811 E,** (2:360), nes, 138 se Av D, 26.8x97; Dec28; Dec29'11, installs, 6%; Bernard or Bernot Sandrowitz to Bronx Security Brokerage Co, 258 E 138. 720

**5TH st, 622 E,** (2:387) ss, abt 300 e Av B, 24.9x1 1/2 blk; pr mtg \$18,500; Dec23'11; Jan4'12; 2y6.; Kolbaschow Teitelbaum Verbruderungs Verein, a corpn to Morris Letzter, 421 East Houston. 2,000

**6TH st, 302 E** (2:447), ss, 53.1 e 2 av, runs s 24.3xe23.7xn24.3 to st, xw23.9 to beg; 1/2 pt; PM; pr mtg \$—; Dec28; Dec 29'11, due July1'13 6%; Abt E Reed, 519 W 159, to Maxwell Hall Elliott, 788 Riverside Dr. 1,500

**6TH st, 416 E,** (2:433) ss, 225 se 1 av, 25x97; Jan3'12, due &c as per bond; Henry Wiegmann to Dry Dock Savgs Instn, 341 Bowery. 15,000

**6TH st, 509 E,** (2:402) ns, 150 e Av A, 25x90.10; Jan2; Jan3'12; due July2'12, 6%; Maria A Buehler to Charlotte Geissler, 175 W 95. 500

**6TH st, 713-7 E** (2:376) ext of \$58,000 mtg to Nov2'16 at 5%; Dec6'11; Jan4'12; Lawyers Mtg Co with Saml Levy & Jos Kreinik. nom

**8TH st, 384 E,** (2:377); ext of \$11,000 mtg to Dec15'14 at 4 1/2%; Dec26'11; Jan4 '12; Sarah Manheimer with Falk Rhonheimer, 299 E 7. nom

**8TH st, 358-62 E,** (2:377) ss, 107.5 e Av C, 50.7x97.6; pr mt \$51,000; Dec28'11; Jan 3'12, installs, 6%; Adolph Newman to Aaron C Horn, 200 W 118. 4,500

**8TH st, 340 E,** (2:390); ext of \$19,500 mtg to June30'16 at 5%; July1'11; Jan3'12; Chapin Home for Aged & Infirm with Moses Hamburger & Louise Schoenfeld. nom

**9TH st, 738 E,** (2:378) ss, 193. w Av D, 25x93.11; given to secure note for \$2,260; Dec26; Dec30'11, installs, 6%; Benj & Herman Moore to A M Stein & Co, 229 Washington, Bklyn. 3,000

**9TH st, 729-31 E,** (2:379) ns, 293 w Av D, 40x92.3; given to secure note of \$2,860; Dec26; Dec30'11, installs, 6%; Benj & Herman Moore & Wm Lefkowitz to A M Stein & Co, 229 Washington, Bklyn. 3,000



- 10TH st, 208-12 W**, (2:619) ss, 43.1 e Bleecker, 53.9x94.10x53.8x94.10; Dec18; Jan 4'12, 4y5%; Chas I Weinstein Realty Co to Italian Savgs Bank, 64 Spring; re-recorded from Dec11'11. 59,000  
**11TH st, 337-45 W**, see Washington, 719-21.  
**11TH st, 220 E**, (2:466) ss, 329.6 w 2 av, runs s95xw43.6xn42xe0.6xn53 to st, xe43 to beg; pr mtg \$61,250; Dec28; Dec29'11, installs, 6%; Annie Hochstim to Alex Rosenthal, 203 East Bway. 4,000  
**11TH st, 225 W**, (2:614) ns, 80 w Waverly pl, runs n51.2xe0.3xn45xw19.11xs44.10 xw0.6xs40xs11.11 to st, xe20.3 to beg; PM; Dec28; Dec29'11; 4y5%; Geo Place, of Plainfield, NJ, to Danl Rosenbaum, 1187 Lex av. 9,500  
**11TH st, 223 W** (2:614), ns, 59.7 w Waverly pl, runs n12xn40xn45xw19.11xs45xw 0.3xs51.2 to st, xe20.4; PM; Dec28; Dec29 '11; 4y5%; Geo Place, of Plainfield, NJ, to Danl Rosenbaum, 1187 Lex av. 9,500  
**13TH st, 445-7 W**, (2:646) ns, 150 e 10 av; two lots, each 25x103.1; 2 mtgs, each \$2,500; Jan2'12; due May2'15, 6%; Martha Gildea widow, of Jersey City, NJ, to Thos C Stephens, 285 Central Park W. 5,000  
**13TH st, 545 E**, (2:407) ns, 65 w Av B, 30x46; Jan4'12, 3y5%; Christian G Flick to Theo Baumeister, 532 W 150. 9,000  
**13TH st, 541 E**, (2:407) ns, 120.4 w Av B, 24.8x103.3; ext of \$25,000 mtg to Nov20 '16 at 5%; Nov23'11; Jan3'12; Annie Goldberg, 222 E 72, with Helen W Dutcher. nom  
**14TH st, 308 E**, (2:455); ext of \$7,500 mtg to Jan15'17 at 5%; Dec9'11; Jan4'12; Lawyers Mtg Co with Rosina Pinelli. nom  
**15TH st, 123 E**, (3:871) nec Irving pl (Nos 14-6), 80x41.4x80x41.6; Dec29'11; 3y 4 1/2%; Walter Wolcott, 14 Irving pl, to Selmar Hess, 956 Mad av. 80,000  
**15TH st, 123 E**; pr mtg \$80,000; Dec20; Dec29'11, due Jan1'15, 5 1/2%; same to Mabel L H Wolcott, wife said Walter Wolcott, 14 Irving pl. 20,000  
**16TH st, 108 E**, (3:871) ss, 171 e 4 av, 33x 103.3; also 8TH AV, 2635, (7:2042) ws, 79.11 n 140th, 20x90; Jan2; Jan3'12 due & c as per bond; Ristori Learburger & Daisy C Metzler to Hyman Starr, 468 Riverside dr. 15,000  
**18TH st, 116 E**, (3:873), ss, 125 w Irving pl, 25x92; pr mtg \$30,000; Dec16; Dec29'11; 1y6%; Motley Levis of Chattanooga, Tenn, to Cath J Ball, 3682 Bway. 2,500  
**20TH st, 45-7 E**, (3:849); sobrn agmt; Jan4'12; Realty Holding Co with E Matilda Ziegler, 29 W 81, et al, exrs, &c, Wm Ziegler. nom  
**20TH st, 45-7 E**, (3:849) ns, 150 w 4 av, 50x92; Jan4'12, 5y5%; Twentieth St Realty Co, 45 E 20, to E Matilda Ziegler, 29 W 81, et al, exrs Wm Ziegler. 240,000  
**20TH st, 45-7 E**; certf as to above mtg; Jan4'12; same to same.  
**22D st, 166-8 W**, (3:797) ss, 50 e 7 av, runs s74xe19xs11.5xe18.6xn85.6 to st xw37.6 to beg; PM as to No166; Jan3'12; 5y5%; Jere J Wright to Louis S Brush, 1425 Bway. 30,000  
**25TH st, 40-6 W**, (3:826) ss, 196.6 e 6 av, 103.6x98.9; PM & bldg loan; Jan2; Jan3'12; due July1'17, 6%; Building & Engineering Co to Florence Coleman, 50 W 51. 620,000  
**25TH st, 40-6 W**; certf as to above mtg; Jan2; Jan3'12; same to same.  
**26TH st, 210 W**, (3:775) ss, 146.8 w 7 av, 23.4x98.9; Jan2'12; 1y5%; Maria A Van Ripper to Emigrant Indust Savings Bank. 5,000  
**26TH st, 126 W**, (3:801), ss, 300 w 6 av, 25x98.9; Dec29'11, due Jan1'17, 4 1/2%; Jos Manheimer to Harris D Colt, 14 E 60, trste Marie L Cameron. 15,000  
**27TH st, 149 W**, (3:803) ns, 205.11 e 7 av, 27.11x98.9x27.5x98.9; PM; pr mtg \$25,000; Oct31; Dec30'11, 3y5 1/2%; Morris Manheimer to Jno L Wall, Stamford, Conn. 20,500  
**28TH st, 226 W**, (3:777) ss, 295.10 w 7 av, 24.10x98.9; pr mtg \$15,000; Jan3'12; 3y6%; Adele M Comyns, 174 W 76 & Marguerite I Kaughran, 62 Hamilton Terrace to Julius Feinberg, 225 W 137. 2,000  
**28TH st, 215 E**, (3:909); ext of \$38,000 mtg to Dec18'16 at 5%; Nov22'11; Jan4'12; Lawyers Mtg Co with Bella Hillman. nom  
**28TH st, 211 E**, (3:909) ext of \$38,000 mtg to Dec18'16 at 5%; Dec1'11; Jan4'12; Lawyers Mtg Co with Moses J Cohen. nom  
**29TH st E, nec 4 av**, see 4 av, 423-7.  
**29TH st E, nec 4 av**, see 4 av, 423-7.  
**30TH st, 259 W**, (3:780) ns, 150 e 8 av, 25x165.10x25x163.7; Dec29'11; Jan3'12, due & c as per bond; Aug Passet of Weehawken, NJ to North River Savgs Bk, 31 W 34. 5,000  
**30TH st, 20 W**, (3:831) ss, 298 w 5 av, 27x98.9; ext of \$75,000 mtg to Feb5'15 at 5%; Dec27; Dec29'11; Henry H & Harriet W Holly with Thos G Field, Cedarhurst, LI, trste Henry Weil. nom  
**30TH st, 100-2 W**, see 6 av, 499.  
**31ST st, 414 W**, (3:728), ss, 550 e 10 av, 25x75.5x25x77.1; Dec28; Dec29'11; 1y5 1/2%; Mary F Ellison, 11 Troutman, Bklyn, to Chas Berkelman, 26 Sullivan. 3,000  
**31ST st, 112 E**, (3:886) ss, 181 e 4 av, 19 x98.9; Dec28; Dec29'11, 3y4%; Hettie S Beaman, of Cornish, NH, to Caroline M Butterfield, 2 E 55, et al, trstes Fredk Butterfield. 3,000  
**31ST st, 321 W**, (3:745) ns, 475 e 9 av, 25x98.9; Jan3'12, due July3'12, 6%; Jno J Tobin to Wm Hassey, 85 Park av, Rutland, Vt. 2,500  
**38TH st, 132 E**, (3:893) ss, 40 w Lex av, 20x24.9; Jan4'12; 5y5%; Wm C Le Gendre, of Mt Kisco, NY to Louise H Jackson, 15,000  
**43D st, 227 E**, (5:1317) ns, 199.1 w 2 av, 27x100.5; pr mtg \$20,000; Dec29'11, 2y6%; Jno F R Ernst, 241 W 113, to Wm Hesterman, 218 E 44. 2,500  
**44TH st, 147 W**, (4:997) ns, 500 w 6 av, 16.8x100.4; pr mtg \$25,000; Jan2'12; 2y6%; Helen F Forbes to Theo Greentree, 201 W 78. 2,500  
**47TH st, 256 W**, (4:1018) ss, 175 e 8 av, 25x100; pr mtg \$30,000; Jan4'12 due as per bond; Hattie, wife Henry H Korn, Mt Vernon, NY, to David Korn, 924 Mad av, 5,000  
**48TH st, 306 W**, see 8 av, 785.  
**48TH st, 406 W**, (4:1057) ss, 125 w 9 av, 25x100.5; ext of \$25,000 mtg to Dec28'16 at 5%; Jan2'12; Jas S McCool with Wm Ziegler, 645 9 av. nom  
**58TH st, 440 E**, (5:1369) ss, 141.5 w Av A, 20x100.4; Jan2'12; 5y4 1/2%; Isaac Pollack & Bernard & David, Sol, Leopold & Carolina or Kalina Levy wid Mayer Levy to Maimonides Benevolent Society, 245 W 135. 10,000  
**58TH st, 40 E**, see Washington, 719-21.  
**58TH st, 34-6 E**, see Washington, 719-21.  
**60TH st, 405 E**, (5:1455) ns, 125 e 1 av, 25x100.5; ext of mtg for \$18,000 to Dec5 '16 at 4 1/2%; Dec1'11; Jan4'12; Adolph Schlessinger, 7 Stanton with Rebecca S & Jno Jacobus trstes Saml M Jacobus. nom  
**61ST st, 303 E**, (5:1438) ns, 75 e 2 av, 25x75; PM; pr mtg \$15,000; Oct31'11; Jan3 '12; due Oct31'13, 6%; Maria Mayer, 1043 College av to Bertha Hirschfeld, 17 E 107; re-recorded from Nov1'11. 1,650  
**64TH st, 329-30 E**, (5:1438) ss, 200 w 1 av, 125x100.5; Nov23'11; Jan4'12, due & c as per bond; Kalt Lumber Co to Kath S wife Sheafe C Rose, 244 W Colfax av, Denver, Colo & ano. 36,000  
**67TH st, 220 E**, (5:1421); ext of \$40,000 mtg to Jan1'17 at 5%; Dec21'11; Jan4'12; Lawyers Mtg Co with Jacob K Simon & Isaac Cohn. nom  
**69TH st, 167 E**, (5:1404) ns, 95 w 3 av, 25x100.5; Dec29; Dec30'11, due as per bond; Geo G Heye to Chas B Squier, 140 W 69. 5,000  
**72D st, 164-8 W**, (4:1143) ss, 100 e Ams av, 59x102.2; ext \$385,000 mtg to Jan2'17, at 5%; Dec27; Dec30'11; Angie M Booth with Brown Bros Inc Owners & Builders, a corp, 33 E 20. nom  
**74TH st, 121 W**, (4:1146) ns, 280 w Col av, 20x102.2; Jan2; Jan3'12; 5y4%; York-shire Realty & Constr Co to Augustus Van Horne Stuyvesant, 3 E 57. 20,000  
**74TH st, 121 W**; certf as to above mtg; Jan2; Jan3'12; same to same.  
**76TH st, 235 W**, see Bway, 2161-7.  
**76TH st, 200-6 W**, see Ams av, 334-8.  
**77TH st, 445 E**, (5:1472); ext of \$11,000 mtg to Jan1'17 at 4 1/2%; Oct31'11; Jan4'12; Josephine Eisenhauer, extrx Wm Eisenhauer, with Frank Smejkal, 1349 1 av. nom  
**79TH st, 130 W**, (4:1150); ext of \$30,000 mtg to June1'16 at 4 1/2%; Dec5'11; Jan3'12; Henrietta J Viotor with Bowery Savings Bank, 128 Bowery. nom  
**80TH st, 165 W**, (4:1211), ns, 150 e Ams av, 31x102.2; Dec29, due Mar1'15, 5%; Henry W Baird, 203 Prospect pl, Bklyn, to Albt C Hall trste Alvah Hall, Stamford, Conn. 36,000  
**80TH st, 165 W**; sobrn agmt; Dec29'11; Same & Henry Spitz with same. nom  
**84TH st, 533 E**, (5:1581) ns, 223 w Av B, 25x102.2; ext of \$2,000 mtg to Feb8'15 at % as per bond; Jan3; Jan4'12; Martha Michler with Jas Bienenthal, 533 E 84. nom  
**85TH st, 429 E**, (5:1565) ns, 252.4 w Av A, 16.8x102.2; Jan3; Jan4'12, 3y5%; Fredk Beck to Chas Pfeiff, 433 E 85. 5,000  
**85TH st, 425 E**, (5:1565); ext of \$2,000 mtg to Jan1'15, at 6%; Jan2; Jan3'12; Jos Weil with Geo H Sussmann, 425 E 85. nom  
**85TH st, 77 W**, see Col av, 521-39.  
**86TH st, 76 W**, see Col av, 521-39.  
**87TH st, 133 E**, (5:1516) ns, 36.2 w Lex av, 16.5x100.8; ext of \$9,000 mtg to Dec22 '16 at 5%; Dec13; Dec29'11; Lawyers Title Ins & Trust Co with Augusta Deiches, individ & as exr Elkan Deiches & Arthur R Buck, exrs Saul Deiches. nom  
**88TH st, 124 W**, (4:1218) ss, 209 w Col av, 15.6x100.8; PM; Jan2'12; 3y4 1/2%; Grace Klaber, 125 W 124 to Wm Taylor, 305 W 84. 8,000  
**88TH st, 113 E**, (5:1517) ns, 210 e Park av, 25.6x100.8; pr mtg \$18,000; Jan3; Jan4 '12, 5y6%; Jas T Smith to Henry Green-span, 1245 Mad av. 2,500  
**89TH st, 323 E**, (5:1552) ns, 250 w 1 av, 25x100.8; Jan4'12, 3y6%; Cath A Maickel to Geo Dunigan, 429 E 123. 2,000  
**89TH st, 75-7 W**, (4:1203); ext of \$60,000 mtg to Jan2'15 at 4 1/2%; Dec28'11; Jan3'12; Greenwich Savings Bank with Louis Vogel, 53 E 82 & Nathan Lemlein, 769 5 av. nom  
**91ST st, 268 W**, (4:1238) ss, 118 e West End av, 18x100.8; Jan4'12, due & c as per bond; Mary C O'Donovan of Far Rockaway to Title Guar & Trust Co. 10,000  
**92D st, 251 W**, see Bway, 2481-7.  
**94TH st, 21 E**, (5:1506) ns, 83.11 w Mad av, 19.11x100.11; Jan4'12, 3y5%; New Amsterdam Mtg Co to Louis D Shoenberg, 22 W 59, et al, exrs Jos E Shoenberg. 30,000  
**95TH st, 140 E**, see Lex av, 1470.  
**96TH st, 40 W**, (4:1209), ss, 376 W Central Park W, 17x100.11; Dec29'11; 5y4 1/2%; Mary P, Harriet C & Dora E Cooper to Henry J Weber, 62 W 56. 20,000  
**97TH st, 302 W**, (7:1887) ss, 67 w West End av, 33x25.2; Jan4'12, due, &c, as per bond; Emma S B Starbuck to Title Guar & Trust Co. 12,500  
**98TH st, 142 E**, (6:1625) ss, 95 e Lex av, 37.6x100.11; pr mtg \$33,000; Dec29'11; Jan 2'12; installs, 6%; Rebecca Goldberg to Max Hoffman, 884 E 165. 3,000  
**98TH st, 203-5 W** (7:1870); sobrn agmt; Dec21'11; Jan2'12; Martha Kommer & Frank D Macdonald, 157 Halsey, Bklyn, with Excelsior Savings Bank. nom  
**99TH st, 301-5 W**, see West End av, 801.  
**102D st, 69 W**, (7:1838) ns, 125 w Manhattan av, 25x100.11; PM; Dec31'11; Jan4 '12, 2y5 1/2%; Gesine A Laue to Jno Merkel, 69 W 102. 5,000  
**102D st, 15 W**, (7:1838) ns, 237.6 w Central Park W, 18.6x100.11; Dec29'11; Jan4 '12, 3y4 1/2%; Jno E Gerlach, trste under ante-nuptial agmt, & Josephine Gerlach, his wife, to Theo Sattler, 306 W 102. 18,000  
**103D st, 157 W**, (7:1858) ns, 258.3 e Ams av, runs n91.6 to cl Leroy la (closed) xne 11.4xe28.2xs100.11 to st xw32.2 to beg; Jan 4'12, 5y5%; Edith Lowenfels to Esther Fisher, 51 E 92. 30,000  
**103D st, 20 E**, (6:1608) ss, 312.6 e 5 av, 37.6x100.9; Jan2'12; 3y5%; Joel M Marx, 114 W 69 to Julia A Loew at New Suffolk, NY, etal, exrs Fredk W Loew. 35,000  
**103D st, 20 E**; two sobrn agmts; Jan2'12; Louis Masbach with same. nom  
**104TH st, 242 E**, (6:1653) ss, 150 w 2 av, 25x100.11; ext of \$18,500 mtg to Dec31'14 at 5%; Dec28; Dec29'11; Anna M Goebel with Louisa Egler, 259 W 122. nom  
**105TH st, 226 W**, (7:1876); ext of \$15,000 mtg to Jan2'17 at 5%; Jan2'12; John Slat-tery with Reuben Wolkowitz, 226 W 105. nom  
**105TH st, 22-4 E**, (6:1610) ss, 275 e 5 av, 37.6x100.11; pr mtg \$48,000; Dec29; Dec30 '11, due Jan1'14, 6%; Morris Jarcho to Harry L Cohen, 1542 Pitkin av, Bklyn. 5,000  
**105TH st, 22-4 E**; sobrn agmt; Dec29; Dec30'11; same & Jno Richd Eberhardt with same. nom  
**105TH st, 22-4 E**, (6:1610) ss, 275 e 5 av, 37.6x100.11; Dec28; Dec29'11; 5y5%; Morris Jarcho to Anna E Kidd, 14 E 60. 42,000  
**105TH st, 25-7 E**, (6:1611); ext of \$50,000 mtg to Jan3'15 at 5%; Dec20'11; Jan4'12; Lawyers Mtg Co with Parker K Deane, trste. nom  
**106TH st, 337 E**, (6:1678); sal Ls; Apr30 '10; Jan3'12, demand, 6%; Giuseppe Moscato to Consumers Bwg Co, 1011 Av A. 1,000  
**106TH st, 300 W**, see West End av, swc 106.  
**107TH st, 400 E**, see 1 av, 2066-8.  
**107TH st, 6 E**, (6:1612); ext of \$24,000 mtg to Dec15'16 at 5%; Dec26'11; Jan4'12; Lawyers Mtg Co with Lippman Altmayer. nom  
**107TH st, 7 W**, (7:1843); ext of \$24,000 mtg to Jan10'17 at 5%; Dec22'11; Jan4'12; Lawyers Mtg Co with Martin Klein. nom  
**109TH st, 366 W**, (7:1893) ss, 138 w Bway, 25x100.11; Jan3; Jan4'12, due Mar20 '12, 6%; Maria A Donnegan, 306 W 109, to Judith W Richardson, at Brockton, Mass. 1,700  
**110TH st, 10 E**, (6:1615) ss, 202 w Mad av, 26x100.11; pr mtg \$21,000; Mar7'11; Jan 2'12; 3y5%; Barbara Schmidt to Chas Hoenninger, 529 3 av. 4,000  
**111TH st, 308-14 W**, (7:1846) ss, 147.6 e Manhattan av, two lots, each, 37.6x106.2, two mtgs each \$42,000; Dec29'11; 5y5%; Harry Schiff, 355 West End av, to Title Ins Co, NY. 84,000  
**111TH st, 308-14 W**; 2 sobrn agmts; Dec 29'11; Lena Schiff with same. nom  
**113TH st, 357 E**, see 1 av, 2205.  
**115TH st, 600 W**, see Bway, swc 115.  
**115TH st, 315-9 W**, see Manhattan av, 362-70.  
**115TH st, 229 E** (6:1665); ext of \$5,000 mtg to Dec1'14 at 5%; Nov10; Dec29'11; Farmers Loan & Trust Co with Saml Levy. nom  
**116TH st, 408-10 E** (6:1709) ss, 95 e 1 av, 37.3x100.10; Dec29'11, due Mar1'12; 6%; Raffaele Marrazzi, 408 E 116, to Antonio Ruffo, 455 E 117. 2,800  
**117TH st, 218 E**, (6:1666) ext of \$14,500 mtg to Jan1'15 at 5%; Jan3'12; Moses & Sigmund Mendelsohn with Elkan Kahn, 471 E 140. nom  
**117TH st W, nwc 8 av**, see 8 av, 2171.  
**117TH st, 249-51 E**, (6:1667); ext of \$2,500 mtg to Dec1'14 at 5%; Nov27'11; Jan2 '12; Emil Frank with Silver Cross Day Nursery. nom  
**117TH st, 244-6 E**, (6:1666) ss, 110 w 2 av, 50x100.11; ext of mtg for \$43,000 to Dec21'16, at 5%; Dec27'11; Jan4'12; Anna Weinstein, 18 E 105 & Jennie Lewis, 1439 Mad av with Rebecca S & Jno S Jacobus as trustees Saml M Jacobus. nom  
**118TH st, 326 E**, (6:1689) ss, 350 e 2 av, 25x100.11; ext of \$15,000 mtg to Dec20'16 at 5%; Dec4'11; Jan3'12; Eliz Aug, 1107 Castleton av, West New Brighton, SI, with Helen W Dutcher. nom  
**118TH st, 306 E**, (6:1689); ext of \$34,000 mtg to Oct29'16 at 5%; Dec8'11; Jan4'12; Lawyers Mtg Co with Julia A Whitehorne. nom  
**119TH st, 340 E** (6:1795) ss, 202.6 w 1 av, 27.6x100; sobrn agmt; Dec28; Dec29'11; Frances Asher with Wilson M Powell, 324 W 58. nom



- 119TH st, 340 E**, (6:1795), ss, 202.6 w 1 av, 27.6x100.10; Dec29'11; 5y5%; Isaac Shlanowsky to Wilson M Powell, 324 W 58. 16,500
- 120TH st, 135 W**, (7:1905) ns, 297 e 7 av, 20x100.11; PM; pr mtg \$—; Dec29; Dec30 11, installs, 6%; Morris Markowitz to Benj M Solomon, 215 W 101. 5,000
- 121ST st, 51-3 E**; sobrn agmt; Jan2'12; Congregational Church Bldg Society, a corp with same. nom
- 121ST st W, sve Morningside dr**, see Morningside dr, swe 121.
- 121ST st, 51-3 E**, (6:1747) ns, 262.6 w Park av, runs w 137.6 to es Mad av (Nos 1863-7) xn75xe100xn25.11xe37.6xs100.11 to beg; pr mtg \$50,000; Jan2'12; 5y5%; Pilgrim Church of N Y, a corp to Emigrant Indust Savings Bank. 10,000
- 122D st, 512 W**, (7:1976) ss, 200 w Ams av, 50x99.11; pr mtg \$60,000; Jan2; Jan4'12 2y6%; Simon Frank to Fred L Martin, 210 Riverside Dr. 10,000
- 123D st, 197 W**, (7:1908) ns, 164.10 w Lenox av, 20.1x100.11; pr mtg \$13,000; Jan 2; Jan3'12, due & c as per bond; Mary E wife Ellsworth F Deery to Nathan Wolf, 65 W 11. 2,000
- 124TH st, 179-83 E**, see 3 av, 2282-98.
- 124TH st, 420-2 E**, (6:1811), ss, 200 e 1 av, 2 lots, each 25x100.11; two mtgs, each \$3,000; Dec29'11, 3y5%; Belle C Bunn to Trust Co of America, 37 Wall. 16,000
- 125TH st, 142-94 E**, see 3 av, 2282-98.
- 126TH st, 206 E**, (6:1790) ss, 107.6 e 3 av, 27.6x99.11; Dec29; Dec30'11, due as per bond; Pauline Krauss to Title Guar & Trust Co. 15,000
- 131ST st, 212 W**, (7:1936) ss, 158.4 w 7 av, 16.8x99.11; Dec29'11; 5y5%; Kath wife Ferd W Geiler, 212 W 131, to Emigrant Indust Savings Bank, 51 Chambers. 7,500
- 130TH st, 499 W**, see Ams av, 1421.
- 130TH st, 128 W**, (7:1914) ss, 283.4 w Lenox av, 16.8x99.11; PM; Jan3'12; 5y5%; Ida Schulz to American Mtg Co. 8,000
- 142D st W**, (7:2089) ns, 100 w Bway, 100 x99.11; certf as to mtg for \$7,500; Dec30'11; Jan3'12; Emkaar Realty Co to Robt M Silverman. 60,000
- 142D st W**, (7:2089) ns, 100 w Bway, 100 x99.11; pr mtg \$—; Dec30'11, demand, 6%; Emkaar Realty Co to Robt E Silverman, 319 W 92. 7,500
- 143D st, 227 W**, (7:2029); ext of \$17,000 mtg to Jan1'15 at 5%; Jan2; Jan3'12, Sophie Goodman with Abr Mayer. nom
- 144TH st W, nve Exterior**, see 144th W, ns, 625 e Lenox av.
- 144TH st W**, (6:1742) ss, 550 e Lenox av, 75x99.11; ext of \$8,000 mtg to Jan1'17 at 5%; Dec26; Dec29'11; Peter Duffy with Jno C Rodgers, 121 W 125. nom
- 144TH st W**, (6:1742) ns, 625 e Lenox av, 127.6 to ws Exterior x115.9x68.11x99.11; ext of \$18,500 mtg to Jan1'17 at 5%; Dec 26; Dec29'11; Peter Duffy with Jno C Rodgers, 121 W 125. nom
- 145TH st W, sve Exterior st**, see 145th W, ss, 550 e Lenox av.
- 145TH st W**, (6:1742) ss, 550 e Lenox av, 100 to ws Exterior x86.10x143.11x74.11; ext of \$14,500 mtg to Jan1'17 at 5%; Dec 26; Dec29'11; Peter Duffy with Jno C Rodgers, 121 W 125. nom
- 145TH st W**, (6:1742) ss, 475 e Lenox av, 75x74.11; ext of \$9,000 mtg to Jan1'17 at 5%; Dec26; Dec29'11; Peter Duffy with Jno C Rodgers, 121 W 125. nom
- 145TH st, 531 W**, (7:2077); ext of \$5,000 mtg to May1'14 at 6%; Oct18; Jan3'12; Mitchell Reuben with Alfred Neuhaus, 47 W 84. nom
- 145TH st, 533 W**, (7:2077); ext of \$30,000 mtg to Apr16'16 at 4½%; Apr18'11; Jan3'12; American Mtg Co with Alfred Neuhaus, 47 W 84. nom
- 145TH st, 531 W**, (7:2077); ext of \$30,000 mtg to May9'15 at 4½%; May9'10; Jan3'12; U S Trust Co with Alfred Neuhaus, 47 W 84. nom
- 146TH st, 602-4 W**, (7:2092); ext of \$50,000 mtg to Dec22'14 at 5%; Dec22'11; Jan2 '12; Bertha Goldfrank et al extrx & Max Goldfrank with Chas D Ward, 702 St Nich av. nom
- 148TH st, 307 W**, (7:2045) ns, 75 e Bradhurst av, 25x99.11; Jan3; Jan4'12, 5y6%; Andreas Bornkessel to Heinrich Kracke 529 E 88. 2,500
- 163D st, 442 W**, (8:2110) ss, 200 e Ams av, 25x112.6; PM; pr mtg \$20,000; Dec30'11; Jan4'12, 5y6%; Benj Harris to Edw A Isaacs, 275 Rosedale av, Madison, NJ, 6,500
- 171ST st, 507-9 W**, (8:2128) ns, 125 w Ams av, 50x95; pr mtg \$48,000; Dec28; Dec 29'11; 4y6%; Placid Realty Co, 35 Nassau, to Abel King, 148 E 65, & ano. 7,000
- 171ST st, 507-9 W**; certf as to above mtg; Dec28; Dec29'11; same to same. —
- 177TH st W, see Audubon av**, see Audubon av, 227-33.
- 177TH st W, see Audubon av**, see Audubon av, 227-33.
- 179TH st, 511 W**, (8:2152) ns, 183.4 w Ams av, 41.8x100; ext of \$32,500 mtg to June20'15 at 5%; Dec21; Dec30'11; Terrence P Kane, 40 W 141, with Kate V Bar-num. nom
- 183D st, 554 W** (8:2154), ss, 287.6 e St Nicholas av, 18.9x100.11; pr mtg \$—; Dec23; Dec29'11, due Jan1'15, 5½%; Gustave E Villaret, 554 W 183, to Marcellin F Dellac, 2144 Bway. 5,000
- 225TH st, 111-9 W**, see Marble Hill av, 2-12.
- Av A, 1379**, (5:1468); agmt as to share ownership in mtg; Jan2'12; Wilhelmina E Hoffmann with Saml Goldsticker, 171 E 64. nom
- Av A, 1437**, (5:1471) ws, 50 n 76th, 25x75; ext of \$13,000 mtg to Jan1'17 at 5%; Jan2; Jan3'12; Mad Grau with Martha Buchsweiler, 540 W 146. nom
- Amsterdam av, 334-8**, (4:1167) swe 76th (Nos 200-6), runs s102.2xw100xn5.3xw50xn 24.2xw25xn72.7 to st xe75 to beg; PM; Jan 4'12, 5y, interest as per bond; Mary A Goodsell, 324 W 72, to Farmers Loan & Trust Co, 22 Wm. 150,000
- Amsterdam av, 1421**, (7:1970) nec 130th No 499, 24.11x100; ext of \$27,000 mtg to July31'13, at % as per bond; Jan3'11; Jan2'12; Max Reich with Jacob A Geissenhainer, Freehold, NJ & ano, exrs Susan H Geissenhainer. nom
- Amsterdam av, 1969-71**, (8:2108) es, 49.11 s 158th, 50x100; pr mtg \$—; Dec28; Dec30'11, due, &c, as per bond; Placid Realty Co, 35 Nassau, to Abel King, 148 E 65, & ano. 7,000
- Amsterdam av, 1636**, (7:2072); ext of \$23,000 mtg to Nov2'16 at 4½%; Dec15; Dec30'11; Maximilian, Gaston & Meyer Weinstein with Jno A Aspinwall, 17 Dupont Circle, Washington, DC, & ano, trstes Louisa Minturn, &c, will Jno W Minturn. nom
- Audubon av, 227-33**, (8:2132) sec 177th 99.11x100; pr mtg \$140,000; Dec30'11; Jan 2'12; 2y6%; Ems Realty Co to John E Simons, 1312 Mad av. 19,000
- Audubon av 227-33**; certf as to above mtg; Dec30'11; Jan2'12; same to same. —
- Audubon av, 227-33**, (8:2132) sec 177th, 99.11x100; ext of \$140,000 mtg to Dec30'14 at 5%; Dec30'11; Jan3'12; Title Ins Co of NY with Ems Realty Co, 52 Wm. nom
- Broadway, 376S**; sal Ls; Dec28; Dec29 '11, demand, 6%; Geo E Anderson to Beadleston & Woerz. 7,000
- Broadway, 2161-7** (4:1168), nwc 76th (No 235), 105.5x61x102.2x87.2; Dec22; Dec29'11, 3y4½%; Benj F & Louis T Romaine of N Y, & Girard Romaine of Lakewood, NJ, & Julia R Van Schaick, Julia A Romaine, Washington, DC, said Girard & Louis Romaine indiv & as Trstes under deed of trust to Seamens Bank for Savings, 76 Wall. 60,000
- Broadway, 1614-6**, see 7 av, 744-6.
- Broadway**, (8:2170) sec Fairview av, 74.6 x100.3x85.10x100.3; PM; Dec29'11; Jan2'12; 3y5%; Jacob Ruppert, a corpn, to Cath C Middleton, 127 W 92. 24,000
- Broadway**, (7:1896) swe 115th (No 600), 100.11x75; pr mtg \$400,000; Jan3'12; 3y6%; Paterno Bros to Ellis P Earle, Edgewood Terrace, Montclair, NJ. 75,000
- Broadway**, (7:1896); same prop; certf as to above mtg; Jan3'12; same to same. —
- Broadway, 1981** (4:1139) sal Ls; Sept12 '11; Jan3'12, demand, 6%; Reinhold Busse to Consumers Bwg Co, 1011 Av A. 5,000
- Broadway, 2481-7** (4:1240) nwc 92d (No 251), runs n107.4xw100xs6.7xw25xs100.8 to st xe125 to beg; PM; pr mtg \$725,000; Jan2; Jan3'12; 2y6%; Chas E Jenkins of North Hackensack, NJ to Yorkshire Realty & Constn Co, 2875 Bway. 120,000
- Broadway, 663-5**, (2:532) ws, 200 s 3d, 50.1x200 to Mercer (Nos 230-2) x49.9x200; Jan4'12, due &c as per bond; 663-5 Bway Co to Max M Warburg, Hamburg, Germany. 400,000
- Columbus av, 863**, (7:1838) es, 25.11 n 102d, 25x75; ext of mtk for \$22,000 to Jan 4'17, at 4½%; Jan4'12; Julius Meyer, 2 W 120, with Adolph Fischer, 12 W 101. nom
- Columbus av, 521-39** (4:1199) sec 86th (No 76), 204.4 to 85th (No 77), x100; Dec 29'11; 5y5%; Alfred H Ackers, 233 W 128, to N Y Life Ins Co, 346 Bway. 425,000
- Columbus av, 521-39**; sobrn agmt; Dec 29'11; same & City Investing Co with same. nom
- Central Park W, 465-6** (7:1842); ext of \$75,000 mtg to Jan1'15; 4½%; Dec16; Dec 29'11; Bankers Trust Co with Sarah A Jefferson extrx, &c, Jos Jefferson. nom
- Fairview av, see Bway**, see Bway, see Fairview av.
- Lenox av, 547-9** (7:2006), ws, 25 s 138th, two lots, each 25x75; two mtgs, each \$19,000; Dec29'11, 1y5%; Chas F Gries to Emigrant Indust Savings Bank. 38,000
- Lexington av, 1669**, (6:1632) es, 31.10 s 105th, 15.10x55; pr mtg \$1,000; Dec28; Dec 29'11, installs, 6%; Herman Hoyns & Carl F Weidig to Caroline T Kissel at Morris Township, NJ. Note, 500
- Lexington av, 2055-61**, see 3 av, 2282-98.
- Lenox av, 195**, (7:1904) ws, 43 s 120, 18.5x85; Jan2'12; 5y4½%; Belle Shaley to John M L Nash, trste Wm E Wilmerding, 60 W 48. 15,000
- Lexington av, 1470**, (5:1523) swe 95th (No 140), 19.8x80; Jan3; Jan4'12; 3y5%; Jos Solomon, 1815 7 av, to Emigrant Indust Savgs Bk. 18,000
- Lexington av, 192S**, (6:1767) ws, 54.6 s 119th, 27x70; ext of \$19,000 mtg to Jan11 '15 at 5%; Dec19'11; Jan3'12; J Edgar Leaycraft, 811 West End av, with Mary W Pell. nom
- Marble Hill av, 2-12**, (13:3402) sec, at nes 225th (Nos 111-9) 117x85x99x86.11, with AT to strip 5 ft wide bet above & land Wm A Roos; Jan2; Jan3'12; 5y5½%; Hudson Terrace Realty Co to American Real Estate Co, 527 5 av. 125,000
- Marble Hill av, 2-12**; certf as to above mtg; Jan2; Jan3'12; same to same. —
- Madison av, 1863-7**, see 121st, 51-3 E.
- Morningside dr** (7:1963) swe 121st; sobrn of mechanics lien to mtg for \$450,000; Nov20'11; Jan2'12; Harrison G Otis with Metropolitan Life Ins Co, 1 Mad av. nom
- Morningside av or dr**, (7:1963) swe 121st, 167.2x100.11x181.3x101.10; pr mtg \$500,000; Dec30'11; Jan2'12; due June1'13, 6%; 88 Morningside Dr Co to Jos Hamerslag, 38 W 69. 20,000
- Morningside av or dr**, (7:1963); same prop; certf as to above mtg; Dec27'11; Jan 2'12; same to same. —
- Morningside av or dr**, (7:1963); same prop; pr mtg \$520,000; Oct4'11; Jan2'12; demand 6%; same to Francis N Howland, 1925 7 av, et al. 100,000
- Morningside av or dr**, (7:1963); same prop; certf as to above mtg; Oct4'11; Jan2 '12; same to same. —
- Manhattan av, 362-70**, (7:1848) nec 115th (Nos 315-9), 100x125; pr mtg \$115,000; Jan 2'12; due July1'13, 6%; Gorham Constn Co to Hyman Sonn, 40 W 86, & ano. 90,000
- Manhattan av, 362-70**; certf as to above mtg; Jan2'12; same to same. —
- West Broadway, 521-31**, (2:536) nec Blecker (No 139), 25.1x100x25.2x100.1; pr mtg \$—; Dec29; Dec30'11, demand, —; Saml H Burr to Jas Everards Breweries, 12 E 133. 6,500
- West End av, 801**, (7:1888) nwc 99th (Nos 301-5) 100.11x125; Jan3'12, due &c as per bond; Guide Realty Co to Bank for Savings in City NY, 280 4 av. 475,000
- West End av, 801**; certf as to above mtg; Jan3'12; same to same. —
- West End av, 675**, (4:1252); ext of \$12,000 mtg to Jan12'15 at 4½%; Dec15'11; Jan 3'12; Emma H De Veau with Emma F R Merrill of Wash, DC. nom
- West End av**, (7:1871) swe 106th (No 300) 50.11x100; pr mtg \$70,000; Jan2; Jan 3'12; 5y4½%; Yorkshire Realty & Constn Co to Augustus Van Horne Stuyvesant, 3 E 57. 50,000
- West End av**, (7:1871); same prop; certf as to above mtg; Jan2; Jan3'12; same to same. —
- 1ST av, 2066-S** (6:1700), sec 107th (No 400) 40.11x93; pr mtg \$24,000; Dec29'11, due May1'13, 5%; Mary A Grogan to Geo Ehret, 1197 Park av. 3,500
- 1ST av, 183**, (2:453); sal Ls; May6'10; Jan3'12, demand, 6%; Jos Barbella & Paolo Costrovinci to Consumers Bwg Co (Ltd), 1011 Av A. 2,000
- 1ST av, 2205**, (6:1685) nwc 113th (No 357), 25x75; Jan3; Jan4'12, 3y6%; Domenico Taurone, 357 E 113, to Sylvester Diccio, 2213 2 av. 1,500
- 1ST av, 1317**, (5:1445) ws, 50.4 s 71st, 25x 75; pr mtg \$13,000; Jan1; Jan4'12, 3y6%; Antonie Bohaty to Anton M Lacina, 346 E 72. 5,000
- 1ST av, 67**, (2:446) nwc 4th (Nos 131-3), 24.5x99.3; pr mtg \$—; Dec21'11; Jan4'12, installs, 6%; Aug Witzel to Frank Gens, 204 W 119. 4,000
- 2D av, 1390**, (5:1446) es, 70.6 s 72d, runs e60xn0.6xe40xs32.2xw100 to beg; Jan2'12; 3y5%; Wm G Moir to John J Halstead, 430 W 116, & ano trstes for Christina Halstead &c will Pearson S Halstead. 28,000
- 2D av, 2452**, (6:1802); ext of \$17,000 mtg to Jan2'17, at 5½%; Dec18'11; Jan2'12; Allan Marquand with Fanny Gruen, 401 E 52. nom
- 3D av, 2169-2171**, (6:1783) es, 25.5 n 118th, two lots, each 25x100; 2 mtgs, each \$25,000; Dec22'11; Jan2'12; due Feb22'15, 4½%; Virginia & Mary E Wood, 259 Lenox av, legatees &c Wm G Wood to Geo Haas, 80 Westminister rd, Bklyn. 50,000
- 3D av, 1804**, (6:1628) ws, 25.11 n 100th, 25x98; Dec30'11, 3y, interest as per bond; Mary E Slevin to Farmers Loan & Trust Co, 22 Wm. 10,000
- 3D av, 2282-98**, (6:1773) nwc 124th (Nos 179-83), runs n201.10 to ss 125th (Nos 142-94) xw420 to Lex av (Nos 2055-61) xs 100.11xe270xs100.11 to 124th xe150 to beg; AT; pr mtg \$—; Dec8; Dec30'11, installs, interest as per bond; Fredk Kopper, Jr, & Sarah R Jenkins to Horace L Ingersoll, 913 West End av, exr Horace Ingersoll. 3,000
- 3D av, 1280-2**, (5:1408); ext of \$66,000 mtg to Dec27'16 at 5%; Dec27'11; Jan4'12; Terrace Holding Co with Moses & Sig-mund Mendelsohn. nom
- 5D av, 890**, (5:1308) ws, 20.5 s 54th, 20x 70; PM; pr mtg \$13,000; Jan3; Jan4'12, 5y 6%; Morris Lewis, 890 3 av, to Isabella Unger, 139 W 130. 4,000
- 4TH av, 423-7**, (3:885) nec 29th, 66.2x80; PM; pr mtg \$250,000; Jan3; Jan4'12, due Sept1'12, 6%; Protective Realty Co, 423 4 av, to Wm T Emmet, 50 E 76. 9,500
- 4TH av, 423-7**; certf as to above mtg; Jan2; Jan4'12; same to same. —
- 4TH av, 423-7**, (3:885) nec 29th, 66.2x80; PM; equal lien with mtg for \$140,000; recorded Feb7'10; Jan3'12; 5y4½%; Protective Realty Co to N Y Life Ins & Trust Co, 52 Wall. 110,000
- 4TH av, 423-7**; certf as to above mtg; Jan2; Jan3'12; same to same. —
- 4TH av, 423-7**; ext of \$140,000 mtg to Jan3'17, at 4½%; Jan3'12; same with same. nom
- 5TH av, 536**, (5:1260); agmt as to share ownership in mtg; May17'11; Jan3'12; County Holding Co with NY Life Ins Co, 346 Bway. nom
- 6TH av, 818**, (5:1262) es, 130 s 47th, 20x 90.2; Dec29; Dec30'11, 1y6%; Philip A Fitzpatrick, of Glen Cove, LI, to Chelsea Realty Co, 135 Bway. 5,000



**6TH av, 323, (3:796);** asn rents; Jan2; Jan4'12; Berthold A Rich to Packard & Co, 97 Nassau. 675

**6TH av, 323, (3:796);** asn rents; Oct17 '11; Jan4'12; same to same. 675

**6TH av, 499, (3:805)** swc 30th (Nos 100-2), 23.2x51.4, leasehold; pr mtg \$16,200; Jan3; Jan4'12, due Apr30'12, 5%; Bessie Natkins to Geo Ehret, 1197 Park av. 2,900

**7TH av, 744-6, (4:1021)** ws, 25.2 n 49th, 100.4x143.6 to es Bway (Nos 1614-6) x100.5 x138.11; certf as to mtg for \$250,000; Dec 28; Dec29'11; Barney Estate Co to Knickerbocker Trust Co, 358 5 av. —

**7TH av, 744-6, (4:1021)** ws, 25.2 n 49th, 100.4x143.6 to es Bway (Nos 1614-6) x100.5 x138.11; ext of \$100,000 mtg to Oct1'13 at 5%; Dec29'11; N Y Mtg & Security Co with Barney Est Co, 135 Bway. nom

**8TH av, 2171, (7:1944)** nwc 117th; sal Ls; Dec18'11; Jan2'12; demand, 6%; Chas Knickrihm to Jacob Ruppert, a corp, 1639 3 av. 6,000

**8TH av, 2635, see 16 st, 108 E.**

**8TH av, 2222, (7:1925)** es, 25.2 s 120th, 25.2x64; Jan4'12, 5y4½%; Mary Horns to Frank Weitenkamp, 225 6th. 13,000

**8TH av, 785, (4:1038)** ws, 32.4 s 48th, runs nwl02.10xs47.7x100xn23.7 to beg; also 48TH ST, 306 W, (4:1038) ss, 100 w 8 av, 16.8x100.5; PM; Jan4'12, due Dec1'16, 5%; The A Realty Co to Michl Coleman, 50 W 51. 62,000

**9TH av, 746, (4:1041)** es, 50.5 n 50th, 25x 100; ext of \$28,000 mtg to Jan15'18 at 5%; Dec22; Jan3'12; Roosevelt Hospital, a corp, with Herman & Elise Elsassner. nom

**9TH av, 748, (4:1041)** es, 75.5 n 50th, 25x 100; ext of \$28,000 mtg to Jan15'18 at 5%; Dec22; Jan3'12; Roosevelt Hospital, a corp, with Herman & Elise Elsassner. nom

**9TH av, 91-3, (3:714)** ws, 26 n 16th, 46x 100; Jan4'12, 5y5%; Margt Fay & Mary Malone, individ & as extrx Nellie Malone, & Fannie Malone to Trstes Columbia College in City NY, 63 Wall. 26,500

**9TH av, 746, (4:1041);** ext of \$5,000 mtg to July1'15 at 6%; Dec30'11; Jan3'12; Christina Eppinger with Sophia Oppenheimer, 600 W 178. nom

**9TH av, 748, (4:1041);** ext of \$5,000 mtg to July1'15 at 6%; Dec30'11; Jan3'12; Karl Heidt with Geo Kraus, 352 W 45. nom

**9TH av, 588-90;** ext of \$28,000 mtg to Jan18'14 at 4½%; Jan2; Jan3'12; Gertrude Weil with Florence E Goodman, 969 Mad av. nom

**9TH av, 865-7, (4:1066)** ws, 25 s 56th, 50.5x75; Dec29'11, due Mar14'14, 5%; Saml H Martin to Emigrant Indust Savings Bank. 6,500

**9TH av, 458 (3:759);** asn Ls by way of mtg as collateral for \$1,000 May16; Dec 29'11; Jos O Wilson & ano to H Koehler & Co, 501 1 av. nom

## MISCELLANEOUS MORTGAGES.

### Borough of Manhattan.

**Bay Shore, L I (misc);** certf as to mtg for \$2,500; Dec26; Dec29'11; Fire Island Beach Development Co to Bertram H Otto. —

**Certf as to mtg for \$100,000;** Dec28; Dec29'11; Larchmont Gardens Co, 315 Mad av by Clifford B Harmon & ano to whom it may concern. —

**Certf as to 12 mtgs for \$2,500 each,** covering land in Union Co, NJ; Sept20'11; Jan 3'12; Perpetual Realty Co to Ennie Kapelsohn. —

**Certf as to chattel mtg for \$1,000;** Nov 28'11; Jan4'12; Spooner & Wells, Inc, to Annie M Finley, of Bklyn. —

## MORTGAGES

### Borough of the Bronx.

**Barretto st, swc Home see Home, swc Barretto.**

**Briggs st, nwc Elwood pl, see Elwood pl, nwc Briggs.**

**Bristow st, (11:2964)** sec 170th, 28x100; pr mtg \$24,000; Dec23; Dec30'11, due as per bond; Bellewood Constn Co to Freehold Constn Co, 200 Bway. 6,000

**Coster st, 632, (10:2764 & 2769)** es, 440 s Spofford av, 20x100; Jan4'12, 3y5%; Hunts Point Estates to Annie E Queren, 65 Barclay. 5,500

**Coster st, 632;** certf as to above mtg; Dec27'11; Jan4'12; same to same. —

**Coster st, 642-4, (10:2764 & 2769)** es, 320 s Spofford av, 2 lots, each 20x100; 2 mtgs, each \$5,500; Jan4'12, 3y5%; Hunts Point Estates to Kate L Bower, 320 St Nicholas av. 11,000

**Coster st, 642-3;** certf as to above 2 mtgs; Dec29'11; Jan4'11; same to same. —

**Elwood pl, (\*) nwc Briggs, 91.1x50x72.3** x53.5; Jan3; Jan4'12, 2y6%; Linda Parodi to Carlo Delu, 285 7 av. 1,000

**Freeman st, 992-4, (11:2993)** ss, 33.6 nw Longfellow av, 47x90x47x90.4; pr mtg \$—; Jan3; Jan4'12, 1y6%; Louis J Finckelstein to Hannah Younker, extrx Bernard Younker, 119 E 81. 5,000

**Home st, nec Forest av, see Forest av, n ec Home.**

**Home st, (10:2719)** swc Barretto, 94x 98.10x84.11x107; PM; pr mtg \$17,000; Dec 28; Dec29'11, 1y6%; Home-Fox Co, 2243 Bway, to Hamilton Holding Co, 149 Bway. 8,000

**Hewitt pl, 758, (10:2695)** es, 175 n 156th, 25x46.7x26.11x56.8; Dec29; Dec30'11, due, &c, as per bond; Ellen Quigley to Kathryn H Barrett, 610 W 152. 3,000

**Irvine st, sec Garrison av, see Garrison av, sec Irvine.**

**Jennings st, 807, (11:2963)** ns, 112.2 w Bristow, 25x177x25x175.7; pr mtg \$—; Jan2; Jan3'12, due &c as per bond; Jno H Condon to Manhattan Mtg Co, 200 Bway. 4,500

**Jennings st, 807,** certf as to above mtg; Dec30'11; Jan3'12; Chas R Saul with same. nom

**Kelly st, 831, (10:2702)** ws, 186 n Longwood av, 40x100; PM; pr mtg \$27,000; Dec 1; Dec29'11, 2y6%; Brocaval Realty & Holding Co to Kellwood Realty Co, 815 Hunts Point av. 5,500

**Kelly st, 1075, (10:2705)** ws, 127.6 s 167th, 37.6x100; Dec28; Dec29'11, due as per bond, 5%; Pstaty Constn Co to M Louise Church, gdn Francois L Church et al, 33 8 av, Bklyn. 28,000

**Kelly st, 1075;** certf as to above mtg; Dec28; Dec29'11; same to same. —

**Kelly st, 1075-9, (10:2705)** ws, 90 s 167th, 2 lots, each 37.6x100; 2 mtgs, each \$6,000; 2 pr mtgs \$28,000 each; Dec29; Dec 30'11, 5y6%; Pstaty Constn Co, 147 E 125, to David Rosing, 61 W 113. 12,000

**Kelly st, 1075-9;** 2 certfs as to above mtgs; Dec29; Dec30'11; same to same. —

**Oak Tree pl, 575, see Lafontaine av, nec Oak Tree pl.**

**Oak Tree pl, 615, (11:3070)** ns, 111.8 w Hughes av, 16.8x115; Jan2'12, 5y5%; Jos Dietrich to Eberhard Stuhlmueller, 185 E 93. 1,000

**Reiss pl, nwc White Plains rd, see White Plains rd, nwc Reiss pl.**

**Simpson st, sec 167th, see 167th st E, sec Simpson.**

**Trafalgar pl, sec 176, see 176th E, ss, 100 w So Blvd.**

**Trafalgar pl, sec 176TH, see 176th, ss, 100 w So Blvd.**

**Vineyard pl, ws, 100 s 176th, see Mar-mion av, 1832.**

**138TH st, 358 E, (9:2300)** ss, 281.6 e Alex av, 25x100; Jan3'12; 3y5%; Richd P Poschmann, 616 Hudson to German Savgs Bank, 157 4 av. 17,000

**138TH st, 358 E;** pr mtg \$17,000; Jan3 '12; 3y6%; same to Gustav Laichinger, 969 Covert av, B of Q, NY. 5,000

**139TH st, 345 E, (9:2302)** ns, 206.6 e Alex av, old line, 25x100; pr mtg \$15,000; Jan3; Jan4'12, 2y6%; Eliz Eisele, 345 E 139, to Sophia Goeren, 1210 Clay av. 1,000

**144th st E, sec Mott av, see Mott av, sec 144.**

**155TH st E, (9:2414)** ss, 400 w Courtlandt av, 25x100; certf as to payment of \$2,000 on acct of mtg; Jan2'12; Anna C De Klyn, 449 W 5, Plainfield, NJ & Frank S Brown, 20 Sycamore av, North Plainfield, NJ to Thos Quigley, 1081 Washington av. nom

**162D st, 410-2 E, (9:2383)** ss, 481 e Courtlandt av, 34.8x100; PM; pr mtg \$2,000; Dec28; Dec29'11, due, Jan1'13, 6%; Benj Benenson, 407 E 153, to Louis Lese, 133 E 80. 1,750

**163D st E, (10:2690)** ws, 86.5 n 162d, 20.8x67.8x19.2x73.6; ext of \$8,000 mtg to May2'15 at 5%; Dec27'11; Jan4'12; Emma Abberley with David Wigner, 87 Clinton. nom

**163D st E, sec 3 av, see 3 av, 3246.**

**167TH st E, swc Bryant av, see Westchester av, nwc Bryant av.**

**167TH st E, (10:2727)** sec Simpson, 25.1x 100; Jan2'12 due as per bond; Hattie Eckelmann to Dry Dock Savings Instn, 341 Bowery. 17,000

**167TH st E, (10:2744),** gore blk bounded by Hoe av 228.1, on 167th 148 & West Farms rd 271.11; participation agmt; Dec 21; Dec29'11; Dora Felt with Pincus Lowenfeld, 106 E 64, & Wm Prager, 129 E 74. nom

**168TH st, (10:2614)** ss, 100.5 w Boston rd, 61.5x101.2, except pt for st; pr mtg \$—; Dec8'11; Jan3'12, due Jan25'13, 6%; Julius Schattman to Chas Isaacs, 23 W 119. 2,000

**169TH st, 907 E, (10:2719)** nws, 193.6 nw from ws Barretto, runs nw75.7xnw22.5xsw — to 169th xse20.7 to beg; pr mtg \$—; Dec27; Dec29'11, installs, 6%; Anna wife of & Henry Feldman to Myron Straus, 600 W 183. 240

**170TH st E, sec Bristow, see Bristow, sec 170.**

**174TH st E, (\*) es, 156.9 n Watson av, 100x100; PM; Dec12'11; Jan2'12, due &c as per bond; Margt T Nally, 626 W 138 to Peoples Trust Co, trste Jos J Gleason, 181 Montague, Bklyn. 600**

**176TH st E, sec Trafalgar pl, see 176th E, ss, 100 w So Blvd.**

**176TH st E, (11:2958)** same prop; certf as to above mtg; Dec28; Dec29'11; same to same. —

**176TH st E, (11:2954)** nes at ses Prospect av, runs nel50xse100xsw50xnw50xsw104 to 176th xnw50 to beg, except part for Prospect av & 176th; Dec29'11; Jan2'12; 1y5%; John Kelly, 761 E 176 to John T Kelly, 51 Clark, Bklyn. 7,500

**176TH st E, sec Trafalgar pl, see 176th, ss, 100 w So Blvd.**

**179TH st E, (11:2808)** ss, 47.3 e Creston, av, 50x80.3x50x80.7; Jan2; Jan3'12, due Jan 1'17; 5%; Francis Frey to Ernst G Idler, 2095 Webster av. 10,000

**180TH st E, nec Daly av, see Daly av, nec 180.**

**180TH st E, nec Arthur av, see Arthur av, nec 180.**

**180TH st E, sec 3 av, see 3 av, sec 180.**

**181ST st E, (11:3081)** ss, 50 w Belmont av, 69.3x115x67.2x97.11; bldg loan; Dec27; Dec29'11, 1y3%; Sole Realty & Constn Co to Greenwich Mtg Co, 391 E 149. 44,000

**181ST st E, (11:3081);** same prop; certf as to above mtg; Dec27; Dec29'11; same to same. —

**181ST st E, nwc Prospect av, see Prospect av, nwc 181.**

**181ST st E, nwc Prospect av, see Prospect av, nwc 181.**

**183D st E (11:3052)** nes, 102.11 nw 3 av, runs ne25xse3xne75xsw20xne25xsw3 x sw 125 to st xse20 to beg; PM; Jan3; Jan4'12, due &c as per bond; Timothy F Sullivan to Jno C Heintz, 3582 3 av. 4,100

**184TH st E, see Washington av, see Washington av, sec 184.**

**185TH st E, nwc So Blvd, see So Blvd, nwc 185.**

**187TH st E, (11:3074)** ss, 50 e Hughes av, 25x100; Dec28'11; Jan4'12, due Mar1'15, 5%; Russo-Barba Realty Co to Mary Jepson, 150 Quincy. 15,000

**187TH st E, (11:3074);** same prop; certf as to above mtg; Jan3; Jan4'12; same to same. —

**187TH st, 691-3 E, (11:3090);** ext of \$3,000 mtg to Jan25'15 at 5½%; Dec11'11; Jan4'12; Lawyers Mtg Co with Jos Perillo. nom

**187TH st E, sws at ses Park av, see Park av, ses at sws 187.**

**187TH st E, nwc Beaumont av, see Beaumont av, nwc 187.**

**188TH st E, nwc Marion av, see Marion av, 2463.**

**198TH st E, (12:3315)** ss, 75 e Creston av, 25x98; pr mtg \$—; Jan3; Jan4'12, installs, 6%; Mary S Ryan to Myron Straus, 600 W 183. 275

**226TH st E, (\*) ss, 155 w Barnes av, 25x 114, Wakefield; ext of \$5,000 mtg to Dec 19'14 at 5½%; Dec19; Dec29'11; Jos Buehler with Peter J Bonelli, 10 W 119. nom**

**226TH st E, (\*) ss, 180 w Barnes av, 25 x114, Wakefield; ext of \$5,000 mtg to Dec 19'14 at 5½%; Dec19; Dec29'11; Jos Buehler with Peter J Bonelli, 10 W 119. nom**

**230TH st E, (\*) ss, 255 e Barnes av, 25x 114; sobrn agmt; Dec29'11; G & S Realty Co with Central Mtg Co, 60 Wall. nom**

**230TH st E, (\*) ss, 255 e Barnes av, 2 lots, each 25x114.6; 2 mtgs, each \$4,000; Dec1; Dec29 11, 3y5½%; Francesco Carbone to Central Mtg Co, 60 Wall. 8,000**

**238TH st E, (12:3378)** ss, 180 e Kepler, av, 40x100; Dec29'11; installs, 6%; Jos A Toupin to Railroad Co-op Bldg & Loan Assn, 103 Park av. 2,400

**239TH st E, swc Martha av, see Martha av, 4347.**

**240TH st E, nwc Bronx Blvd, see Bronx Blvd, nwc 240.**

**Anthony av, (11:2890)** es, 100 s Prospect pl, 25x97.8x25x99.5; Jan3'12; 5y5%; Hannah & Bridget Ryan to Eugenie F Kern, 1982 Bathgate av. 5,500

**Arthur av, (11:3070)** nec 180th, runs n 44.8xe93.5xsw50xw54.5xw41 to beg; Jan2'12; 3y6%; Mary J Kerby, 2038 Bathgate av to Felix Frank, 244 E 86. 7,000

**Aqueduct av, (11:2876)** es, 50 n Brandt pl, 50x100; PM; Jan2'12; 2y5%; Henrietta Schulte, 66 W 164 to Caroline Behnken, 384 E 137. 5,000

**Bogart av (\*) es, abt 200 n Rhinelander av, 25x100; Jan3; Jan4'12, due as per bond; Frank M Vandever of Newark, NJ to Emma Morris, 485 Central Park W. 500**

**Boston Post rd, (\*) ns, at Eastchester Creek or Hutchinson River, runs w — along rd to ns Fishers Landing rd x—xn— to canal or creek x— to creek or river to beg; ext of \$5,000 mtg to Oct1'14 at 6%; Nov21; Dec30'11; Sarah V V Sewell with Wm H Field, Port Chester, NY. nom**

**Barker av, (\*) ws, 300 n Elizabeth, 25x 125, Olinville; PM; Jan3'12; 3y5%; Walter Gamble to Eliz Meise, 3320 Barker av. 1,200**

**Bronx & Pelham Pkway (\*) ss at ws lands N Y, N H & H R R Co; Harlem River Branch, runs w475.9xsl00xw150xn100 to Pkway, xw— to Westchester or Mill Creek, xs—xe— to said land of R R, xne— to beg, contains abt 2 acres; pr mtg \$16,000; Dec28'11; Jan3'12; 1y6%; Percival E Nagle to Wm Newman, 2030 Lex av. 2,000**

**Bryant av, swc 167, see Westchester av, nwc Bryant av.**

**Bryant av, nwc Westchester av, see Westchester av, nwc Bryant av.**

**Bronx Boulevard, (\*) nwc 240th, 100x 50, Washingtonville; Nov1'11; Jan3'12, 2y 6%; Jno Rotondo to Wm W Penfield, 730 E 242. 600**

**Bainbridge av, 2565, (12:3293);** ext of \$4,000 mtg to Jan1'15 at 4½%; Dec28; Dec 29'11; Jane E Oothout with Alex & Grace Logan, 2565 Bainbridge av. nom

**Bathgate av, (11:2914)** ws, 100.2 s 173d, 50x114.5; pr mtg \$8,800; Dec21; Dec30'11, 1y6%; Newport Realty Co, 35 Nassau, to Sarah F Deutsch, 62 E 93. 27,000



**Bathgate av.** (11:2914); same prop; certf as to above mtg; Dec21; Dec30'11; same to same.

**Brook av, 1251-53.** (9:2396) ws, 238.11 n 168th, runs w56.11xs0.2xw33xn41.11xe90 to av x841.9 to beg; pr mtg \$34,000; Dec20; Dec30'11, installs, 6%; Abr Miodownick & Rosa R Hirschfeld to Baruch H Hirschfeld, 1251 Brook av. 2,000

**Beaumont av.** (11:3090) nwc 187th, 50x 80; Dec27; Dec30'11, due, &c, as per bond; Michl Gent to Mount St Vincent Co-Oper Bldg & Loan Assn, 531-5 E Tremont av. 5,500

**Creston av.** (12:3318) ws, 71 n 196th, 23.8 x75.3; PM; pr mtg \$7,000; Jan3; Jan4'12, due & as per bond; Loreita B Foley, 2715 Creston av, to Wm C Bergen, 130 W 180. 1,200

**Crotona Park N or av.** (11:2946) ns, 117.8 e 176th, 117.8x109.2x108.4x108.9; pr mtg \$83,000; Dec28'11; Jan3'12, due May1'12; 6%; Nulaw Realty & Constn Co to Nassau Mtg Co, 31 Nassau. 7,000

**Crotona Park N or av.** (11:2946) same prop; certf as to above mtg; Dec8'11; Jan 3'12; same to same.

**Crotona Park N or av.** (11:2946); same prop; sobrn agmt; Dec28'11; Jan3'12; Jno Schreyer with same. nom

**Clinton av.** (11:3095) ws, 46 n Oakland pl, 23x100; Jan3'12; 3y5%; Jno Weigel to Rosa Steitz, 950 E 180. 3,500

**Crotona av.** (11:2927) ws, 259.10 s 171st, 25x100; Jan2'12; 5y6%; Chas W Berg to Helen Schlueter, 1471 Washington av. 3,000

**College av, 1300.** (11:2783-2785) es, 111.8 n 169th, 16x100; estoppel certf; Jan2'12; John J McAuliffe to Metropolitan Savings Bank.

**Decatur av, nec Gun Hill rd.** see Webster av, ws, 78.1 n Gun Hill rd.

**Daly av, 2080.** (11:3127) es, 173.5 s 180th, 36.3x100.10; pr mtg \$20,000; Dec29'11; Jan 2'12; due Jan2'14, 6%; Thos F Kavanaugh, 2122 Bryant av to Marie Krabo & Johanna R Ernst, 2122 Bryant av. 2,000

**Daly av.** (11:3128) nec 180th, 64.5x72x 65.3x66.6; certf as to mtg for \$11,000; Jan 3; Jan4'12; Arc Realty Co to Jos L Young. 3,000

**Eagle av.** (10:2617) ws, 92 s 156th, 18x 99.2; PM; pr mtg \$—; Jan4'12, 2y6%; Max Schenke to Chas W Ryon, 807 Eagle av. 500

**Ellis av. (\*)** ns, 305 w Castle Hill av, 25 x108, Unionport; pr mtg \$3,500; Jan3; Jan 4'12, 3y6%; Jas V Ganly to Magdalena Erzer, 1180 Jackson av. 1,500

**Edgewater rd.** (11:3012) ws, 572.7 n Westchester av, 25x100; Jan2; Jan3'12; due &c as per bond; Honora Kingston to Danl Schatz, 510 E 88. 4,000

**Fulton av.** (11:2927) ws, 225.4 s 171st, 50x100; Jan2; Jan3'12; 1y6%; Bethel Const Co to Abr Davis, 241 W 113 & ano. 6,000

**Fulton av.** (11:2927) same prop; certf as to above mtg; Jan2; Jan3'12; same to same.

**Forest av.** (10:2662) nec Home, 100x22.11 x100x22.10; pr mtg \$15,000; Jan2; Jan2'12; 5y5%; Diedrich Muller to Auguste Harfst, 51 Adrian av. 5,000

**Fulton av, 1715.** (11:2930) ws, 72.11 s 174th, 18x84.10x18x85.6; PM; pr mtg \$4,500, Jan3'12; 5y6%; Tillie Weisberger to Ade-line Cahn, 2540 Grand av. 2,250

**Findlay av, 1262.** (9:2436); ext of \$3,000 mtg to Jan26'17 at 5%; Dec9'11; Jan4'12; Lawyers Mtg Co with Jno A Johnson. nom

**Findlay av, 1272.** (9:2436); ext of \$3,000 mtg to Jan26'15 at 5%; Dec22'11; Jan4'12; Lawyers Mtg Co with Ludwig J Erb. nom

**Fulton av.** (11:2927) ws, 225.4 s 171st, 50x100; pr mtg \$36,000; Dec23; Dec29'11, 2y6%; Bethel Constn Co to Saml Cohen, 920 Av St John. 6,000

**Fulton av.** (11:2927); same prop; certf as to above mtg; Dec27; Dec29'11; same to same.

**Garrison av.** (10:2761) sec Irvine, 57.3x 110.5x50x82.5; Jan3; Jan4'12; 2y; % as per bond; Mamie & Hattie Aborn to Blanche Josephson, 1018 Hoe av. 6,000

**Gun Hill av, nec Decatur av.** see Webster av, ws, 78.1 n Gun Hill rd.

**Gleason av. (\*)**, ss, at line bet lots 295 & 293, runs s100xe75xn100xw75, being part lot 293, map Unionport; also PLOT, (\*) begins 100 e White Plains rd at pt 295 n along same from Morris Park av, runs e 95xn105xw95xs75 to beg, with right of way over strip to Morris Park av; also PLOT, (\*) begins 100 e White Plains rd at pt 395 n along same from Morris Park av, runs e 95xn105xw95xs105 to beg, with right of way over strip to Morris Park av; pr mtg \$34,500; Dec30'11; Jan2'12; as per bond; East-Borough Impt Co to Michl J Sullivan, 343 E 141. 7,000

**Gleason av. (\*)**; also PLOT, (\*); also PLOT, (\*) same prop; certf as to above mtg; Dec30'11; Jan2'12; same to same.

**Hoe av, 1161.** (10:2745) ws, 272.3 s Home 25x100; PM; pr mtg \$17,000; Dec30'11; Jan 2'12, due June30'14, 6%; Alice C Hennessy, 76 W 68, to Broad Realty Co, 784 E 156. 2,750

**Heath av.** (11:3239) ws, 640.10 s Kings bridge rd, 25x100; ext of \$4,500 mtg to Dec 1'16; at 5%; Jan4'12; Rachel L Bartley with Arlena M wife of & Geo J McIndoe. nom

**Hughes av.** (11:3078) es, 109 s 187th, 25x 87.6; Jan3'12, 5y5%; Cambreling Av Bldg & Constn Co to Cath E Weber, 1 W 72, & ano, trstes for Chas C Weber et al under deed of trust. 15,000

**Hughes av.** (11:3078); same prop; certf as to above mtg; Jan3'12; same to same.

**Houghton av. (\*)** ns, 238.4 w Havemeyer av, 33.4x66.1, except pt for Houghton av; bldg loan; Jan2; Jan3'12, 3y5½%; Edw A Schill & Chas Brohmer to Arnold Kemner, 1263 Virginia av. 2,500

**Heath av, 2689.** (11:3239) ws, 590.10 s Kingsbridge rd, 25x100; Dec29'11, due, &c, as per bond; Ferd Gundlach to Title Guar & Trust Co. 5,000

**Heath av, 2689;** sobrn agmt; Dec27; Dec 29'11; Corporate Mtg Co with same. nom

**Hoe av, es, from West Farms rd to 167TH.** see 167th E, gore lot, &c.

**Hoe av.** (11:2987) es, 354 n Freeman, 25 x100; Dec29; Dec30'11, due Mar10'15, 6%; Jno O'Rourke to Kath Lurch, 100 E Fordham rd. 2,617.50

**Jackson av, 963.** (10:2639) ws, 349.10 s 165th, 35.6x75x35.3x75; pr mtg \$—; Dec 29; Dec30'11, due, &c, as per bond; Otilie M Hochreiter to Manhattan Mtg Co, 200 Bway. 16,000

**Jackson av, 959.** (10:2639) ws, 384.8 s 165th, 37.2x75; pr mtg \$—; Dec29; Dec30'11, due, &c, as per bond; Otilie M Hochreiter to Manhattan Mtg Co, 200 Bway. 16,000

**Jackson av, 953.** (10:2639) ws, 419.10 s 165th, 35.3x75; Dec29; Dec30'11, due, &c, as per bond; Otilie M Hochreiter to Manhattan Mtg Co, 200 Bway. 16,000

**Ludlow av (\*)** ns, 155 w Castle Hill av, 50x108, Unionport; Jan3; Jan4'12; 3y5½%; Rose E Nance to Mary M Scheuermann, 1367 Beach av. 4,000

**Longfellow av, 1255.** (11:2993) ws, 90.4 s Freeman, 41.4x109.5; pr mtg \$—; Jan3; Jan4'12; 1y6%; Louis J Finkelstein to Hannah Younker extr Bernard Younker, 119 E 81. 5,000

**Lafontaine av.** (11:3063) nec Oak Tree pl (No 575), 25x95; PM; Dec29'11; Jan2'12; due as per bond; Bernard Constn Co, 1185 Washington av to Marie Adelman, 335 E 189. 5,000

**Mott av, 384.** see Mott av, 390.

**Mott av.** (9:2341) sec 144th, 100x100; ext of \$7,500 mtg to Dec29'12 at 6%; Dec 30; Jan2'12; City Mtg Co with Rockville Real Estate Co, 52 William. nom

**Mott av, 390.** (9:2341) sec 144th, 50x100; Dec29'11; Jan2'12; 3y5%; Rockville Real Estate Co to Century Mtg Co, Ossining, NY. 40,000

**Mott av, 390;** certf as to above mtg; Dec 29'11; Jan2'12; same to same.

**Mott av, 384.** (9:2341) es, 50 s 144th, 50x 100; Dec29'11; Jan2'12; 3y5%; Rockville Real Estate Co to Century Mtg Co, Ossining, NY. 32,000

**Mott av, 384;** certf as to above mtg; Dec 29'11; Jan2'12; same to same.

**Mott av, 390.** (9:2341) sec 144th, 50x100; also MOTT AV, 384, (9:2341) es, 50 s 144th, 50x100; pr mtg \$—; Dec29'11; Jan2'12; due July1'12, 6%; Rockville Real Estate Co to John E Simons, 1312 Mad av. 6,000

**Mott av, 390.** (9:2341); also MOTT AV, 384, (9:2341); certf as to above mtg; Dec 29'11; Jan2'12; same to same.

**Marmion av, 1832.** (11:2958) es, 100 s 176th, 30x68.8 to Vineyard pl x30x68.6; Dec 30'11; Jan2'12; due as per bond; David O Lindroth to Title Guarantee & Trust Co. 4,000

**Monroe av.** (11:2797) ws, 70 s 175th, 25x 95; Jan3; Jan4'12; 3y5%; Anna E Stohldreier to Marie Walter, 1757 Monroe av. 7,000

**Marion av.** (12:3282) es, 289 n 194th, 50x 163.4x50x165.4; PM; pr mtg \$38,000; Jan3 '12, due as per bond; Jno P Dauth to Miltner Bros, Inc, 63 Henry, Corona, LI. 5,750

**Marion av, 2463.** (11:3023-25-26) nwc 188th, 97.4x50x95x50; Dec29'11, 5y5%; Thos C Lisk to U S Savgs Bank, 606 Mad av. 40,000

**Marion av, 2463;** pr mtg \$40,000; Dec29 '11, 2y6%; same to Jas A Kirkland, 1796 Prospect av. 5,000

**Martha av.** (12:3387) ws, 50.11 s 239th, 2 lots, each 22x100; 2 mtgs, each \$3,500; Nov6; Dec29'11, due as per bond; Geo Beller to Title Guar & Trust Co. 7,000

**Martha av, 4347.** (12:3387) swc 239th, 28.1x100; Nov6; Dec29'11, due, &c, as per bond; Geo Beller to Title Guar & Trust Co. 4,500

**Olmstead av. (\*)** ws, 83 s 9th, 25x105, except pt for Olmstead av; pr mtg \$—; Dec2; Dec29'11, 3y6%; Henry Wabbersen, 345 E 39, to Eliz E Endeman, 25 Willow pl, Bklyn. 700

**Parker av (\*)** ns, 187.3 e Castle Hill av, 25x100, except part for Parker; sobrn agmt; Dec27; Dec29'11; Henry H Grote with Mary A Palmer, 697 Mad, Bklyn. nom

**Parker av. (\*)** ns, 187.3 e Castle Hill av, 25x100; Dec29'11, 3y6%; Maria wife Salvatore Vinciguerra to Mary A Palmer, 697 Mad, Bklyn. 4,500

**Prospect av.** (11:3097) nwc 181st, 29x 100; certf as to mtg for \$30,000; Jan3; Jan 4'12; Wirth Realty & Constn Co to Anthony L Schiffer & ano. —

**Prospect av.** (11:3097) same prop; sobrn agmt; Jan3; Jan4'12; same & Security Bk of NY with same. nom

**Prospect av.** (11:3097) same prop; sobrn agmt; Jan3; Jan4'12; Wirth Realty & Constn Co & Rockland Realty Co with same. nom

**Post av.** (13:3415); also TIBBETS AV; also 246TH ST; also SPYXTEN DUYVIL PARKWAY; the blk, being all lands in said blk formerly belonging to Chas E Jennings; Jan3; Jan4'12; due as per bond; Jno B Dash & Jno R & Edw C Delafeld to Chas E Jennings, at South Norwalk, Conn. 20,000

**Prospect av, 1409.** (11:2962) ws, 43 n Jennings, 40x103x41.10x90.10; Jan3; Jan4 '12; due as per bond; Mary R Monsees to Title Guar & Trust Co. 25,000

**Prospect av, 1409;** sobrn agmt; Jan3; Jan4'12; Minna H Neumer with same. nom

**Prospect av.** (11:3097) nwc 181st, 29x100; Jan3'12, 3y5%; Wirth Realty & Constn Co to Anthony L Schiffer, 182 Grant av, Grantwood, NJ, & ano. 30,000

**Park av.** (11:3040) ses, at sws 187th, 50x 100; Dec30'11; Jan3'12, 2y5%; Jno Carr to Algernon S Frissell, 7 W 43. 3,000

**Perry av.** (12:3341) ws, 82.3 n 205th, 27.5 x117.9x25x106.5; Jan 3 '12; 10 y; installs, 5½%; Merrit Smith to Title Guar & Trust Co. 4,750

**Pratt av. (\*)**, es, 165.3 s Kingsbridge rd, 100x100, Edenwald; Oct30'11; Jan2'12; due Nov1'14, 5½%; Chas Kiel to Hugo Kiel, 901 3 av, & ano. 7,500

**Pelham rd, es, 200 s Emily.** see Pier, ws, 225 s Emily.

**Prospect av, ses, at nes 176th.** see 176th st, nes, at ses Prospect av.

**Pier av. (\*)** ws, 225 s Emily, 75x100; PELHAM RD, es, 200 s Emily, 25x100; ext mtg for \$2,750 to June14'14, 5%; Dec28; Dec30'11; Jacob Faulhaber, 333 E 122, with John Malpiedi, 217 W 40. nom

**So Boulevard.** (11:3114) nwc 185th, 40.5x 113.11x39.11x120; pr mtg \$42,000; Dec1'11; Jan4'12; 3y6%; Cioffi Co, 1116 Intervale av to Chas Lopard, 822 Jennings. 9,000

**So Boulevard.** (11:3114); same prop; certf as to above mtg; Dec1'11; Jan4'12; same to same.

**Sedgwick av.** (11:2882) ws, 525 s of a stone monument in ground on ws said av said pt at ss lot 11 map in possession; Lewis G Morris, runs s 75xw100xw61.1xn 75.1xe56.3xe100 to beg, being lots 8, 9 & 10 on said map, except part conveyed to N Y C & H R R Co; PM; pr mtg \$9,000; Dec30'11; Jan4'12; installs; 6%; Chas Knapp, 1737 Sedgwick av to Jessie B Walkinshaw, 1759 Sedgwick av. 1,400

**So Boulevard.** (11:2958) ws, 53.10 s 176th, runs w85.11xs25xe15xs25xe87.9 to So Blvd xn52.9 to beg; bldg loan; Dec28; Dec29'11, due Jan1'17, 6% until final payment of bldg loan & 5% thereafter; Dwyer & Carey Constn Co, 926 E 167, to Ver Planck Est, 331 Mad av. 35,000

**So Boulevard.** (11:2958); same prop; certf as to above mtg; Dec28; Dec29'11; same to same.

**Shakespeare av, 1303-5.** (9:2519); ext of \$4,500 mtg to July1'17, at 5%; Jan2'12; Gus Puld with Fredk J Magenheimer, 1303 Shakespeare av. nom

**St Anns av.** (9:2360) ws, 25 n 157th, 25x 100; pr mtg \$10,500; Dec28; Dec29'11, 2y 6%; Wm F & Mary A Fitzgerald to Thos F McLaughlin, 173 Alex av. 1,000

**St Raymond av. (\*)** ss, 270 w St Peters av, 25x110x—x100; Dec23; Dec29'11, 3y6%; Frank Zentgraf to Kath Gass, 2248 Powell av. 400

**So Boulevard.** (10:2728) ws, 197.11 s Home, 50x100; Dec29'11, demand, 6%; J C Gaffney Constn Co to City Mtg Co, 15 Wall. 18,000

**So Boulevard.** (10:2728); same prop; certf as to above mtg; Dec29'11; same to same.

**So Oak Dr. (\*)** ss, 25 w Wallace av, 25x 98.1x25x98.5; ext of \$5,000 mtg to Dec22'14 at 5½%; Dec22; Dec29'11; Jos Buehler with Corti Bldg Co, 744 E 214. nom

**So Oak Dr. (\*)** ss, 50 w Wallace av, 25x 98.9x25x98.1; ext of \$5,000 mtg to Dec22 '14 at 6%; Dec22; Dec29'11; Jos Buehler with Corti Bldg Co, 744 E 214. nom

**Taylor av, nec Watson av.** see Watson av, nec Taylor av.

**Tinton av.** (10:2668) es, 150.4 n 161st, 31x 100; AT to strip 0.4x100 on ss; Jan3; Jan4 '12, due as per bond; Julius Fuchs to Jno Welply, 699 Union av. 10,000

**Teller av.** (9:2428-2433) ws, 119.6 n 165th, 20x100.1; PM; pr mtg \$8,000; Dec23'11; Jan 3'12, due as per bond; Thos F Burke, 736 St Anns av, to Phelan Bros Constn Co, 1910 Webster av. 250

**Trinity av, 881-3.** (10:2631) ws, 50 n 161st, 50x100; Dec29'11; Jan2'12; due as per bond; Rosie Lopard to Title Guarantee & Trust Co. 11,000

**Teller av, 1058.** (9:2433-2428) ws, 179.6 n 165th, 20x100, pr mtg \$—; Dec28; Dec29 '11, due Feb1'13, 6%; Susan F & Mary E Daniels to Grace L Hortcn, 2881 Bway. 700

**Union av, 1143.** on map 1141, (10:2671) ws, 89.7 s Home, 16.10x100, except pt for av; PM; pr mtg \$3,000; Dec20; Dec29'11, 2y 5%; Lizzie D Rosenberg, 1143 Union av, to Chas F Horne, 1230 E 3, Cleveland, Ohio. 1,000

**Valentine av.** (11:3145) es, 73 n 182d, 25x 66.1x25.1x64.3; Jan2; Jan3'12, 3y5%; Louis Gates to Louisa Adami, 769 Prospect av. 5,000

**Virginia av, swc Westchester av.** see Westchester av, swc Virginia av.

**White Plains rd (\*)** ws, abt 313 n 239th 26x130x26x131, being lot 88 map Washingtonville; also LOT 95, map South Ver-non Park, 1 Cranford prop; Nov1'11; Jan 2'12; 3y6%; Frank B Doughty to Wm W Penfield, 730 E 242. 1,600

**Westchester av (\*)** swc Virginia av, 50.11x66.11x50.7x65.1; Jan3; Jan4'12; 3y6%; Rosa Sohl to Jno Einberger, Monticello, NY. 3,000

**Wallace av, 3212 (\*)**; Jan3; Jan4'12; 3y 5½%; Julia M wife Stephen J Brennan to Jno H Heitmann, 2795 3 av. 3,000

**Wallace av, 3212 (\*)** sobrn agmt; Jan3; Jan4'12; same & Julia C Martin with same. nom



**Watson av. (\*)** nec Taylor av, 25x106.9; PM; Dec12; Dec29'11, due as per bond; Mary Kennedy, 229 W 121, to Peoples Trust Co, 181 Montague, Bklyn, trste Jos J Gleason. 285

**White Plains rd. (\*)** nwc Reiss pl, 100.9 x107.1x100x119.5; PM; pr mtg \$—; Dec 23; Dec30'11, due Sept1'12, 6%; Emanuel Freund to Wm Guggolz Constn Co, 2740 Creston av. 700

**West Farms rd. ws. from Hoe av to 167TH**, see 167th E, gore lot, &c.

**Washington av.** (11:3053) sec 184th, 22.3 x135.11 to Bassford av x34.1x135.7; pr mtg \$4,000; Jan2; Jan3'12, due as per bond; Curtiss P Byron, 2224 Ams av, to Wm W Sullivan, 15 West End av, Rockaway Park, NY. 2,000

**Westchester av.** (10:2751) nwc Bryant av, runs w70.4xnw100xw50xn13.8xn81.3 to 167th xe155.11 to Bryant av xsl106.8 to beg, except pt begins 70.4 w Bryant av, being 50x100; PM; Jan2; Jan3'12, due &c as per bond; Hudson Terrace Realty Co, 135 Bway, to Alice M Lilienthal, 57 W 58. 31,000

**Westchester av. (\*)** ss, 249.3 w Castle Hill av, runs s175 to the Unionport line xw24.11xn175 to av xe24.5 to beg; Dec22; Dec29'11, 3y6%; Jno J Brehm, of Seabright, NJ, to Andw J Bilhoefer, 108 W 119. 1,000

**Woodycrest av.** (9:2510) es, 586.11 s 168th, 50x100; ext of \$3,500 mtg to Jan1'17 at % as per bond; Jan2'12; Jas McConkey with Thos Stewart, 68 E 12. nom

**Webster av.** (12:3356) ws, 78.1 n Gun Hill rd, runs n542.2xw208.6 to es Decatur av (if prolonged) xs abt 586 to rd xe130.5 xn51.8xe31xs51.8 to rd xe30xn76.9xe22.2 to beg; pr mtg \$23,500; Dec16'11; Jan2'12; demand 6%; Benj Benenson to Greenwich Mtg Co, 391 E 149. 10,000

**Webster av.** (11:3024) ws, 152 n 184th, 2 lots, each 39x110; 2 mtgs, each \$26,500; Dec28; Dec29'11, 3y5%; Stonington Realty Co, 35 Nassau, to Francis K Pendleton, 7 E 86, & ano, trstes Jas H Benedict. 53,000

**Webster av.** (11:3024); same prop; 2 certs as to above mtgs; Dec28; Dec29'11; same to same.

**White Plains rd (\*)** ws, 180.2 s Westchester av, 25x162.10x25x163.3; PM; Dec 28; Dec29'11; due as per bond; Jas M Barrett to Jacob Rumpf, 719 Prospect av. 1,275

**3D av.** (11:3061) sec 180th, 96.11x267.8x 56.6x270.8; pr mtg \$—; Dec28; Dec29'11, due Dec28'21, 5%; Kellwood Realty Co to Saml Weil, 222 Lenox av. 11,000

**3D av.** (11:3061); same prop; cert as to above mtg; Dec28; Dec29'11; same to same.

**3D av. late Fordham av or rd.** (11:2925) ses, 400 ne 169th, 200x209.8x200x210.11; PM; Jan2; Jan3'12; 3y5%; Inland Realty Co to Union Trust Co of N Y trste Rachel Purdy, 80 Bway. 28,000

**3D av.** (11:2911) ws, 85.6 n 170th, 27.9x 95.1x27.7x93.4; pr mtg \$8,000; Jan4'12; 5y 5%; Philip, Geo & Wilhelmina Koenig to Emigrant Ind Savgs Bk, 51 Chambers. 2,500

**3D av. 3246.** (10:2620) sec 163d; sal Ls; Jan2; Jan4'12; demand 6%; Fredk W Volker to A Hupfels Sons, 842 St Anns av. 8,000

**Plot 15.** (13:3415) blk 12, map (1470) of Fieldston; sobr n agmt; Jan 3; Jan4'12; Caroline L Iselin, 59 E 79, with Delafield Estate, 25 Broad. nom

**Plot begins 100 e White Plains rd. &c.** see Gleason av, ss, at line bet lots 295 & 293, &c.

**Lot 3 (\*)** of plot 4 map 1106 Arden prop, also LOT 3 of plot 5, map 1106 of Arden prop, except pt for 222d; Jan3; Jan4'12; 3y 6%; Jeremiah Sullivan to Egbert Winkler Sr, 165 E 95. 2,100

**Lot 95, map So Vernon Park**, see White Plains rd, ws, abt 313 n 239.

## WILLS

### Borough of Manhattan.

**Water st 3.** (1:8-6) es, 50.10 n Whitehall, 24.8x68.9, 5-sty bk bldg; Garrett Nagle Est, Jno T Nagle admr, 163 W 126; attys, Thompson, Koss & Warren, 256 Bway; A\$25,000-29,500; Will or Letter of Adm filed Dec8'11.

**17TH st, 321 W.** (741-24) ns, 225 w 8 av, 25x92, 5-sty bk bldg; Geo Shepherd Est, Scott B Shepherd EXR, 1105 Boston rd; atty, Chas A Deshon, 258 Bway; A \$10,500-24,000; Will or Letter of Adm filed May 16'11.

**17TH st, 323 W.** (741-23) ns, 250 w 8 av, 25x92, 5-sty bk bldg; Geo Shepherd Est, Scott B Shepherd EXR, 1105 Boston rd; atty, Chas A Deshon, 258 Bway; A \$10,500-24,000; Will or Letter of Adm filed May 16'11.

**21ST st, 47 E.** (850-32) ns, 149 w 4 av, 26x98.9, 4-sty bk bldg, ½ int; Garret Nagle Est; Jno T Nagle admr, 163 W 126; attys, Thompson, Koss & Warren, 256 Bway; A\$53,000-61,000; Will or Letter of Adm filed Dec8'11.

**22D st, 332 W.** (745-55), ss, 395.6 e 9 av, 21.3x98.9, 2 & 3-sty bk bldgs; Geo Shepherd Est, Scott B Shepherd EXR, 1105 Boston rd; atty, Chas A Deshon, 258 Bway; A\$11,000-14,500; Will or Letter of Adm filed May16'11.

**21ST st, 445 W.** (719-15) ns, 275 e 10 av, 25.2x98.9, 5-sty bk bldg; Patk McElduff Est, Sarah McElduff EXTRX, 449 W 21; attys, Hunter & Hatch, 5 Beekman; A\$11,500-36,000; Will or Letter of Adm filed Dec8'11.

**21ST st, 449 W.** (:719-13), ns, 233.2 e 10 av, 16.8x98.9, 4-sty bk bldg; Patk McElduff Est; Sarah McElduff EXTRX, 449 W 21; attys, Hunter & Hatch, 5 Beekman; A\$7,500-10,500; Will or Letter of Adm filed Dec8'11.

**31ST st, 51 E.** see 4 av, 462.

**41ST st, 234 E.** (1314-32) ss 178 w 2 av, 26x98.9, 5-sty bk bldg; Frank Sachse Est, Emilie Sachse EXTRX, 74 W 94; atty, Henry E Tobey, 120 Bway; A\$10,000-18,500; Will or Letter of Adm filed Dec12'11.

**44TH st 407 W.** (1054-27), ns, 125 w 9 av, 25x100.5, 4-sty bk bldg; Bridget Tracy Est, Julia T Farley EXTRX, 407 W 44; atty, Wm F Clare, 135 Bway; A\$13,000-15,500; Will or Letter of Adm filed Dec6'11.

**44TH st, 559 W.** (1073-1½) ns, 74 e 11 av, 26x75.5, 5-sty bk bldg; Garret Nagle Est, Jno T Nagle Admr, 163 W 126; attys, Thompson, Koss & Warren, 256 Bway; A\$7,500-16,000; Will or Letter of Adm filed Dec8'11.

**47TH st, 332 W.** (1037-51) ss, 551 w 8 av, 28x100.5, 5-sty bk bldg, ½ int; Lawrence E J Feuerbach Est, Louise L Alber EXTRX, 787 Quincy, Bklyn; atty, Louis Maltheiner, 37 Wall; A\$15,500-27,000; Will or Letter of Adm filed Dec4'11.

**62D st, 50 E.** (1376-42) ss, 133.4 w Park av, 16.8x100.5, 2-sty bk bldg; Wm Buchanan Est, Title Guar & Tr Co, EXR, 176 Bway; atty, Jos H Farges, 37 Liberty; A \$25,000-29,000; Will or Letter of Adm filed Dec8'11.

**71ST st, 306 E.** (1445-47) ss, 125 e 2 av, 25x100.5, pt int; Jno Rose Est, Rose Rose, Admx, 303 E 69; atty, —; A\$9,000-23,000; Will or Letter of Adm filed Oct23'11.

**73D st, 207 E.** (1428-5) ns, 107.6 e 3 av, 27.6x102.2, 4-sty bk bldg; Garret Nagle Est, Jno T Nagle admr, 163 W 126; attys, Thompson, Koss & Warren, 256 Bway; A \$12,500-19,000; Will or Letter of Adm filed Dec8'11.

**76TH st, 30 E.** (1390-56) or 962 Mad av, 20x102.2, 4-sty bk bldg; Jno W Fraley Est, Equitable Trust Co, EXR, 15 Nassau; attys, Hamilton, Gregory & Freeman, 100 Bway; A\$85,000-100,000; Will or Letter of Adm filed Dec8'11.

**118TH st, 342 E.** (1689-33) ss, 150 w 1 av, 25x100.11, 3-sty bk bldg, 1-3 int; Mary Hallahan Est, Anna Bartels EXTRX, 342 E 118; attys, Foley & Martin, 64 Wall; A\$8,000-11,000; Will or Letter of Adm filed Dec6'11.

**137TH st, 290 W.** (1942-58½) ss, 135 e 8 av, 15.6x99.11, 4-sty bk bldg; Daniel D Lawson Est, Adelaide Lawson EXTRX 508 W 142; atty, Jno M Ruck, 116 Nassau; A\$6,800-13,000; Will or Letter of Adm filed Nov15'11.

**145TH st, 506 W.** (2076-39) ss, 122 w Ams av, 20x99.11, 5-sty bk bldg; Danl D Lawson Est, Adelaide Lawson EXTRX 508 W 142; atty, Jno M Ruck, 116 Nassau; A \$17,000-31,000; Will or Letter of Adm filed Nov15'11.

**145TH st, 508 W.** (2076-40) ss, 151 w Ams av, 29x99.11, 5-sty bk bldg; Danl D Lawson Est, Adelaide Lawson EXTRX, 508 W 142; atty, Jno M Ruck, 116 Nassau; A \$17,000-31,000; Will or Letter of Adm filed Nov15'11.

**Madison av, 962**, see 76 st, 30 E.

**3D av, 581.** (919-2) es, 18.7 n 38th, 18.7x 75, 5-sty bk bldg; Hanchen Rothchild Est, Moses Sulzborger, EXR, 558 W 165; atty, David J Fox, 32 Liberty; A \$13,000-18,000; Will or Letter of Adm filed Dec6'11.

**4TH av, 462 (or 51 E 31st)** (861-36) nwc, 21.7x78.11, 4-sty bk bldg; Jno M Lohse Est, Fredk H Ehlen, EXR, 327 W 51; attys, Holm, Whitlock & Scarff, 35 Nassau; A \$74,000-79,500; Will or Letter of Adm filed Nov23'11.

**8TH av, 634.** (1012-62) es, 24.9 s 41st, 24.8x100, 5-sty bk bldg; Anton W Gerstner Est, Christina Gerstner, EXTRX, 17 Hamilton av, Weehawken, NJ; attys, Deyo & Bauerdorf, 111 Bway; A \$41,000-50,000; Will or Letter of Adm filed Nov24'11.







