

LOCAL GOVERNMENT IN RICHMOND.

President Cromwell, Years Ago, Developed an Administrative Organization Which Has Recently Served as a Model for Other Boroughs.

IT would take a deeper philosophy than ours to explain the remarkable difference in the political traditions of the two boroughs of the city that resemble each other most industrially and socially. The borough history of Queens under the Greater New York charter is a record of graft and mismanagement; that of Richmond exhibits local government at its best. The administrative organization developed in Richmond has served largely as a model for the reorganization of the borough governments in Manhattan and the Bronx, put through in the last couple of years.

Whatever other moral the history of Richmond may point, it leaves no doubt that good government is dependent more upon men than upon charters. Unfortunately, this conclusion leaves untouched the question why some communities show a willingness to elect the right sort of men, while others do not. The voters of Richmond have kept their present Borough President, George Cromwell, in office since the consolidation of the greater city, evidently appreciating the importance of retaining an official of proved ability at the head of the local government.

Revised Charter Brought Home Rule.

George Cromwell has been the sole occupant of the borough presidency of Richmond since the consolidation of the greater city. The first four years were years of centralized government, with practically no home rule. The borough presidents were little more than figure-heads, so far as their local work was concerned, though they occupied positions of importance in the Board of Public Improvements.

The revised charter which went into effect January 1, 1902, abolished the Board of Public Improvements and placed upon the borough presidents a large measure of responsibility, though even at present the departments conducted by the Mayor of the city control well over 90 per cent. of its expenditures, while the borough presidents altogether handle much less than 10 per cent.

The Borough of Richmond had very scant consideration in the first four years, but, with the establishment of home rule, President Cromwell surrounded himself with a group of men who through a period of nearly ten years have worked harmoniously together for the betterment of municipal work. Recognizing at the start that many of his problems involved engineering work, he selected engineers for the more important positions.

The lines of development, therefore, were planned largely to the working out of a harmonious scheme of organization and action, theory being kept subordinate to practice, but practice benefited by theory.

The president of the borough, being subject to constant call for conferences with various city officials and for attendance at various board meetings, found it would be impossible to attend to all of the borough administrative details in the conduct of public work; consequently, his Consulting Engineer, acting also as Commissioner of Public Works, was also authorized to perform many of the functions of the borough president, thus enabling that official, who could most of the time remain in his office, to pass upon matters and give final decision, to save the delays that would otherwise inevitably follow. All bureaus, except the Bureau of Buildings, come, therefore, under the Commissioner, their various superintendents consulting with him daily as to matters of policy or important details of the work in their respective charge. These working bureaus are those of Highways, Sewers, Street Cleaning and Public Buildings and Offices.

Breaking away from the old-time custom of having engineers assigned to each bureau, there to be kept either very actively employed or perchance at times

being idle, the plan in Richmond was early introduced to maintain a separate engineer corps, divided into two main bureaus.

(1) Carrying on the topographic survey, which forms the basis for all street planning and public works design.

(2) The designing and executing of public works, sewers, roads, bridges, culverts, walls and buildings.

This scheme kept a trained corps intact, yet possessing a flexibility for service impossible under the old and generally adopted method. The result has been, therefore, that the Bureau of Construction Engineering has designed and built sewers, has developed roads, has re-laid pavements, etc., then, when completed, these various structures were turned over to the working bureaus for maintenance and repairs.

Improved Accounting System.

In a similar way, along the line of accounting, the old-time method was the employment of clerks in each bureau so as to accentuate their separateness. Under the method adopted in Richmond, a central Bureau of Accounts has been established, which gathers from all of the different construction and working bureaus their daily official records and then prepares in concise and intelligent form the necessary reports and keeps the administrative books. Each bureau, of course, employs certain clerks to gather and tabulate the daily reports from inspectors and foremen, covering work done, and store accounts; but payments and payrolls and the larger amount of clerical service is handled most efficiently in the central bureau.

As the Commissioner of Public Works confers only with the superintendents or chiefs of bureaus, the superintendents in turn advise with their chief assistants, usually called inspectors. The inspectors in turn are in charge of a number of competent assistants, usually called foremen, who have assigned to them the requisite number of laborers for their specific class of work. Foremen are practically always on the work. The inspectors cover their districts regularly; the superintendents have to spend more or less time in the office, but as soon as they are free they go out to inspect their respective operations all over the borough.

The Commissioner, so far as possible, makes frequent trips throughout the borough, so as to keep in reasonably close touch with the work of all the bureaus and be able to advise effectively in the daily conferences, as also to be posted so as to report and confer with the president of the borough as often as necessary on matters of importance. Practically military discipline is maintained so far as the character of work permits.

Cost Records Devised.

Very early in the work of the administration the importance of keeping accurate records showing the unit cost of work done was recognized, and the records of the Borough of Richmond have on a number of occasions been taken as a criterion for appropriations for similar work throughout the whole city. Such knowledge is not alone valuable to the taxpayer but is of great interest to the workers themselves, who can be readily trained to take pride in securing better results and lower expenditures when reliably advised as to what their former work has cost.

The County of Richmond was the first to avail itself of the County Road law for constructing macadam roads connecting various localities. In fact, the County Road law was developed and became law upon Richmond's initiative. The splendid system of highways constructed prior to and shortly following consolidation, though not well maintained for the following four years, have been restored to not only their former excellent condition but are to-day maintained at a

higher standard, the class of pavement being changed as rapidly as funds are provided to suit the changing conditions of traffic.

One of the needs of the borough has been a proper sewerage system. This work required a great deal of preparation. Information was consistently and scientifically gathered by the Bureau of Engineering, and sewers have been designed to provide adequately not only for the present but for prospective future needs. To a large extent these sewers have been constructed, but this phase of public work will have to continue for many years to come as new districts are created and old ones are extended.

It was early recognized by the borough president and his staff that the point of Staten Island nearest the Borough of Manhattan (the old City of New York), spectacular in topographical features, would in all probability always be the point first seen by visitors to the borough. Consequently, here was the place to develop such a civic center as should be suitable, conservative, spacious, and artistically beautiful. At this point, therefore, has been erected the commodious Borough Hall and a reference Public Library, and an adequate Court House is now being planned. There is also being considered a suitable structure to house the growing collections of the Association of Arts and Sciences, that some day may grow into a museum of art and natural history.

A Federal building is also thought of for the St. George district, which now includes a large private academy and the Curtis High School, a beautiful building on a commanding site.

A Civic Center at St. George.

The municipal ferry has an attractive terminal from which the civic center is reached by a superb piece of engineering work—the great stone viaduct. The street in front of the Borough Hall has been widened to 100 feet, and is edged by a handsome retaining wall, unique in design and construction.

It is in the mind of the local administration to branch out from this great thoroughfare (which has a length of three-quarters of a mile) into the boulevard system that shall ultimately traverse the whole borough and connect all its public parks—small and great.

The street system is being planned, not according to geometrical lines but for best adaptation to topographical conditions and to serve conveniently the different communities already in existence the others to be provided for. The large network of main thoroughfares is naturally given special study and prominence, the subdivisions being of less importance.

One special phase of work has been carried out in Richmond along pioneer lines which has been so conspicuously successful as to attract attention and investigation by specialists and officials from all over the United States and in fact foreign countries as well. We refer to the disposal of household garbage and other refuse. Most communities have scarcely begun to realize that the disposal of wastes had scientific features as well as purely practical ones. The hit or miss system was that largely in vogue throughout the country—more or less unintelligent collection and not always sanitary disposal. After careful study and experimenting, it was decided that for Richmond's topographic needs and distribution of population the best method to adopt was the establishment of high temperature destructors in each larger locality, so as to minimize the cost of haulage. A most successful plant has been in operation for several years without the creation of any local nuisance, and a much larger plant is now in process of erection. The mixed collections possess so much fuel value that they burn without requiring additional fuel, and in the process develop more steam

power than is needed for mechanical operation of the works. The utilization of steam power so generated is an interesting problem, as is also the utilization of the slag, the remaining byproduct. It is expected that in time these byproducts will practically cover the cost of operation, which will be a very satisfactory solution of a difficult problem.

The atrocious method of making street repairs, in vogue in New York City, as a whole, was early corrected in Richmond, through the working out of an ordinance whose passage the borough president secured. This ordinance required all applicants for permits to open a street pavement, for any purpose, to deposit a fee which should cover the service of an inspector in whose presence the trench should be backfilled and also a further fee to cover the cost of permanently and perfectly restoring the pavement itself, the latter work to be done by the skilled forces in the employ of the borough president or by contractors having maintenance contracts. In a short time after the inauguration of that policy poorly made repairs over street openings ceased to be in evidence, and until the more recent work of the Department of Water Supply, conditions have been most satisfactory. That department has, however, declined to abide by the terms of the ordinance, being upheld by the Corporation Counsel upon a technicality. The result is that, while the borough president is charged by the

charter with full responsibility for the condition of the street pavement, pavements are being replaced by the Water Department's contractors under the supervision of that department, and not always to the satisfaction at the time of the borough president, though ultimately his certificate is necessary.

The large area of Richmond and the inadequate distribution by traction lines makes transportation for city officials and even working forces a difficult problem. The use of automobiles has, therefore, become quite general and under such conditions as there obtain is effective and economical, for it saves many horses and inspectors and even assistant superintendents who would otherwise be needed. A daily record is kept of every automobile as to its use and operating and maintenance costs.

The borough needs for developing its large interior tracts subway connection with other parts of the city on a broad-gauged system of distribution. It will have, when the work is completed, all of the advantages of the Catskill water supply, so that there will be an abundance of that commodity, pure and wholesome in character. An excellent municipal ferry service is now maintained, and with the prospective electrification of the steam railroads a greater flexibility of local operation can be secured, as well as through travel to the other boroughs and to New Jersey.

There are great possibilities of waterfront development. Water, more than adequate in depth for the greatest steamers, is found for several miles of the borough's frontage, and ample accommodation for length can be secured by piers to be so constructed as to interfere in no degree with general navigation.

The probable results along this line of development are almost astounding, considering the ease with which connection with all the western railroads can be made. Through freight could be delivered directly without lighterage into the holds and upon the decks of the greatest trans-Atlantic liners that can be constructed.

Some boroughs of the city have been able in recent months or years to show great economies over preceding months and years. Such spectacular changes have not been possible in Richmond, for economical handling of public work was inaugurated from the start and, it may be said, with such success that so far as conditions would permit others of the city boroughs have gradually remodeled their administrative methods along the lines developed in Richmond, thus paying a handsome and well deserved compliment to President Cromwell and his associates.

The work already carried out and that contemplated involves the expenditure of large sums of money; but Richmond will yet be found to be a good paying asset for the great city, as it has already proved itself to be a worthy part.

STATEN ISLAND'S THREE GREAT ATTRACTIONS.

It Is a Beautiful and Convenient Place—It Is Going to Be a Great Shipping and Terminal Center, and World-Wide Manufacturers Are Going to Multiply.

By CORNELIUS J. KOLFF.

THE immense growth of the foreign commerce of the United States and the constantly increasing export of the industrial products of our country have stimulated the establishment of industrial enterprises on the harbor of New York. This is due partly to the saving in freight and in the transshipment of goods, and partly to the advantages which the labor market in the great metropolitan district offers. Besides the railroad terminals of the great Eastern trunk lines, the coastwise shipping and the Erie Canal offer facilities for the receipt and shipment of goods which few other commercial centers of the country can equal.

The demand thus created for manufacturing sites on the harbor of New York has resulted in a tremendous increase in the value of waterfrontage within what is termed "the free lighterage limits" of the port of New York.

The City of New York, by which is meant the municipality, has for many years adopted the policy of acquiring the waterfronts along the East and North Rivers, until to-day there are comparatively few waterfronts in private hands, except those owned by the railroads. The same policy is being pursued by the city as regards the Brooklyn waterfronts. The recent purchase by the city of the extensive waterfronts near 39th street, Brooklyn, and at other points is in line with this policy.

The New Jersey waterfronts facing the harbor from Greenville to Fort Lee are almost exclusively owned by the great railroad trunk lines. To a limited extent the policy of public ownership is being pursued by the city in the Borough of Richmond, where a beginning has been made by acquiring the waterfronts at the foot of the streets leading to the water; and now Calvin Tompkins, the Commissioner of Docks, is advocating a plan for the acquisition by the city of the valuable waterfronts facing the Narrows. The peculiar advantage which these waterfronts offer is to be found in the fact that in the "Stapleton Cove," extending from the point of land at Fort Wadsworth to the point of land at St. George, piers can be built with a length of 1,700 feet. Owing to the constantly increasing length of steamers and ocean going craft, long piers on the deep waters of the Bay have become a necessity in the development of the port.

Has Room for Long Piers.

This fact was demonstrated when, a few months ago, it became an impossibility to find suitable docking facilities for the "Olympic" until the War Department granted a "temporary permit" for an extension of the White Star piers of 100 feet. The Baltimore & Ohio railroad interests control a large share of

the valuable waterfronts between Tompkinsville and Stapleton, but some of the best properties at Stapleton and Clifton are still in private hands and available for industrial development.

Values are hard to determine, but might be said to vary from \$300 to \$600 per front foot on pier lines.

The Kill Von Kull, extending along the North Shore of the borough from St. George to Holland Hook, opposite Elizabeth Port, has become a beehive of activity, devoted largely to the growing shipbuilding interests of the port. Indeed, the Kill Von Kull is the "American Clyde." With a depth of water of from 30 to 50 feet at mean low water, free from ice in winter and protected by virtue of its location against the east winds, it is an ideal site for industries requiring water shipping facilities.

The Staten Island Rapid Transit Railroad, a belt line connecting the waterfronts of the North Shore via the Great Arthur Kill Bridge with the trunk lines leading South and West, gives shippers the advantage of shipping to all parts of the country at New York City freight rates.

Waterfront Values on the American Clyde.

The value of waterfront properties along the Kill Von Kull varies from \$100 to \$400 per front foot on the pierhead line, according to location, the length of piers and the state of development.

The waterfronts along the West Shore of the island, fronting on the Arthur Kill or Staten Island Sound, extending from Holland Hook to Tottenville, are peculiarly interesting to manufacturers. Until a few years ago, owing to a reef at the Corner Stake Light opposite Elizabeth, the Sound was limited to a navigable depth of 12 feet, but as the result of considerable agitation on the part of the commercial bodies in the Amboys, Elizabeth, Bayonne and Newark, headed by the Staten Island Chamber of Commerce, the United States Government deepened the channel between Staten Island and New Jersey to a uniform depth of 21 feet at mean low water, an improvement which greatly stimulated the industrial development along Staten Island Sound, particularly on the New Jersey shore, where industries enjoyed the additional advantage of excellent railroad facilities. As a result, values on the New Jersey side rose from \$2,000 to \$6,000 and \$7,000 per acre, whereas on the Staten Island shore, where there is no railroad, values have remained stationary at from \$1,000 to \$1,500 per acre.

There is now a strong agitation on Staten Island in favor of the construction of a railroad along the Sound on the Staten Island shore, where large waterfronts offering every natural and com-

mercial advantage are awaiting development. A movement is also on foot, promoted and advocated by the Staten Island Sound Waterways Committee, to deepen the channel to 35 feet at mean low water.

The close proximity of the large coal depots of the Pennsylvania railroad at South Amboy, and of the Central Railroad, the Lehigh Valley railroad and the Reading, offer particular advantages to the manufacturing interests along the Sound.

The South Shore of the island between Fort Wadsworth and Tottenville, facing the Lower Bay, has the benefit of an excellent sandy beach and is being developed for beach resorts, but is scarcely available for commercial development, owing to the lack of deep water and owing to its exposure to Eastern storms, except at Princess Bay, where a channel leading from the deep waters of the Bay to those of the Staten Island Sound at Perth and South Amboy, runs close to Seguines Point, where the S. S. White Dental Works at Princess Bay are located.

The completion of the grand approach to the ferry landing and the creation of the large and imposing plaza in front of the Borough Building at St. George, mark the beginning of a new era on Staten Island.

Only a thousand feet distant, facing the Richmond Terrace on Shore Drive, stand the ruins of the Pavilion Hotel at New Brighton, a hostelry which, built by the famous promoter Thomas Davis in 1837, was in its day the center of the social life of New York during the summer before Saratoga, Newport and the Berkshires became fashionable. The older generations with their grand carriage procession along the North Shore to and from the New Brighton Boat and their grand balls at the Pavilion have made way for a new, vigorous and fast increasing population engaged either in professional or business pursuits in lower Manhattan or in the growing manufacturing interests of the borough.

Rapid Growth of Population.

From a population of 20,000, made up of wealthy summer residents, farmers and oyster planters, the island has grown to a community of 100,000, of whom 10,000 are engaged in the manufacturing industries along the north, east and west shores, while some 15,000 travel to Manhattan daily. The farms on the north and the south shores have been changed into rapidly growing suburban settlements with attractive modern villas lighted by electricity and connected by numerous trolley roads with each other and with the municipal ferry at St. George and Stapleton.

These changes have come gradually in the course of years, but are, nevertheless, striking. The development of the water-

front for industrial purposes has been an important factor, and the introduction of trolleys and steam cars has done the rest in making all parts of the island accessible for residential purposes.

Tree-Lined Driveways.

Modern Staten Island has more than 200 miles of fine macadamized roads and hundreds of miles of sewers, flagged sidewalks and a new municipal water supply, which has aided immensely in the progress of the island. The building statistics show a notable increase.

The industrial development of the island, which until a few years ago had been limited exclusively to the waterfronts of the north and west shores, appears to have found a new field along the line of the Staten Island Rapid Transit Railroad, a belt line along the north and east shores and along the south shore to Tottenville offering shipping facilities at New York

who built a large apartment house on the site of the old Castleton Hotel, destroyed by fire a few years ago, has found his investment so encouraging that he is now building four new apartment houses overlooking the bay, and it is said that every apartment is already rented in advance of completion. Numerous inquiries for apartment house sites by New York builders would appear to indicate that there is a marked improvement in this direction. Grymes Hill, Emerson Hill and Dongan Hills, the more select residential districts overlooking the bay, are rapidly growing through the erection of a more expensive class of private dwellings.

In Port Richmond, W. J. Burlee is erecting a new theatre and there is a rumor to the effect that a New York theatrical manager is having plans for a second theatre. On the south shore at New Dorp, Giffords and, in fact all along the Staten Island railroad, cottages,

Industrial Progress.

An ample supply of excellent water derived from springs offered the first inducement for the industrial development of Staten Island.

From the earliest history of New Amsterdam the "watering place" at or near what is now Tompkinsville furnished the supply of fresh drinking water for vessels leaving the port. In 1640 Governor Kieft established a distillery at what was later known as the "Hessians Springs," in New Brighton. In 1819 the Barrett family, coming from Maine, established the Old Staten Island Dyeing Establishment and in the fifties German brewers took advantage of the fine spring water to establish breweries on the island. For the same reason Louis DeJonge built a paper factory on the turnpike in Tompkinsville.

It is stated that Mr. DeJonge, who had his choice of buying at the same price ten acres at the foot of East 34th street, New York, or the site of the present factory at Tompkinsville, preferred the latter location, partly on account of the excellent water supply and partly on account of its easy accessibility from lower New York by ferry to Tompkinsville, the distance from lower Manhattan to East 34th street being too great and the roads



BARD AVENUE, WEST BRIGHTON.

Bridge and over the main trunk lines to all points South and West.

The G. Siegele Co. a few years ago erected their large "color works" on the Rapid Transit at Rosebank, and now



WATER STREET, STAPLETON.

"bottomless" during the winter and spring.

The modern industrial development made its start with the construction of the Staten Island Rapid Transit Railroad and the building of the Arthur Kill Bridge



RICHMOND TERRACE, NEW BRIGHTON.

City freight rates via the Arthur Kill Charles D. Durkee & Co. have selected a site at Grasmere, along the Staten Island Railroad, for the erection of a factory for manufacturing marine hardware. Numerous smaller industries are springing up in different parts of the business sections of the island, adding to the constantly growing weekly payrolls.

The Baltimore & Ohio railroad interests, owners of some of the largest unimproved waterfronts on Staten Island, are contemplating the erection of docks and piers at Tompkinsville and Stapleton. At the same time the American Dock Terminal at Tompkinsville is making extensive improvements in the way of new warehouses and the construction of piers to meet the increasing demands of business.

The Residential Sections.

The residential sections are making progress in all parts of the island. Indeed, the local building societies, which are all well managed, growing institutions, are "over-loaned" and are themselves borrowing money to meet constant demands for the erection of homes, mostly two-family houses, costing from \$3,000 to \$4,000 each.

At St. George, the "apartment house era" has been ushered in. B. T. Kearns,

mostly of the bungalow type, are being erected.

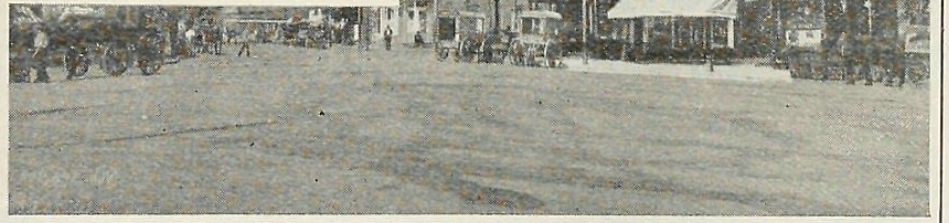
At Oakwood, a syndicate of Paterson men is developing the old Seaman farm, near the station, by the erection of a number of cottages.

Wood, Harmon & Co.'s Little Farms at Annadale and Princess Bay are making excellent progress, and Tottenville, at the extreme end of the island, is coming into prominence as a new residential center.

In fact, the whole island, due partly to the improved ferry and transportation facilities and partly to its industrial growth, is showing an improvement in every direction, and as soon as the plans for a tunnel to Staten Island have taken definite shape, a still greater and pronounced growth may be confidently expected.

by Erastus Wiman, and the consequent rail connection with the mainland and the railroad trunk lines leading to the South and West at New York City freight rates. With the establishment of this trunk line connection, the railroads terminating on New York Harbor extended the "free lighterage limits" of the port to Staten Island, offering the advantage to manufacturers of receiving and shipping goods in carload lots via any railroad at New York City rates.

From this time on the industrial development along the waterfronts facing the Narrows, the Kill Von Kull and Staten Island Sound has continued, until there are to-day some 15,000 people engaged in the manufacturing industries on Staten Island. The employment of large number of men in the factories along the



PUBLIC SQUARE, TOMPKINSVILLE.

waterfront of course supplies a large amount of female labor and, taking advantage of this, numerous industries employing female labor have been started, such as for instance as handkerchief factories, shirt waist and underwear factories, the fireworks factories and other industries.

Easy Accessibility.

An important element in the industrial development has been the deepening of the Kill Von Kull to 21 feet. The advantages to manufacturers on Staten Island, aside from water and rail shipping facilities and an ample supply of labor, are to be found in its easy accessibility from Manhattan—by means of the municipal ferries to St. George and

mill, Mariners' Harbor; Tottenville Copper Co., Tottenville; Proctor & Gamble, soap manufacturing, Port Ivory, Staten Island; A. C. Brown & Sons, dry dock and shipbuilding, Tottenville; Louis Ettlinger & Sons, jewelry box manufacturing, Graniteville.

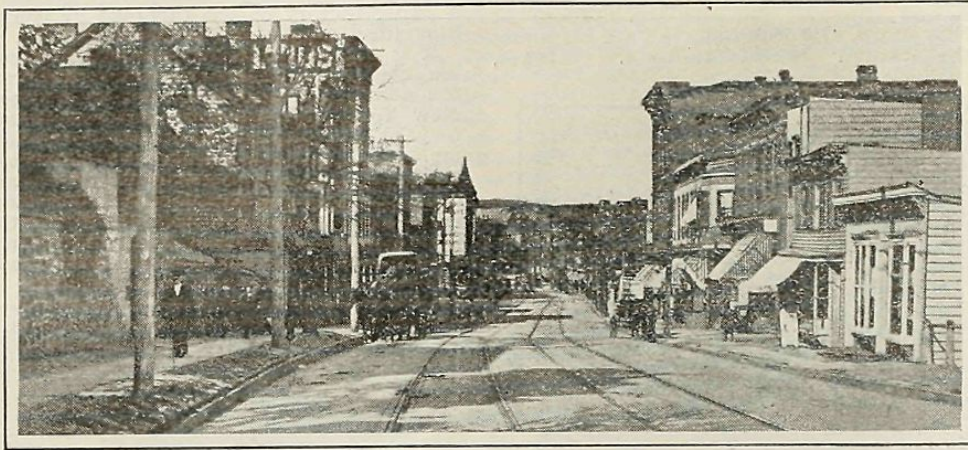
Kreischer Brick Manufacturing Co., Kreischerville; S. S. White Dental Works, Princess Bay; Jas. F. White's handkerchief factory, Greenleaf avenue, West New Brighton; Louis DeJonge & Co., paper factory, Tompkinsville; Bachmann-Bechtel Brewing Co., Clifton; American Linoleum Mfg. Co., Linoleumville; Rubsam & Horrmann Brewing Company, Stapleton; Richmond Brick Company, Green Ridge; Monroe Eckstein Brewing

sary in the first instant, but the principles are just the same.

The case then for Richmond Borough is that it is a healthful place; that it is a progressive, law-abiding community; that its educational facilities are of the best; that in religious matters and philanthropy it occupies an advanced position; that it is a beautiful borough with many parks, unexcelled and unobstructed view of the lower bay and the Atlantic ocean and places of public amusement; that it is a very prosperous town and, finally, that real estate is selling better than in any other borough of its size of the City of New York and in the vicinity.

HAROLD E. WITTEMAN.

Stapleton.



BAY STREET, LOOKING NORTH—STAPLETON.

Stapleton and the contemplated municipal ferry to Port Richmond. Numerous steamboat lines and a regular lighter service between all the factories on the Staten Island Sound, the Kill Von Kull and the piers in Manhattan at exceedingly low rates of freight, greatly facilitate the transportation of goods between New York City proper and the manufacturing industries on Staten Island. The cheapness of land and of manufacturing sites on Staten Island recommends the borough to manufacturers in need of large or small sites. The manufacturing sites are properly divided into those having water and rail shipping facilities, those having water facilities only, those having rail shipping facilities only and those which have neither.

An excellent system of paved roads for teams and trucks connecting with the ferries is another important feature to manufacturers requiring the daily transportation of goods between Manhattan and Staten Island.

As a home for those employed in the industrial enterprises, the Borough of Richmond offers the advantage of an old-established, fast-growing community with good schools, churches of all denominations and an exceedingly attractive social life, and above all, the advantage of cheap home sites.

Principal Industries in the Borough.

Among the manufacturing enterprises on Staten Island are:

J. B. King & Co., plaster mills, New Brighton; Ichbod T. Williams & Sons, hardwood lumber and factory, Tompkinsville; P. Sanford Ross, pier and dock builder, Clifton; Rapid Transit Railroad Repair Shops, Clifton; Merritt-Chapman Wrecking Company Plant, Stapleton; Lincoln Manufacturing Co., Stapleton; American Dock & Terminals, Tompkinsville; Coal Docks, St. George; Waters-Colver Co., shipbuilding, machine shops, West New Brighton; Frank McWilliams, shipbuilder and repair shops, West New Brighton; Barrett-Nephews & Co., Old Staten Island Dyeing Establishment, West New Brighton.

C. W. Hunt Co., coal handling machinery, West New Brighton; D. J. Tysen, tomato cannery, New Dorp; G. Siegle Co., color works, Rosebank; Consolidated Fireworks Co., Graniteville; McAllister Bros., shipbuilding and repair shops, West New Brighton; Empire State Silk Label Co., West New Brighton; Staten Island Shipbuilding Co., Port Richmond; Coston Signal Co., Graniteville; National Lead Co., Port Richmond; Chas. J. Mann's Razor Strop Manufacturing Co., Dongan Hills; W. S. Van Clief, sash and door factory, West New Brighton; American Linseed Oil Co., Port Richmond; Standard Varnish Works, Port Richmond.

Atlantic Terra Cotta Co., Tottenville; Shooters Island Shipbuilding Co., Mariners' Harbor; Staten Island Shipbuilding Co., Mariners' Harbor; Brewer Dry Dock Co., Mariners' Harbor; Milliken Bros., structural iron works and rolling

Company, West New Brighton; Mattison Antimony Smelting Company, Chelsea; Oakland Chemical Works, Rossville; International Ultramarine Works, Rossville; Muralo Co., paint manufacturers, New Brighton; Perry Austen Manufacturing Co., Grasmere; Rudolph Burger, paper specialties, Graniteville.

INVESTORS' QUESTIONS.

Howard Witteman Answers the Most Essential Ones for Staten Island.

To prove that Richmond Borough is a good place in which to make an investment such definite facts must be established. There is nothing mysterious about these facts, though it is quite possible that investors do not always consider them all or weigh their value correctly.

It is the purpose of this article to prove the facts bearing upon the investment in Staten Island in such a way that the facts may be weighed and their aggregate value established.

In the first place, substantially the same principles should govern the person in buying property in a distant city as in buying a house or lot in his own village or city.

Health is well regarded as the first essential to human happiness. No person would invest in property in an unhealthy district. He would not wish to make his home in such a place, and he could not expect to sell a property to advantage to anyone else. On the contrary, he would select the most healthful situation.

Next to health he would probably consider the neighbors. He would not select a community known to be lawless or illiterate, but would seek an intelligent, progressive neighborhood.

He would see whether the location was convenient to school and churches and inquire into the character of these institutions. He would look the ground surroundings over with an eye to their attractiveness and the means of amusement and recreation in the vicinity.

Next would come investigation of the convenience to business, the means of transport, the costs of supplies. In finding these things favorable, he might next consider whether there was a reasonable prospect of the convenience and development of its constructions, of future prosperity in the community, all leading to the question, "Is the property likely to increase in value in the future and thus prove a good investment?"

If he satisfies himself on all these points, the prospective buyer questions, "Can I do better anywhere else?" If he answers this query in the negative, he has found the ideal investment.

Now, it is exactly these same questions which must be answered in the establishing a case for investment at a distance. The answers may be longer and the explanations more detailed than is neces-

THE NORTH SHORE.

Many Opportunities for Homeseekers— Interesting Centers With Many Advantages.

The North Shore of Staten Island has in the past, and I presume will in the future, be the Mecca for the homeseeker, regardless of the class of home or locality he may desire. Since the halcyon days of the Staten Island Athletic Club and its athletic festivals on land and water, and the brilliant cotillions held in the Pavilion and Castleton hotels, the character of many North Shore sections has changed. New sections have been developed and old ones abandoned by the residents, to make way for business and industrial movements. The great waterfront has to a large extent been taken over for business and manufacturing purposes, while the residential district has been slowly but surely moving toward the interior.

Here on the North Shore one may find most expensive homes in some sections, while others offer splendid inducements at remarkably low prices. The North Shore development has been very rapid during the past ten years, the capital for which has been furnished by local companies and individuals. Special attention may properly be directed to the Oakland development at Livingston. Here many tastefully and well constructed homes have been erected on restricted land and sold on easy terms. The prices range from \$6,500 to \$8,500, depending of course on the cost of the building and the amount of land taken. Foundations for many additional homes are under way now, and the completed houses will be ready for occupancy in the early spring.

Then we have the well-known Westerleigh section, which is the largest and considered by many the best and most attractive residential district on Staten Island. Prices here have steadily advanced for the past ten years. More attractive homes have been built here than in any other single section of the borough. The Westerleigh Improvement Association, comprising the resident population, is largely responsible for present conditions in this section. The association is alert, energetic and always alive to the interests of the community. It takes especial pride in the physical condition of the section, encourages social and club life, has its representatives in attendance at borough board meetings and is forever looking after the welfare of Westerleigh.

The Third Ward, wherein Port Richmond is located, has a population of over 12,000 and is the principal business section of the North shore. It has two national banks, many public schools and churches of all denominations. It also has ferries to Bayonne City and Elizabeth, several surface trolley lines, and the S. I. Rapid Transit Railroad. Many industrial plants are located here, employing thousands of hands. Among them may be mentioned Milliken Bros.' steel plant, the Standard Varnish Works, Hecker, Jones, Jewell Milling Co., S. I. Shipbuilding Co., Brewer Dry Dock Co., the National Lead Co., McAllister Bros., Dean Linseed Oil Mill, Consolidated Fireworks Co., Nordlinger-Charlton Fireworks Co., Carlson & Russ, and others.

A large theatre is about to be built, and many large and well conducted business houses add to the value of the ward. Business property is very expensive here; but one can purchase a home at from \$2,500 to almost any amount, depending upon the character of the section.

The local building and loan associations are responsible for the erection of thousands of homes here. One can own his home with a very small cash payment on terms that equal rent and payable in the same manner by the month.

Cost of Desirable Homes.

A very desirable home of six or seven rooms, with all modern improvements, can be purchased here in a good locality at \$3,000 and upward, and with a cash payment of about \$500.

The cost of living is lower here than in most suburban districts. Competition is very keen in all business lines, and the homeseeker will be surprised to find how cheaply he can live here as compared with other sections.

This ward boasts of the best roads in the State. The entire territory covered is free from hills, and its streets, of vitrified brick, macadam, asphalt and wood block pavement, are unexcelled at all seasons.

Trolleys running through the ward connect with ferries to the Borough of Manhattan, Bergen Point and Elizabeth, and contemplated extensions will make other connections possible with Carteret and Perth Amboy, N. J.

Splendid opportunities are offered manufacturing interests on the North Shore of Staten Island. The ward offers better facilities for manufacturing purposes at lower prices than any other section of Greater New York. Waterfront property here is cheaper than elsewhere, and the general conditions for manufacturing and shipping purposes are as good as can be found. The Baltimore & Ohio Railroad Company is anxious to enlarge and increase its freight business and is the title holder of many very desirable manufacturing sites along its lines and on the waterfront, and stands ready to place its fund of information and its entire organization at the disposal of those seeking knowledge of the industrial possibilities here. ANNING S. PRALL.

AN UNAPPRECIATED GEM.**Mr. Drake Predicts a Wild Scramble for Real Estate Within Three Years.**

Richmond Borough is a paradox to many, a phenomenon to others and in truth and fact in the broadest real estate sense an unknown, unappreciated gem, overlooked by the elect and as a natural consequence disregarded by the masses.

But the crisis has been reached; let the lover of nature, the modest homeseeker, the world-wide manufacturer, the practical developer and the speculator successfully dispute any of the following truths.

Richmond Borough contains more scenic beauty, romantic spots, beautiful outlooks, high tablelands, great elevations, deep water manufacturing and commercial sites with and without trunk line railroad connection, perfect bathing beaches, large tracts of fertile rolling ground and lower priced land of superior quality than in any other two boroughs of the city combined.

Its highways and public improvements prior to being made a part of the city were superior to any equal area of the State; these have been amazingly bettered, extended and added to steadily; and to-day no other borough can show an equal area, equally as good, nor can any equal area in the United States match it.

The travel to and from Manhattan via the Municipal Ferry, the finest ferry in equipment, service, comfort and safety the world has ever known, is satisfactory to its patrons in all of these particulars, and nowhere else, or by any other method, can anyone get the equal for a nickel. Intercommunication with New Jersey via the Bayonne, Perth Amboy and Elizabeth Ferries is well provided for and splendidly maintained in two of them.

Tunnels are planned, promised and pledged, but the real tunnel, the one that will bring the borough in the modern sense up to date, is only spoken of occasionally by the unsophisticated (?). This tunnel direct from the Battery to St. George, two single, parallel tubes, will be built in the very near future, not by favor, political or otherwise, but on plain utilitarian principles, a six-minute trip between the boroughs.

Richmond Borough fully utilized means to New York City a healthier, happier population, more self-supporting, reduction in the pro rata living expenses, the breaking up of congested districts, the passing of tenement houses, a better regard and greater interest in self government, a lessening of taxation and a purer political life.

The actual, practical use of the interior of Richmond Borough for homes for the poorer and middle classes, the absorbing of all of its wonderful waterfronts for

manufacturing and commerce, will be regulated by the natural laws of supply and demand, based on common sense and a sudden realization of meritorious conditions that have always existed. In a quiet, mild form this has already begun.

Let the reader put this down and hold it against me for verification, for, less than three years hence, based on my intimate knowledge of New York City and especially Richmond Borough for over thirty years, the greatest boom in real estate, the largest fortunes ever made in real estate, and the wildest scramble in real estate speculation the world has ever known will occur in Richmond Borough.

COME AND GET THE MONEY.**Chances in Richmond Not Found in Any Other Borough—Cost of Houses and Building Lots**

Nowhere within the limits of Greater New York are chances of making money any better than are offered in the Borough of Richmond at the present time.

Staten Island, with the natural advantages that she possesses, can offer to either the homeseeker or to the investor chances that are not to be found in any of the other boroughs.

Statistics show conclusively that it is by far the healthiest of the five boroughs, and, from the standpoint of dollars and cents, which should cause people to sit up and take notice, she is again in the front.

It is a well-known fact that the highest point on the entire Atlantic coast from Maine to Key West, Florida, lies on Staten Island. The system of roads and highways are the best for driving or automobiles that are in the whole of the Empire State.

Churches of every denomination are scattered through the whole island and easily reached. Lodges of every description are represented here, and the schools, 48 in number, are the best, the high school at St. George ranking with the best in the entire State.

The best residential parts of the island, even those inland, from which a man can travel to his office anywhere in Manhattan up to 42d st inside of an hour and without being forced to breathe the poisoned atmosphere of the subway, should be an incentive for the ordinary business man to give more than serious consideration.

Homes in good residential sections can be bought at figures ranging from \$1,500 to \$15,000, and building lots and plots at from \$100 per lot and upwards. This gives a chance to the humblest wage-earner to become a home owner.

While Staten Island is not in any sense a railroad center, yet one can inside a very few minutes board a train on any trunk line running east, west, north or south, thus ensuring the quiet of the semi-country home section as well as the advantages derived from the bustling business centers.

The ferry service between Manhattan and Staten Island is second to no other in the world; 71 round trips are made daily with a 5-cent fare; between Staten Island and Elizabeth 58 round trips daily and 5 cents fare; from Port Richmond to Bayonne, 53 round trips daily and 5 cents fare; from Tottenville to Perth Amboy, 36 round trips daily and 5 cents fare. This gives to the residents of Richmond Borough all that could be asked for in the way of traveling facilities.

Staten Island is the garden spot of the Empire State, and we have room for thousands of people more.

WALDEN M. BRAMAN.

Port Richmond, N. Y.

THE A-B-C OF STATEN ISLAND.

A-rea. 57.19 square miles; nearly three times Manhattan's size and healthier.
B-anks for savings and business, 8; building loans, 8.
C-lean civic administration, clean beaches, bathing, and streets.
D-istant five miles from Manhattan, by 20-minute ferry trip, sea breezes.
E-lectric light, heat, power and railways, 15-minute headway.
F-ire Department of the City of New York. None better.
G-as service, good, progressive and cheap.
H-ealth record best of any county of the State or nation.
I-solated from dirt, disease and the maddening crowd.
J-ewel of New York harbor, the gem of the ocean.

K-eepest enjoyment of New York water-pageant of commerce and excursion.
L-owest tax and assessments for public improvements.

M-unicipal improvements in advance of population.

N-o strap-hanging; seats for all in daily travel, boat and rail.

O-pportunity for home trades and supply shops, no limit.

P-opulation, 90,000 elite and cultivated citizens.

Q-uiet homes, no congestion, salubrious surroundings.

R-oom for 1,000,000, and comfort, bathing and fishing.

S-chools at city grade of excellence.

T-ransportation—ferry, a charming sea trip.

U-nlimited field for small and large capital.

V-alue of skilled labor paid and appreciated.

W-ater most wholesome on earth.

X—The unknown quantity for success. Come and share it, and welcome.

Y-our long sought home site, earth's elysium.

Z-one, sea zone, ozone, tunnel zone.

WM. F. BANKS.

Fort Wadsworth Station.

Manufacturing Sites at Mariner's Harbor.

Come to Staten Island and convince yourself that there is plenty of elbow room for those who are selecting places to establish homes; thousands of lots of the choicest kind can be had at reasonably low prices. Staten Island property is becoming more and more in demand every year. The advantage of a waterfront on the Kill von Kull and the proximity of the Baltimore & Ohio Railroad tracks are inviting an industrial development which is changing the quiet old villages into beehives of industry.

At Mariner's Harbor within a few years there has been expended millions of dollars to improve property and build up large industries, and the end is not yet in sight. There is much demand for manufacturing sites, and in the near future I expect to close out some big parcels suitable for manufacturing purposes. I believe there is no place in Greater New York that has better advantages than Richmond Borough, and, considering the cheap prices that our property can be bought for at this time, it is worth while for prospective buyers to look around in Richmond Borough before buying.

ARTHUR DREYER.

Mariner's Harbor, Nov. 29.

Seaside Parks for Staten Island.

The land at and near Crook's Point, on Great Kills, which includes 500 acres at the most southern point of Staten Island, has long been under advisement for a seaside park. Plans have been prepared but never adopted. The beach is one of the best in the city and the grounds very picturesque.

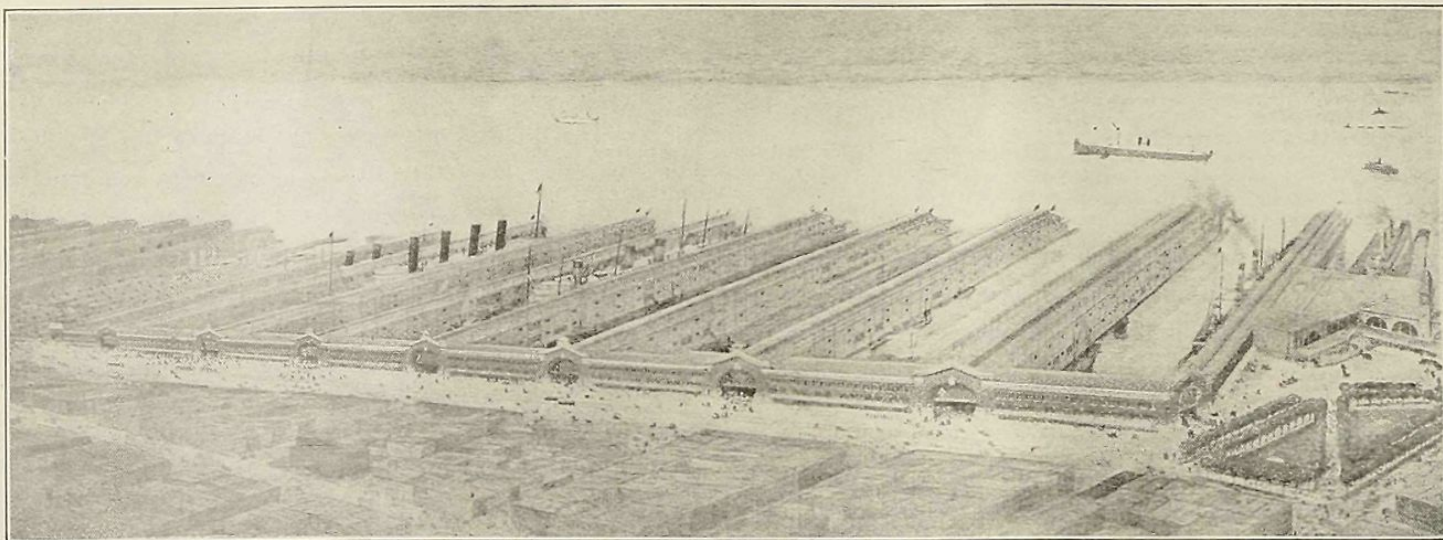
BRONX SUBWAY DIGGING.**To Start Monday Morning—Ground Breaking Ceremony Arranged.**

Monday morning, Dec. 4, at 11 o'clock, the ceremony of breaking ground for Section 15 of the Broadway-Lexington avenue subway, being the first Bronx section, will take place on the west side of Mott avenue, north of 138th street. A stand will be erected to seat 400 and will be decorated with the National colors. Music will be furnished by the New York Catholic Protectors Band and short addresses will be made by Commissioners Willcox and Eustis and Borough President Miller.

President J. Harris Jones, on behalf of the North Side Board of Trade, will present a gilded spade to Chairman Willcox, with which to break ground, after which the North Side Board of Trade will act as hosts to the official guests at luncheon at a nearby restaurant.

There will be three stations on 138th street on the Broadway-Lexington avenue route in the Bronx, one at Mott avenue, one at Third avenue (express), one at Brook avenue and one at Cypress avenue.

The North Side Board of Trade Committee consists of President J. Harris Jones, ex-Presidents James L. Wells, Albert E. Davis, Olin J. Stephens and John F. Steeves, and Messrs. Edward B. Boynton, Ernest Hall, William A. Cokeley and Charles V. Halley.



THE CHELSEA PIER IMPROVEMENT. A FACTOR IN THE DEVELOPMENT OF WEST 23D STREET.

THE PAST AND FUTURE OF 23D STREET.

Its Former Reputation as a Retail Thoroughfare Is Somewhat Dimmed,
But Its Prominence as a Wholesale Center Is Becoming World-Wide.

TO the average citizen of New York and to the casual visitor from out of town, the name of 23d street has always been associated with the thought of retail shopping of the very highest order. For years past, the block between Broadway and Sixth avenue has housed some of the best merchants in the city and the character of trade in this block has been sufficiently good to put its stamp upon the entire street. Property values, particularly on the south side, have been extremely high, while the rentals paid for some of the avenue corners have been so large as to be pointed out with pride by real estate dealers as examples of the wonderful incomes that are often derived from New York real estate. In short, 23d street, like Broadway and Fifth avenue, has obtained a national as well as a local fame, and this repute has been acquired solely through its retail trade.

In the last two years the street has been feeling the effect of one of the shifts of trade which have become famous in New York, and certain forces are at work, to-day, which will apparently produce a decided change not only in one block, but in several. The glory of 23d street as a shopping center is on the wane; it is being superseded by 34th street and Fifth avenue. As a wholesale center, it is gaining prominence daily and in years to come it is likely to be as well known for this reason as it was for the other. It is true that one or two of the stores which helped to make the street famous are still located there and will in all probability remain for a time, but the others have followed the northward move and their places have been taken by merchants from other localities, who sell good merchandise but who lack the reputation necessary to draw the fashionable and wealthy buyers. Property values in the block above mentioned have not increased of late, it is even possible that they have slightly receded, but rents are still high, and while it does not seem at all likely that there will ever be much further enhancement on the south side of this block, there is a strong probability that there will be no material decline in prices or rents.

On the other hand, certain blocks which have not enjoyed in the past the same degree of prosperity as their more aristocratic neighbor, are now showing an unmistakable improvement, and land values are trending upward. This movement is particularly evident in the section between Broadway and Third avenue.

The establishment of the Fourth avenue wholesale section has worked a decided change throughout the entire district, and it would seem as if this center was only in its infancy. The largest of the wholesale merchants in woolens, silks, laces and kindred lines have already moved, or are soon to move, to Fourth avenue or adjoining streets. Many of the big commission houses have also joined the ranks and brokers say that still others are considering a change. Up to now, most of the recruits have come from lower Fifth avenue, the old wholesale center on Broadway, or from the Greene street district. There are indications that many wholesalers in other lines, still further downtown, are awakening to the fact that they can get su-

perior quarters with better transportation facilities uptown, than they can in lower Manhattan, and the real estate men who make a specialty of working with wholesalers, claim that they can foresee a steady influx of substantial wholesale houses to the district for some time to come. If this takes place it will eventually mean that the real wholesale center of the entire city will be on and near Fourth avenue and that 23d street will to all intents and purposes be the center of the district.

That this condition is anticipated by owners and operators, is amply evidenced by the many sales and leases which have occurred in the last two years in 23d street, between Fourth and Third avenues, and by the new structures now under way or soon to begin. The site of the old Packard Business College at the northeast corner of Fourth avenue, together with an adjoining plot in 23d street, is soon to be improved with a tall structure. Adjoining this on the east another plot is scheduled for improvement, and the buildings now on the site will be torn down within a few weeks.

The northwest corner of Lexington avenue has been sold twice within a year, and a tall structure is now nearing completion on the site. The Fifth National Bank will occupy the ground floor. Across the way, the plot at Nos. 128 and 130 has twice changed hands this year and is soon to be extensively altered for business use, and the southwest corner of Lexington avenue has been leased within the last few weeks for business purposes. In the block immediately to the east several sales and leases have been made, and the northeast corner of Lexington avenue has been built up with a taxpayer, which if not a particularly attractive structure, is at least a great improvement on its predecessor. This activity naturally has the effect of bolstering up values, and the comparison of today's selling prices, with those of a few years ago, shows a considerable enhancement in land values.

About five years ago the value of a lot between Fourth and Lexington avenues was about \$60,000 to \$65,000. The latest sales have shown a selling price about

\$110,000. The corner of Lexington avenue mentioned above, was offered three years ago on lease for \$7,000 net. The present lease is at a figure about double. Just east of Lexington avenue, lots to-day are worth close to \$75,000 each, where five years ago they would scarcely have sold for one-half of that price. It is significant to note that in these two blocks there is but little difference in value between the two sides of the street, whereas in the retail section, between Fifth and Sixth avenues, the north side of the street is worth less than half as much as the south side. This is one of the striking differences nearly always manifested between wholesale and retail neighborhoods.

In this connection it is remarkable to note that while Fourth avenue is not a retail thoroughfare and 23d street is, the value of a lot on the former, within a few blocks of 23d street, is greater to-day than a similar parcel on the latter street, immediately east of Fourth avenue. When 23d street has reached its ultimate level, this condition will surely be reversed, as the value of the retail



TYPE OF NEW WHOLESALE BUILDING BECOMING POPULAR IN 23D STREET.

stores in any building will add sufficiently to the net income to make property values greater on the crosstown street.

To one familiar with both 14th and 23d streets the difference between them in the sections east of Fourth avenue is very marked. Beyond Third avenue, 14th street is without any good improvements, rows of ordinary tenements being about the only kind of buildings to be found, while in the case of 23d street a number of good buildings have been constructed as far over as First avenue, and the modern loft buildings between Second and Third avenues are in an excellent condition financially, and are proving very profitable investments. Both streets developed under very similar conditions; both have at times been the seat of exclusive residences and fashionable shops. But 14th street, in part at least, acquired a reputation as an amusement center, while 23d did not, and the stability of the latter street, as a business thoroughfare, is probably accounted for largely on this score.

The easterly part of the street has recently been helped to a considerable degree by municipal and corporation improvements such as street widening, the resumption of service on the Williamsburgh ferry and the building of another elevated stairway on the Third avenue line. The East 23d Association, of which Edward T. Moriarty is president, has been largely instrumental in bringing about these betterments and is active in all matters pertaining to the welfare of the section. A strong effort is now being made by the organization to induce the municipality to abandon the old City College building at the corner of Lexington avenue, and the arguments offered for this action appear to be logical. It is claimed that the building is unsanitary and a menace to the health of the students; also that if a downtown institution is necessary or desirable, it could as well be located on less valuable property. The present site could undoubtedly be sold for enough to buy a new site on a less expensive street and to erect a modern structure as well. The city would then be freed of the charge of maintaining an unsanitary school and would receive a tax revenue from the present site not now enjoyed.

The Lexington avenue subway, now under construction, will have a station at 23d street, and this will undoubtedly play a prominent part in the development of the two blocks immediately east and west of the station. Already the effect of increase in values has been felt and an example of how far-seeing merchants are interested in this street was furnished a few weeks ago, when a prominent cigar merchant leased for a long term of years the property at the southeast corner of Lexington avenue. As mentioned above, this lease was made at a rental of about twice the price that was asked for it three years ago.

West of Sixth avenue a somewhat similar condition exists and the future of this portion will probably be worked out along the same line as the easterly part. The block between Sixth and Seventh avenues is rapidly being built up with loft structures and improved transportation and traffic facilities which are practically assured for the future, will add greatly to the value of this block.

Seventh avenue, when it is extended south as now planned, is likely to rival Fourth avenue from the standpoint of reconstruction, and the proposed subway, with a station at 23d street, making a direct connection with the Pennsylvania station, and a straight line to northern Manhattan, will tend further to increase traffic and trade.

At the Hudson River end of the street, we have the Chelsea pier improvement, where the largest steamships in the world now land. As a supplement to this, merchants, taxpayers' associations and others are urging the Dock Department to build the contemplated 1,000 foot piers near 23d street, just north of the ferries to New Jersey. This seems the logical place for such docks, as not only is the land necessary for the undertaking available at comparatively reasonable figures, but the location is so central as to be extremely convenient for the traveling public. If this project is carried out, a large mercantile colony is sure to result in the immediate vicinity.

An association of property owners, merchants and brokers, known as the 23d Street Improvement Association, the president of which is Walter Stabler, comptroller of the Metropolitan Life Insurance Company, has been active in looking after the land owners' and merchants' interest in West 23d street. The organization is engaged at present in endeavoring to bring about the Seventh avenue improvements and in advocating the pier construction above mentioned. Louis Schrag, a well known broker and

active member of the association, in speaking of conditions on 23d street, said: "In my opinion the street is destined to become one of the most valuable thoroughfares in the world. It lies in the center of a great mercantile district and is surrounded on all sides by modern store and loft buildings. Touching this great artery of trade are many of our largest department stores with merchandise valued at more than \$30,000,000 and employing more than 50,000 people. Merchandise from stores, warehouses and factories within a radius of half a mile, goes direct to all States of the Union and all countries of the world, and within the same radius 700,000 persons daily come and go. I believe it will be but a short time before the entire street, from river to river, will be reconstructed with large store, loft and manufacturing buildings."

This city is continually furnishing new trade conditions and what has taken place before is not always to be taken as prophetic of what will happen. Heretofore when high grade retail streets have lost their distinctive character and been changed into wholesale districts, their property either ceased advancing or suffered a retrogression, and their reputation has been greatly dimmed. It seems as if 23d street was about to reverse the general rule and not only to be worth more in the aggregate than ever before, but to become as well known for its wholesale business as it ever was for its retail shops.

SHIFTING VALUES.

Sometimes Due to Trivial Causes, a Representative of the Astor Estate Says.

Elmer Dean Coulter, one of the expert appraisers of the John Jacob Astor estate, addressed the Real Estate Class of the West Side Y. M. C. A. on Tuesday evening last on the subject "The Shifting of Real Estate Values." Mr. Coulter pointed out that the same forces which have created values have caused them to shift. The most important factors affecting values are transportation facilities, and these have caused values to shift from one section to another.

Manhattan was laid out originally with the idea that its situation in regard to waterways would make it commercially valuable and more attention was paid to opening crosstown streets than north and south thoroughfares. Other means of transportation have since become more potent trade factors and the greatest values are therefore found, not along the waterfront but near railroad lines or terminals. "New York," he said, "is to be a center of centers, and transit facilities will bring this about."

"Shifting values of real estate are sometimes due apparently to trivial causes. The south side of the crosstown streets is nearly always the more valuable side. In 34th street there has been a curious reversal. There has been a depreciation on the south side in this one case."

"The lot adjoining the new McAlpin Hotel, for instance, was held at a very high value on the theory that a big department store would some day need the whole section. The hotel changed that prospect and the lot is worth decidedly less to-day."

"When the large stores were built in that street the south side of the street, which was first sought, was held so closely by large estates that the merchants took to the north side because it was cheaper. Now they have made that side of the street very much more valuable than the south side."

"The woman shopper is a most important factor in real estate values. To-day 34th street is so valuable because women in carriages and motors do not care to go further downtown into the congested sections. The mere removal of a crosswalk will often cut down the trade of a shop and much reduce the rent. The abolition of transfers on the 59th street line wiped out the business of a cigar store and cut the value of the site in two."

Raymond P. Roberts, real estate editor of the Record and Guide, also spoke on the subject of the "Effect of the Subway on Real Estate Values."

The Drummond tract of about twenty acres, situated east of Shrewsbury avenue, between Beech street and the Newman Springs road, has been mapped out and is being graded and cut up into building lots. The new tract will be known as Red Bank Park West. Sunset avenue and Westside avenue, prominent thoroughfares in Westside Park, will be extended across Shrewsbury avenue and through the new tract.

SWEARING OFF TAXES.

Big Cuts in Personal Assessments—An Explanation From the Tax Office.

A number of prominent citizens have appeared at the Tax Department this fall and succeeded in having their personal taxes reduced, leaving so much more for real estate owners to pay. This week, William Rockefeller had his personal tax reduced from \$600,000 to \$300,000. Doubtless he might have arranged his affairs so as to secure a much larger reduction had he been so disposed.

Alfred G. Vanderbilt had his personal assessment reduced from \$500,000 to \$1,000. Charles G. Gates acknowledged that an assessment of \$250,000 against himself personally was all right. He showed, however, how an assessment of \$2,000,000 against the estate of John W. Gates, his father, was exorbitant, and the Commissioner reduced that assessment to \$4,400.

Commissioner Lawson Purdy, president of the Tax Board, says the general impression appears to prevail with the taxpayers and the public that all personal property is taxable and is to be assessed by the Tax Department. In consequence of this impression, much that is untrue or misleading is published concerning the work of the department in making personal assessments. While nearly all personal property is taxable either directly or indirectly, very little remains which is assessable locally. So much personal property as is locally assessable is taxable only after deducting the debts of the owners. In a quarterly report printed this week, Commissioner Purdy explains the situation thus:

"Bank shares are assessed locally, but are subject to the general property tax, and the aggregate assessment does not appear as part of the general personal property. The assessed value of bank shares is over three and one-quarter millions of dollars. Trust company assets are taxable to the same degree as bank assets, but are not assessable locally."

"Shares of banks are not taxed directly, but indirectly. The property of corporations is taxed where located, and the shares which represent the property are not taxed in the hands of individual holders. Debts secured by mortgage on real estate in the State of New York are taxable through the Recording Tax Act, and are only assessable locally if not registered and the tax prepaid. Bonds and other evidences of debt otherwise secured than by mortgage on real property in the State of New York are taxable for State purposes by Chapter 802 of the Laws of 1911, and such evidences of debt are only taxable locally if the tax has not been prepaid."

"Such personal property as remains taxable locally consists almost exclusively of household goods, merchandise, merchandise credits and cash on hand and on deposit; against such taxable property debts may be offset. Debts owed, secured by mortgage in the State of New York, amount probably to five billion dollars, and debts owed to banks and trust companies in the City of New York amount to two and a half billion dollars. All of this enormous debt is potentially available as an offset to taxable personal property. Under these conditions, it would be surprising if the Tax Department were able to assess a greater amount than is actually held for taxation."

STATE TAX REFORMS.

It is now provided by Chapter 117, of 1911, that the assessment roll in all the cities of the State shall separate the value of the land wholly improved from the total value, and thus show the separate assessment of the land and the improvements upon the land, in this respect conforming to the provisions of the New York Charter, which has been in force since 1903.

The form of the tax rolls in the towns of the State has been changed by Chapter 315, so that hereafter the assessment against the land will be in rem, as is the case in the City of New York. Further improvement in assessment work in the country is provided for in the provisions of Chapter 116, requiring the assessors in each town to act as a board, and by Chapter 801, which lays down a uniform rule for county equalization to be followed by all Boards of Supervisors. This new rule conforms to the rule in use by the State Board of Tax Commissioners. All of these changes are in the line of more accurate, intelligent assessment, and tend to make investigation and comparison by taxpayers more simple and easy.

Activity at Paterson.

Building Inspector Quigley of Paterson says that the building trade there is enjoying prosperous times. Many large apartment houses have been planned.

Bing & Bing Buy Continental Hotel.

M. & L. Hess have sold for the Herter estate to Bing & Bing the old Continental Hotel property at the northeast corner of Broadway and 20th street for about \$1,300,000. The site has a frontage of about 100 feet on Broadway, with an L to 21st street, and contains 16,000 square feet. A twenty-story store and loft building will be erected on the site. A building loan of \$1,800,000 has been obtained for this purpose.

PRIVATE REALTY SALES.

South of 59th Street.

LEONARD ST.—The Charles F. Noyes Co. sold for Frederick Heath and others, trustees of the Heath estate, 117 and 119 Leonard st, a business building covering a plot 45x50. The buyer is Theodore Burr Sayre, the playwright, who recently bought several downtown properties through the same brokers. The property adjoins the small corner at Lafayette and Leonard sts and abuts the Merchants' Association Building and is in the same block as the New York Life Insurance Building, which occupies the entire block on Broadway, between Lafayette and Leonard sts, to Catharine lane.

PELL ST.—James Boyd sold the property at 26 to 30 Pell st, to the Bridge Cafe, a corporation, old buildings on a plot 68.3x100, located east of Mott st.

READE ST.—Herman Le Roy Edgar and J. N. Kalley & Son sold for George H. Stege 78 and 82 Reade st, northeast corner of Church st, a 5-sty loft building, recently remodeled, on plot 67.2x61.8, to Mrs. Elizabeth L. Edgar, who gave in exchange a 5-sty building, on plot 49.9x79.4, at the southwest corner of Greenwich st and Park pl.

5TH ST.—G. A. Derschuch sold for J. Steine, as guardian, to S. Bloom, 435 East 5th st, a 5-sty double flat, on lot 25x97.

5TH ST.—The Rudolph Wallach Co. bought from James Nash Webb, 548 East 5th st, a 4-sty tenement, on plot 27x96.

38TH ST.—Tucker, Speyers & Co. sold for the Advocate Realty Co., 7 and 9 West 38th st; also for Hezekiah Kohn, No. 3 adjoining and for James Gordon Bennett No. 11. The buyer is the Gloucester Realty Co. On Nos. 7 to 11, which measure 55x98.9, the buyer will build a 12-sty loft structure and a low building for light protection will be maintained at No. 3. The new building will be ready for occupancy by next October.

SEVENTH AV.—Henry Siegel, president of the Simpson-Crawford and the Fourteenth Street stores, bought from the No. 106 Seventh Avenue Co., through the Durock Co. and the H. W. Weill Co., 106 to 110 7th av, a 12-sty loft building, on plot 52x100, with an L to 17th st, 20x50. The buyer gave in part payment the 5-sty dwelling at the southwest corner of Madison av and 82d st, on plot 35x102.4. The 7th av loft structure was completed by the selling company about eight months ago.

MADISON AV.—Heil & Stern sold for the United States Realty & Improvement Co., 112 and 114 Madison av, adjoining the southwest corner of 30th st, on plot 50x95. The buyer is Lee Holstein, who has built several loft buildings in this section, and will immediately erect a 12-sty loft structure to be ready for occupancy in the fall of 1912. Plans are now being prepared by architect W. F. Birkmire.

North of 59th Street.

60TH ST.—The Metropolitan Club, located at the northeast corner of 5th av and 60th st, has about concluded negotiations for the purchase from John E. McGowan of the 5-sty dwelling, on lot 25x100.5, at 11 East 60th st, adjoining. The club occupies an avenue frontage of 100.5 ft., and, with the McGowan house, the street frontage is increased to 225 ft. The house will probably be remodeled as an addition to the club.

95TH ST.—Hall J. How & Co. sold for Adolph Behn the plot, 29.4x100.9, in the north side of 95th st, 127 ft east of Broadway.

103D ST.—Leon S. Altmayer sold for Mrs. Babette Erdman the 5-sty apartment house at 162 East 103d st, on lot 25x100, to the Rock-sand Realty Co.

115TH ST.—Harry L. Rosen bought from A. Fink the 5-sty double flat at 118 West 115th st on lot 25x100.11.

118TH ST.—The S. H. Raphael Co. resold 83 West 118th st, a 3-sty private house on a lot 20x100, for Mrs. Alice Rocelle to Mrs. Goldberg.

118TH ST.—The S. H. Raphael Co. sold 106 West 118th st for Isadore Witkins to Mr. Joseph Herzog a 3-sty private house on a lot 17x100. This is the third time within the last six months that the same brokers have sold this house.

132D ST.—The Rudolph Wallach Co. resold 81 West 132d st, a 3-sty dwelling, on lot 16.8x99.11, which it recently purchased at auction for \$10,500.

136TH ST.—Luis J. Phelps sold 246 West 136th st, a 3-sty dwelling on lot 16.8x99.11.

137TH ST.—Joseph P. Day reports that he has completed negotiations for the sale of 226 West 137th st for Elizabeth O'Reilly. The property is a 3-sty dwelling on lot 15.6x99.11.

142D ST.—Mary F. Crandall sold to Geo. W. Luscomb 623 West 142d st, a 3-sty dwelling on lot 15x99.11, bet Broadway and Riverside dr. The property was to have been sold at auction this week.

147TH ST.—Daniel H. Renton sold for N. J. Morris, Jr., 459 West 147th st, on lot 18.9x99.11.

171ST ST.—Henry H. Dreyer sold for Mrs. Francis L. Lee 565 West 171st st, a 3-sty frame building, on lot 25x95, adjoining the northeast corner of St. Nicholas av.

173D ST.—Ennis & Sinnott sold through John W. Hotaling 563 West 173d st, a 5-sty flat on plot 37.6x100 between Audubon and St. Nicholas avs.

181ST ST.—Frank J. Welton bought from Max Marx the 3-sty garage in the south side of 181st st, 100 ft east of Audubon av, on plot 45x119.6, through Arnold Byrne & Baumann. The property was held at \$100,000 and is leased to one tenant at \$6,000 a year. In part payment Mr. Welton gave his 100-acre property at Deer Park, Haines Falls, N. Y., which was held at \$40,000.

183D ST.—Mary F. Crandall sold to Geo. W. Luscomb 518 West 183d st, a 2-sty dwelling on lot 17.1x104.11, near Audubon av. The property was to have been offered at auction this week.

AMSTERDAM AV.—The Duff & Brown Co. sold for H. W. Brooks to Ennis & Sinnott 1749 and 1751 Amsterdam av, two 5-sty flat houses, on plot 50x100.

BROADWAY.—Joseph W. Jones sold the northeast corner of Broadway and 76th st, a 4-sty building with stores on a lot fronting 28.8 ft on Broadway and 83 ft in the st. The buyer is A. R. E. Pinchot.

BROADWAY.—Lewis B. Preston sold for the Yorkshire Realty Co. the Roxborough Apartment House, at the northwest corner of Broadway and 92d st. The property occupied a plot 107x125, and the building which was completed October 1, is fully rented. The purchaser is an investor. The property has been held at \$1,100,000.

BROADWAY.—Lewin Seelig, representing William Fox, bought from the Loyal L. Smith estate, J. Romaine Brown and A. P. W. Kinnan, executors, the block bounded by Broadway, Fort Washington av, 160th and 161st sts. The property has frontages of 200 ft on both avs, 200 ft in 160th st and 270 ft in 161st. The north 100 ft on Broadway, running through 161st st to Fort Washington av will be improved with a 4-sty office and theatre building, with a seating capacity of 2,800. The theatre will be devoted to vaudeville and moving pictures. The property was held at \$500,000 and Louis Kempner & Son were the brokers. The property just sold was a portion of the holdings of Aaron Burr, who sold it in 1820 to Shepard Knapp. The old mansion still stands on the top of the hill on the west side of Fort Washington av, bet 160th and 161st sts, and was occupied from 1804 to 1806 by James Madison, the fourth President of the United States.

RIVERSIDE DRIVE.—George E. Baldwin and J. W. Terhune sold for Harry B. Davis the Alabama, a 6-sty elevator apartment house, at the north corner of Riverside Drive and 127th st, on plot 86.6x100x irregular. The buyer, the Hanover Estates, gave in part payment a plot of about six lots on the south side of Fort Washington av, 155 ft west of Broadway. The property, which is "L" shaped, fronts 94.4 ft on Fort Washington av, with an irregular depth ranging from 100 to 115 ft. The plot, 72x109, at the northeast corner of Haven av and 169th st, also figured in part payment.

RIVERSIDE DRIVE.—Pease & Elliman sold for Anna Woesschoffer to G. Eldridge Snow, the 5-sty dwelling at 101 Riverside dr, on a lot 42x55x irregular, between 82d and 83d sts. The property was in litigation for several years, owing to an encroachment beyond the building line, and during the year the front was removed to conform with the existing city ordinance. Last November the parcel was sold at public auction for \$38,000. The buyer will replace the front and occupy the residence. The adjoining house, at No. 103, at one time owned by the late Joseph Jefferson, was sold last March to Amelia Bingham, the actress.

ST. NICHOLAS AV.—William C. Lester sold 730 St. Nicholas av, a 4-sty dwelling on plot 30.4x100, near 147th st. The adjoining house at No. 732 was recently sold by Edward J. Farrell.

WADSWORTH AV.—Joseph P. Day sold for John D. Walton, 92 Wadsworth av, a 5-sty apartment house on plot 40x100, near 178th st. The house was built about six years ago, and is fully rented.

Bronx.

BECK ST.—The Henry Morgenthau Co. sold through B. Morris a plot 79x100x irregular, in the west side of Beck st, bet Intervale av and 163d st, to the Absar Realty Co., which will erect a 5-sty apartment house on the site.

MINFORD PL.—H. C. Jackson sold the 4-sty flat at 1465 Minford pl, on lot 25x100, for Otto Lippman.

WHITTIER ST.—The Meehan Construction Co. sold to Max Riger two lots in the east side of Whittier st, 175 ft. south of Garrison av.

167TH ST.—H. C. Jackson sold for Mary Brennan a plot, 50x161, in the south side of 167th st, 69 ft. east of Prospect av.

174TH ST.—Bryan L. Kennelly sold for the Trask estate a plot 75x100 in the north side of 174th st, 25 ft. west of Boone av, to a builder, for improvement with two 5-sty flats.

236TH ST.—Kurz & Uren, Inc., sold for Christian Werner the plot, 75x100, in the north side of 236th st, 25 ft. east of Carpenter av.

ANTHONY AV.—The S. H. Raphael Co. sold 1729 Anthony av, a 3-sty 2-family dwelling, on lot 20x100, to a Mr. Cox.

BRADFORD AV.—F. M. Weiss & Co. and William A. Cokerley sold, for Gertrude W. Orvis, of Rahway, N. J., 17 lots on the Schuylerville Map, on the east side of Bradford av, running from Paine st to Waterbury av and known as Lots 128 to 144, inclusive, in Throgs Neck. The same brokers also sold for the same owners 17 lots on the west side of Bradford av, bet Paine st and Waterbury av, and known as Lot Nos. 77 to 93, inclusive.

CROTONA AV.—C. J. Elgar sold for Joseph Cornell to Herman Van Horne 1399 Crotona av, adjoining the corner of 170th st, a 2-family dwelling, on a plot 25x113. The buyer will occupy the house.

CLINTON AV.—Alexander Selkin and D. Schoen sold the frame house, with garage, at 779 Clinton av, on plot 26.4x135.

CRUGER AV.—Hugo Wabst, sold a plot 75x100 on Cruger av, south of Post st, for H. Huestis to builders, who will improve the same with two-family brick dwellings.

ELLIS AV.—Andrew Hally, sold for Amelia B. Paff, the 2-sty frame dwelling at 2147 Ellis av, Unionport, to James V. Ganly.

PARK AV.—J. P. & E. J. Murray sold for John B. Haskin the southwest corner of Park av and 189th st, a vacant plot 62x80. The remainder of the avenue frontage is owned by the New York Edison Co., and it is understood that a new building will be erected on the site. The corner just sold faces the new Fordham plaza, which, it is estimated, will cost about \$250,000.

SOUTHERN BLVD.—Alexander Selkin sold for Harry M. Fautwasser 878 Southern blvd, a 4-sty flat, on plot 33.4x100.

TYNDALL AV.—Owen E. Kelly sold to John Sheridan the two-family house on Tyndall av 45 feet south of 259th st.

WASHINGTON AV.—The S. H. Raphael Co. sold 1475 Washington av, a 5-sty apartment house, on a plot 37.6x145.

3D AV.—Platt & Albert sold for the West Side Construction Co., J. Axelrod, president, the plot 80x119, on the west side of Third av south of 170th st.

Recent Buyers.

MRS. SADIE SAMUELS is the buyer of the 5-sty brownstone double flat house at 316 East 90th st, recently sold through S. Oppenheimer & Co.

A SYNDICATE FORMED by William N. Elbert is the buyer of the two Hyde dwellings at 9 and 11 East 40th st, reported sold last week.

E. B. SPRINGS, the buyer of 29 West 38th st, sold recently. Mr. Springs has commissioned Elliott W. Hazzard to prepare plans for a 6-sty loft and bachelor apartment building for the site.

L. & A. PINCUS AND JOSEPH L. GRAF are the buyers of the Lawrence estate property at the northwest corner of 7th av and 54th st, a plot 55x100, which will be improved with a 16-story apartment hotel arranged for housekeeping suites.

EDWARD B. COREY is the buyer of 138 to 146 West 48th st, reported sold recently through James A. Dowd by John H. Hindley. The site measures 95x100.5 feet, and is believed to have been purchased for improvement with a building that is to be the successor of the old Haymarket structure on 6th av.

Leases.

THE DOUGLAS ROBINSON, CHARLES S. BROWN CO. leased for Alexander Smith Cochran to the Rutland Leasing Co., controlled by Klein & Jackson, the Rutland apartments at the southwest corner of 57th st and Broadway. The lessee will remodel the building by adding stores on the ground floor, and changing some of the apartments into suites of two, three and four rooms. The lease carries with it an option to purchase the property at any time within ten years, at a fixed price, together with the privilege of renewals. The property has a frontage of 54 ft. on Broadway and 150 ft. on 57th st, and is one of the largest plots in one ownership in the section, containing 13,000 sq. ft.

DAVID H. KING, JR. leased the Hotel Clarendon, a 10-sty structure at the northwest corner of Park av and 58th st, formerly called the Oxford, for a period of ten years, to Mme. Caroline Jenet, recently proprietor of the Warrington at 161 and 163 Madison av. Negotiations are pending for the leasing of the latter property.

BRODY, ADLER & KOCH leased the store and basement in the new building at 12 West 17th st to J. Lieberman, Son & Co., dealers in silks and trimmings, and the 1st loft to Trubin & Goldfarb, manufacturers of cloaks and suits. This completes the renting of the building.

HEIL & STERN leased for Weil & Mayer the store, basement and sub-basement comprising 30,000 sq. ft. of space in 584 and 586 Broadway to Steinfeld Bros.; also 10,000 sq. ft. in 23 to 29 Washington pl to Schwabe, Levy & Co.

JOHN A. SONNTAG leased to a syndicate the northeast corner of Lenox av and 110th st, a plot 100 ft. on the avenue and 250 ft. in the street, for a term of ninety-nine years. The existing company is contemplating the erection of a theatre or exhibition hall, and the rest of the park will be utilized as an amusement park. One of the conditions in the lease stipulates that the lessee shall expend at least \$150,000 on improvements. Mr. Sonntag has occupied the corner as a concert hall for several years. When the Pinkey estate sold the holding last April, through Joseph P. Day, Mr. Sonntag bought the site, together with several adjoining lots in 110th st, for \$217,000. The block was at one time part of the old Polo Ground.

EDWARD MARGOLIES leased for Louis M. Simpson to Josephine Wolff for 21 yrs. the southeast corner of 7th av and 48th st, a 4-sty building on lot 25.5x80. The lessee will remodel the building and open an English chop house.

THE UNITED STATES GOVERNMENT is negotiating for a long lease of the new 8-sty structure at the southwest corner of Greenwich and Barrow sts, owned by the St. John's Park Realty Co. The building has a frontage of 100 ft. in each street. The space amounts to approximately 90,000 sq. ft.

EDWARD MARGOLIES leased the property, 125x125, at the northwest corner of 11th av and 47th st, owned by Ernest Flagg. On the site, Mr. Margolies will erect a 6-sty building. Besides extensive accommodations for scenery storage, the structure will contain a complete stage, suitable for rehearsals, together with dressing

rooms. There will also be six large frames for scenery painting.

NEGOTIATIONS ARE PENDING between Daniel W. Richman and the John Jacob Astor estate for a long lease of the property at 18 to 28 West 33d st. It is proposed to erect a 12-sty store and office building on the site. George E. Corsa, the broker in the negotiations, states that the new building will be completed in November, 1912.

JOHN J. CLANCY & CO. leased 327 West 57th st, to Elizabeth Taft.

TUCKER, SPEYER & CO. leased to Herman Gelston the third floor in 9 East 35th st.

THE CROSS & BROWN CO. leased the store in 1860 Broadway to the J. I. Case Threshing Machine Co.

JAMES A. SHEERAN leased for Mina Katzenmeyer the dwelling at 1370 Lexington av to Rose Simmons.

THE ESTATE OF T. R. A. HALL leased the first floor over the store in 634 5th av to D. Graziadei, men's tailor.

GOODWIN & GOODWIN rented for Patrick McMorrow to Laura Cranz the 4-sty dwelling at 122 West 123d st.

THE TWENTY-FIFTH CONSTRUCTION CO. leased in 137 to 141 West 29th st the fourth loft to Nathan Grinfeld.

EVERETT M. SEIXAS & CO. leased to the People's Cigar Co. and the Arco Press lofts in 114 and 116 East 28th st.

MAX W. KASS, manufacturer of cloaks and suits, has leased a loft in the new building at 142 and 144 West 26th st.

THE CROSS & BROWN CO. leased for Miss M. E. Fitch the top floor in 16 West 37th st to Lou Mayer & C. Alfred Klinkler.

J. ARTHUR FISCHER leased for Robert E. Kelly to Martin F. Schrenkeisen the 4-sty loft building at 220 East 41st st for ten years.

THE CROSS & BROWN CO. leased for R. M. Owen & Co. the ground floor and basement in 239 West 56th st to Wyckoff, Church & Part-ridge, Inc.

THE STERLING REALTY CO. leased to H. Cohen 19 West 69th st, a 4-sty dwelling, on a lot 20x100. L. J. Phillips & Co. were the brokers.

H. C. SENIOR & CO. leased for Bolton Hall the two 3-sty dwellings at 139 and 141 West 62d st to Edith J. Betts and Hanna McCrory, respectively.

O. D. & H. V. DIKE leased for a term of years the second loft in 634 5th av for the estate of Thomas R. A. Hall to Peter Thomson, a custom tailor.

THE LOUIS BECKER CO. leased for John C. Rodgers the large double store in 1929 Amsterdam av for a term of years to the Acme Hard-wood Furnishing Co.

GEORGE MILNE leased to the Merriam Paper Co., Edward J. Merriam, president and treasurer, the store, basement and first loft in 125 and 127 Worth st.

DIKRAN J. KELEKIAN, a dealer in art goods and curios, leased 907 5th av for a term of years through William Cruikshank Sons from Woodbury G. Langdon.

THE DUROSS CO. leased for Benjamin Fox to Anna L. Smith the 3-sty dwelling at 202 West 128th st, adjoining the southwest corner of 7th av, for a term of three years.

SCHWARTZ & WETZEL and Charles W. Gans leased the 5-sty mercantile building at 273 Pearl st for five years, from May 1, 1912, at an aggregate rental of \$12,500, to Ungerer & Co.

THE EAST THIRTIETH STREET CONSTRUCTION CO. leased the top loft in their building now nearing completion at 129 to 133 West 29th st to Jacob Reich & Co., furriers.

THE CROSS & BROWN CO. leased for Thomas J. Kenney, of Boston, the southerly portion of the first loft in 342 West 14th st to the Columbia Towel Supply Co. for a long term of years.

ROYAL SCOTT GULDEN leased for the Johnson estate the top loft in the Page & Shaw Building, at 553 5th av, to J. Prechep, ladies' tailor. This completes the renting of the building.

GEORGE R. READ & CO. rented the store in 251 5th av, northeast corner of 28th st, to Sherwood, Inc.; also the store in 259 5th av to the Vacuum Sales Co.; the second floor in 226 5th av to A. Guest.

M. & L. HESS leased the second loft in 148 to 156 West 23d st to Baer & Lillenthal, resident buyers; also space on the eighth floor to G. Mendelsohn and S. Meisler, Kastner & Levy and Perry & Binder.

MOOYER & MARSTON leased in 9 West 46th st two stores to Miss Katherine Wallace; also the second loft in 23 West 45th st to Mlle. Bresson, and the store in 146 West 44th st to Miss Lillian Rogers.

THE DUFF & BROWN CO. leased for Timothy I. O'Connell, 504 and 506 West 126th st, a 6-sty warehouse for a term of years to James McCrory, and for Susan M. Tuthill 459 West 145th st to M. D. Touart.

DENZER BROTHERS leased to I. Warschauer & Co. the eighth loft in 17 to 21 East 22d st; also to Rubinstein & Co. the eighth loft in 34 and 36 West 27th st, and to Thaler Brothers the sixth loft in 106 to 110 7th av.

THE ERNESTUS GULICK CO. leased for twenty years a floor in the Putnam Building, 45th st and 5th av, to the Town Topics Publishing Co., which has been located for many years in the Knox Building, 40th st and 5th av.

J. L. CARPENTER and the McVickar, Gailard Realty Co. leased 2 Jones la to the Seaboard Wine Co., Inc., for five years; also lofts in 26 Waverley pl to the McGraef Hat Band Co., B. L. Price Co., Inc., and to Siegel Brothers & Goodman.

THE RUDOLPH WALLACH CO. resold the leasehold at 313 5th av, consisting of a 4-sty building, on a plot 28x150, adjoining the southeast corner of 32d st. The seller acquired the property at auction through Joseph P. Day on November 2 for \$10,750.

PEASE & ELLIMAN leased for Mrs. Ambrose C. Kingsland, of Paris, to F. Grand d'Hauteville, 721 5th av, an American basement dwelling at the northeast corner of 56th st. The lease expires May 1, 1912. The rental is approximately \$15,000.

LOUIS SCHRAG leased a store in 107 to 113 West 25th st to Saynor & Hepner; also for the estate of John M. Dodd, 423 and 425 West 30th st to Gernan & Co., and for the Isaac Stern estate, in connection with M. & L. Hess, the store in 162 West 25th st to Paul Ferriere.

PEASE & ELLIMAN leased the following: 222 Madison av for the estate of Gilbert E. Jones to Rudolph Kissell; 18 West 53d st for the estate of R. M. Gilbert to J. Searle Barclay; 54 East 77th st for Mrs. J. S. Burnet to C. M. Gay; 57 East 91st st for Mrs. Franklin Bartlett to W. E. Rogers.

CARSTEIN & LINNEKIN and the Ess, Eff Realty Co. leased the sixth floor in the "White house," at the southwest corner of 31st st and 4th av, to Leubrie & Elkus, importers of stationery and cards; also space on the tenth floor of the American Woollen Building to Winkler & Gartner, importers of gloves.

LEWIS B. PRESTON leased in the Clarendon Building, at the southeast corner of 4th av and 18th st, space to William H. Rich & Son, 4,000 ft. on the eighth floor to M. E. Schaenar & Son, offices on the eighth floor, and, with Stephen H. Tyng, Jr., & Co., space on the same floor to the Bradford Woollen Co. and James F. Taylor & Co.

THE CORN PRODUCTS REFINING CO., one of the tenants of the Standard Oil Company Building, at 26 Broadway, leased the twenty-first and twenty-second floors of the Whitehall Building, at 17 Battery pl, for a term of years. E. T. Bedford, who last week resigned from the directorate of the Standard Oil Co., is president of the Corn Products Co.

STEPHEN H. TYNG, JR., & CO. report the following leases: to W. Fraser & Co., space in 251 to 255 4th av; to P. J. Hughes, rear portion of fourth floor in 117 and 119 East 24th st; to Fellows & Co., of Troy, N. Y., front portion of fourth floor in 117 and 119 East 24th st; to J. F. Taylor & Co., space in the Clarendon Building; and to A. G. Karadable & Co., ninth loft in 102 and 104 5th av.

PEASE & ELLIMAN leased for the Home Garage Co. to the Williams & Morford Co. the 1-sty garage building, on plot 50x100, at 57 West 66th st; also 563 Madison av to Mrs. Hugh N. Camp; 36 West 49th st to R. D. Humphreys; 2 East 63d st to S. Seton Lindsay; 154 East 63d st to Jeanne Armonster; 11 East 67th st to Dr. F. Grosvenor Goodridge; 159 East 78th st to Dr. Bleything, and 55 East 67th st to Ernest E. Lorillard.

MYER BONDY leased space in 129 to 133 West 29th st to Schlessel & Goldberg; also space in 106 to 110 7th av to L. Hammel & Co.; also space in 30 to 34 University pl to Rosenberg & Salney; also space in 620 Broadway to the Powers Clothing Co.; also space in 20 and 22 Waverley pl to the Albert Manufacturing Co.; also the third loft in 11 Washington pl to Martin Gumpert, and the top loft in 18 and 20 West Fourth st to Louis Barber.

THE CHARLES F. NOYES CO. leased for R. C. Barthold the store and basement in 70 Cliff st to Israel Caroline; also lofts in 256 Pearl st for Mary L. Speirs to Hans K. Lorens; in 25 Cliff st for William H. Whiting & Co. to Ellison & Wood; in 27 Beekman st for Potter & Bro. to A. Landsberg; in 4 and 6 Cedar st for the Brevoort Construction Co. to J. E. Earley; in 22 Fulton st for Jas. A. Macaulay to Morris Ullman and offices in the Wyllis Building to Briedenbach & Osborne.

WILLIAM WOLFF'S SON report the following leases: 116 East 76th st, a 3-sty dwelling, for Mrs. Mathilda Wolff to Mrs. Mary J. McCormack; 118 East 76th st, a 3-sty dwelling, for the Zabriskie estate to Miss J. Donohue; 153 East 82d st, a 3-sty dwelling, for the Operating Realty Co., to Miss S. Durand; 1072 Lexington av, a 3-sty dwelling, for the estate of E. S. Lyle to August Wild; 212 East 53d st, a 3-sty dwelling, for Mrs. Katie Limmer to Miss H. Sullivan; 175 East 79th st, for Milton Dryfoos to M. Eiseman; 108 East 81st st for Mrs. J. Ryan to Mrs. D. Rosenbaum, and 1156 Lexington av for Thos. Watson & Son to Samuel Bacharach.

JOSEPH BIERHOFF sold for Samuel Wallach his ninety-four-year lease of the Cromwell property, at 309 and 311 West 125th st, running through to 314 West 126th st, to Walter A. Wells, who will improve the property with a 2-sty building. The property has frontages of fifty feet in 125th st and sixteen feet eight inches in 126th st, and is of irregular depth. The lease carries with it a renewal privilege for a term of fifty years. Arrangements have been concluded with the United States government for the leasing of the structure as a sub-post office, and Station J, at present located at the northwest corner of 8th av and 124th st, will occupy the new quarters.

BARNETT & CO. leased for Robert Lloyd to David A. Schulte 137 East 116th st and 1868 to 1874 Lexington av, being the northwest corner of these thoroughfares, and having a frontage of one-half of the block on Lexington av, which will be at the entrance of the new Lexington avenue subway station. The property has been leased for 21 yrs. with two renewals at a graduated rental. Mr. Schulte also proves to be the lessee of several other prominent Harlem corners, which have been reported in the last few months. Among these parcels are the Crabtree property, at the southeast corner of Madison av and 125th st, 100x100.11, for 21 years, at \$13,200 a year, and the southwest corner of Lexington av and 125th st, 35x100.11, from Lewis Hopper, for 26 years, yearly rentals being \$8,000 for the first 5 years, \$9,000 for the next 10 years and \$10,000 for the remaining 11 years. All the leases are made on a net rental basis.

Real Estate Notes.

THE NEW YORK COMPANY, INC., has opened offices in the Fifth Avenue Building for the purposes of buying, selling and holding real estate. Albert G. Rich is president and treasurer of the company.

DOUGLAS GRANT SCOTT, for many years associated with the United States Realty and Improvement Co., as manager of the United States Realty and Trinity buildings, has become associated with Edward J. Hogan, and will have charge of the renting of the Woolworth building.

THE WINNIE REALTY & CONSTRUCTION CO. have moved their office from 836 Westchester av to 939 Intervale av.

PEASE & ELLIMAN have been appointed agents for the buildings at 447 Lexington av and 1626 Broadway.

THE FIRM OF DANIEL H. RENTON & CO. has been dissolved by mutual consent. Daniel H. Renton has opened an office at 9 Church st, under the firm name of Daniel H. Renton & Co.

THE DUFF & BROWN CO. have been appointed agent for the Bradhurst Apartments 475 West 145th st.

THE BASOLIO INK & COLOR CO. which occupies, under lease, the 4 and 5-sty factory at 516 to 524 West 25th st, has obtained an option to buy the property for \$114,000. It is owned by the Warner Realty Co., and measures 125x98.9.

THE CHARLES F. NOYES CO. negotiated a loan of \$70,000 at 4 1/2% for five years, covering the property at 133 West 33d st, a 2-sty building, on a plot containing 3,300 sq. ft., between 6th and 7th avs. The building was recently leased by the same brokers to the White House Lunch Co. subject to a net rental of \$6,650 per annum.

HENRY MORGENTHAU, JR., has become associated with the Charles F. Noyes Co.

FREDERICK FOX & CO., business building brokers, have removed their uptown office to their new building, 14 West 40th st.

THE TITLE GUARANTEE AND TRUST CO.'S weekly report shows that it disposed of mortgages during the past week amounting to \$2,239,100, and that this is the largest week's business this year, with the exception of one week in February when the company disposed of the \$3,000,000 mortgage on the McAlpin Hotel. The amount this week was divided among 189 mortgages. This large volume of sales seems to indicate that there is plenty of money for mortgage investments and that they are gaining all the time in attractiveness from the investors' standpoint.

WILLIAM WOLFF'S SON have been appointed agents for the following properties: the St. George Apartment at 1125 and 1127 Lexington av, northeast corner of 78th st, a 7-sty elevator apartment; 306 and 308 East 126th st, a 6-sty apartment; 144 East 97th st, a 5-sty flat; 413 East 61st st, a 5-sty flat and 244 East 72d st, a 3-sty dwelling.

Richmond.

W. F. BANKS leased for S. Berger his cottage on Grant av, Fort Wadsworth to James Flood of Stapleton, S. I.

W. F. BANKS sold for the Simonson estate a large plot on New York av, Fort Wadsworth, to Harry Waxberg, who will erect a frame store and dwelling.

THE CUOZZO & GAGLIANO CO. sold for the St. George Realty & Construction Co., to Mrs. Otelia E. Alessio, Lots 26 and 27, Block 2, Fingerboard Terrace, Grasmere, S. I. The buyer will construct a dwelling on the site for her own occupancy.

J. STERLING DRAKE sold for Walter H. Crittenden to Thomas J. Wearren, a water front property of six acres on the Staten Island Sound, a mile and a half south of the B. & O. R. R. bridge. This property has a frontage of 500 ft. on the Sound and 400 ft. on Water st.

Suburban.

MOOYER & MARSTON sold for William F. Ely, executor, a farm containisg 65 acres located in the townships of Chatham and Hanover, N. J.

HENRY G. EILSHEMIUS sold for the estate of H. G. Eilshemius, a plot with residence on the west side of Kearny av, near Eilshemius av, at Arlington, N. J., to a Mrs. Dwyer, to be used as a home by the buyer.

T. SUFFERN TAILER bought from Mrs. Louise E. McCagg a tract of 87 acres of land adjacent to the Westchester Polo Club field. Last summer he acquired the old polo field and will lay out the combined parcels into a new polo ground, which will also contain a race track.

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MUNICIPAL FORECAST.

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

Monday, December 4.

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.

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; 1 p. m.

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

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

HAVIAND AV.—Opening, from Virginia to Zerega avs; and of BLACKROCK AV; CHATERTON AV, from Virginia av to the bulkhead line of Westchester Creek; and of WATSON AV, from Clasons Point rd to Havemeyer av, and from the UNNAMED ST west of Zerega av to the bulkhead line of Westchester Creek; 3 p. m.

HOUGHTON AV.—Opening, from Bolton av to the bulkhead line of Westchester Creek; QUIMBY AV; STORY AV; HERMANY AV; and TURNBULL AV, from White Plains rd to the bulkhead line of Westchester Creek; 3:30 p. m.

TUNNEL ST.—Opening, from Broadway, north of Fairview av to the subway station at West 191st st and St. Nicholas av; 4 p. m.

CASTLE HILL AV.—Opening, from West Farms rd to the Public Place at its southern terminus and of the PUBLIC PLACE, at the southern terminus of Castle Hill av fronting on Westchester Creek to the East River and Pugsley's Creek; 11 a. m.

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

BENSON AV.—Assessments, from West Farms rd to Lane av; OVERING AV, from West Farms rd to Westchester av; ST. PETER'S AV, from Westchester av to West Farms rd; SEDDON ST, from St. Raymond av to West Farms rd; ROWLAND ST, from Westchester to St. Raymond avs; HUBBELL ST, from Dorsey st to Maclay av; 2:30 p. m.

Tuesday, December 5.

THERIOT AV.—Opening, from Gleason av to West Farms rd; and of LELAND AV, from Westchester av to West Farms rd; 3:45 p. m.

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

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

ZEREGA AV.—Opening, from Castle Hill av near Hart's st to Castle Hill av at or near West Farms rd, being the whole length of Zerega av; 1 p. m.

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

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

Thursday, December 7.

METCALF AV.—Opening, from Bronx River av near Bronx River to East 177th st; and BRONX RIVER AV, from Lacombe to Metcalf avs; 2:30 p. m.

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

Friday, December 8.

GUN HILL RD.—Widening and extending from Webster to Elliott avs; 10 a. m.

Saturday, December 9.

GUN HILL RD.—Assessment, from Webster to Elliott avs; 10 a. m.

LOCAL BOARD RESOLUTIONS.

Local Board of Chester.

Action was taken at the meeting held Nov. 28 on the following petitions:

THROGG'S NECK BOULEVARD.—Regulating, grading a strip fifty feet in width from Eastern Boulevard to Evans av. Estimated cost, \$40,800; assessed value of the real estate included within probable area of assessment is \$42,700. If the boulevard is graded to the width as laid out on map the estimated cost is fixed at \$106,600. Engineers recommend that owners do the work under permit of President of Board. Petition No. 23, laid over to Dec. 12.

THROGG'S NECK BOULEVARD.—Regulating, grading a strip fifty feet in width from Evans av to Dewey av. Estimated cost, \$39,500. Assessed value of the real estate \$79,400. If the boulevard is graded to width as laid out on map the cost will be about \$88,000. Petition No. 24, laid over to Dec. 12.

THROGG'S NECK BOULEVARD.—Regulating and grading a strip fifty feet in width from Dewey av to Shore Drive. Estimated cost \$38,000. Assessed value of real estate, \$27,800. If boulevard is graded full width the cost is estimated at \$93,700. Engineers recommend that owners do work under permit from this office. Petition No. 25, laid over to Dec. 12.

THROGG'S NECK BOULEVARD.—Sewer and appurtenances in Pennyfield av, from East River to Chaffee av; and in Chaffee av, between Pennyfield av, and Throgg's Neck Boulevard, between Chaffee av and Barclay av, with overflows from Throgg's Neck Boulevard and Chaffee av to the East River; and from Throgg's Neck Boulevard and Dewey av to Long Island

Sound, and all work incidental thereto. Petition No. 489, laid over to Dec. 12.

OLMSTEAD AV.—Regulating, grading, etc., from Protectory av to the Bulkhead Line of Pugsley's Creek. Petition No. 459; denied.

OLMSTEAD AV.—Petition requesting that a date be fixed when title shall vest in the city, between Protectory av and Bulkhead Line of Pugsley's Creek. Petition No. 460, laid over to Dec. 12.

THROPP AV.—Acquiring title from Allerton av to Gun Hill rd. Map adopted but not filed. Petition No. 463; adopted as amended.

WATERBURY AV.—Acquiring title from Zerega av to Eastern Boulevard, opposition at Nov. 8th meeting. Buildings on land to be acquired. Map not filed as yet. Petition No. 471, laid over to Dec. 12.

PIERCE AV.—Acquiring title from Bear Swamp rd to Paulding av. Awaiting Deeds of Cession or a petition providing for acquiring a longer area as present petition provides for only four blocks. Petition 491 has just been presented asking for a change of lines. Petition No. 360, laid over to Dec. 12.

PAULDING AV.—Acquiring title from Pierce av to New Haven R. R. depot known as Morris Park station. This represents only 500 feet. Three other portions of avenue have not been petitioned for. Petition No. 361, laid over to Dec. 12.

LURTING AV.—Sewer, etc., between Walker av and property of N. Y. N. H. & H. R. R. Co. Total estimated cost, \$2,650. Assessed value of real estate, \$158,500. Estimated cost per 25 foot lot, \$70. Petition No. 405; adopted.

LURTING AV.—Acquiring title from West Farms rd (Walker av) to line of the N. Y. N. H. & H. R. R. Petition No. 86; denied.

RANDALL AV.—Regulating, grading, etc., from Bronx river to Westchester Creek. Revised estimate omitting blue stone, will reduce the estimate of cost from \$218,000 to \$173,500. Assessed value of the real estate, \$662,700. Probable assessment, \$235.75 per 25 foot lot. By making the fills but 60 feet in width and omitting bluestone the total cost would be reduced to about \$145,500. Communication from Clason Point Taxpayers' Association dated Nov. 16, 1911, submitted. Estimated cost, \$145,500. Petition No. 464; adopted.

Local Board of Van Cortland.

Action was taken at the meeting held Nov. 28 on the following petitions:

WEST 246TH ST.—Constructing receiving basin and appurtenances on the northwest corner of Broadway, and all work incidental thereto. Petition No. 483; adopted.

NORTH ST.—Discontinuing the proceeding for acquiring title between Jerome av and Aqueduct av East. Petition No. 488; laid over to Dec. 12.

PARK AV WEST.—Constructing receiving basin on east side, opposite 174th st. On petition of Engineer of Sewers. Can be initiated under Chapter 712, Laws of 1911. Petition No. 485; adopted.

WEST 235TH ST.—Regulating, grading, etc., from Spuyten Duyvil Parkway to Riverdale av. Petition No. 467; adopted.

HARRISON AV.—Changing the lines and grades from a point about 200 feet south of Drainage st (178th st) to Burnside av. Petition No. 343; adopted.

SPUYTEN DUUVIL RD.—Laying out on map of the City of New York an extension from its terminus near Spuyten Duyvil Station of N. Y. C. & H. R. R. at Spuyten Duyvil in the Bronx to public dock situated on Hudson river. Said street to be 40 feet in width and about 409 feet long. Engineers report that this is impracticable. Petition No. 474, laid over to Dec. 12.

WEST 244TH ST.—Acquiring title to lands necessary for the widening from its intersection with Spuyten Duyvil Parkway and Fieldston rd to Waldo av; WALDO AV, from West 244th st to West 242d st; WEST 242D ST, from Waldo av to Broadway; CORLEAR AV, from West 242d st, to intersection of Broadway and to West 246th st; and to BROADWAY, from West 242d st to Corlear av, and to the PUBLIC PLACE, bounded by Corlear av, Broadway and West 242d st. Referred back from Board of Estimate and Apportionment on Nov. 2, 1911, Calendar No. 17. Petition No. 346; adopted.

Local Board of Morrisania.

Action was taken at the meeting held Nov. 28 on the following petition:

EDGEWATER RD.—Relocating on the map of the city, approximately 300 feet from the bulkhead line of the Bronx river and East river, between Seneca av and Manida st. Petition No. 451, adjourned to the first meeting in January.

Local Board of Crotona.

Action was taken at the meeting held Nov. 28 on the following petitions:

BELMONT AV.—Paving with asphalt blocks on a concrete foundation the roadway from 175th st to 177th st. Class "A" pavement. Estimated cost, \$11,200; assessed value of the real estate, \$688,500. Estimated cost per 25 foot lot, \$138. Length of avenue, 1,013 feet. Petition No. 484; laid over to Dec. 12.

EAST 167TH ST.—Paving with asphalt blocks on a concrete foundation the roadway from West Farms rd to the intersection of Westchester av and Longfellow av. Class "A" pavement. No sewer installed as yet. Petition for same is prepared and can be had from secretary. Petition No. 486; adopted.

EAST 183D ST.—Constructing receiving basin at the northeast corner and Hughes av. Opposition. Petition No. 455; adopted.

165TH ST.—Regulating and grading, etc., between Stebbins av and Rogers pl. Original estimate of cost, \$1,700. Revised estimate including steps, \$5,000. Returned from Board of Estimate Sept. 28, 1907, on account of grade being 20 per cent., and that Board suggested the construction of steps. Petition No. 555 of 1907; denied.

CONDEMNATION PROCEEDINGS.

Application for Commissioners.

Application will be made to a Special Term of the Supreme Court, in the County Court House, Manhattan, on Dec. 11, 1911, at the opening of court, for the appointment of commissioners of estimate and a commissioner of assessment in each of the following proceedings:

WEST 168TH ST.—Acquiring title to the lands, etc., required for widening, from Amsterdam av to Jumel pl, 12th Ward.

RIVERSIDE DRIVE.—Acquiring title to the lands, etc., required for widening on the east side, bet West 155th st and West 156th st, 12th Ward.

Application will be made to a Special Term of the Supreme Court, Part III., County Court House, Manhattan, on Dec. 11, 1911, at 10:30 a. m., for the appointment of commissioners of estimate and a commissioner of assessment in each of the following proceedings:

HOE AV.—Acquiring title to the lands, etc., required for opening and extending from Aldus st to Whitlock av, 23d Ward.

EAST 217TH ST.—Acquiring title to the lands, etc., required for opening and extending, from White Plains rd or av to Oakley st or av (formerly Ash av), 24th Ward.

Reports Completed.

WEST 207TH ST.—Acquiring title to the lands, etc., required for widening, bet 10th av and Emerson st, 12th Ward. Chas. L. Hoffman, T. O. McGill and Henry Brady, commissioners of estimate in the above proceeding, have completed their estimate of damage; and all persons opposed to the same must file their objections, in writing, with the commissioners, at 90 West Broadway, on or before Dec. 18, 1911, and they will hear all such parties, in person, at the same address, on Dec. 21, 1911, at 1 p. m.

Chas. L. Hoffman, commissioner of assessment in the same proceeding, has completed his estimate of benefit, and all persons opposed to same must file their objections, in writing, with the commissioner, at 90 West Broadway, on or before Dec. 18, 1911, and he will hear all such parties, in person, on Dec. 21, at 1:30 p. m., at the same address.

PARKER ST OR AV (unofficial name).—Acquiring title to the lands, etc., required for opening and extending, from Protectory av to Wellington av, 24th Ward. Ernest Hall, D. W. Patterson and Chas. C. Marrin, commissioners of estimate in the above proceeding, have completed their estimate of damage; and all persons opposed to same must file their objections, in writing, with the commissioners, at 90 West Broadway, Manhattan, on or before Dec. 15, 1911, and they will hear all such parties, in person, at the same address on Dec. 18, 1911, at 3 p. m.

Ernest Hall, commissioner of assessment in the same proceeding, has completed his estimate of benefit, and all persons opposed to same must file their objections, in writing, with the commissioner, at 90 West Broadway, Manhattan, on or before Dec. 15, 1911, and he will hear them, in person, at the same address on Dec. 19, at 3 p. m.

GUN HILL RD (unofficial name).—Acquiring title to the lands, etc., required for widening and extending, from Webster av to Elliott av, 24th Ward. Jno. J. Mackin and Timothy E. Cohalan, commissioners of estimate in the above proceeding, have completed their supplemental and amended estimate of damage, and all persons opposed to the same must file their objections, in writing, with the commissioners, at their office, 90 West Broadway, Manhattan, on or before Dec. 6, 1911, and they will hear all such parties, in person, at the same address on Dec. 8, 1911, at 10 a. m.

Timothy E. Cohalan, commissioner of assessment in the same proceeding, has completed his supplemental and amended estimate of benefit, and all persons opposed to same must file their objections, in writing, with the commissioner at his office, 90 West Broadway, Manhattan, on or before Dec. 6, 1911, and he will hear all such parties, in person, at the same place on Dec. 9, at 10 a. m.

Bill of Costs.

The bill of costs, charges and expenses in the following proceeding will be presented for taxation to a Special Term of the Supreme Court, Part I., in the County Court House, on Dec. 11, 1911, at 10:30 a. m.:

NORTH RIVER WATERFRONT.—Acquiring right and title to certain uplands, wharf property, etc., to be taken for the improvement of the waterfront on the NORTH RIVER, bet West 15th and West 18th sts, and the east side of the marginal st and the North River. Adopted by the Board of Docks and approved by the Sinking Fund Commission, pursuant to the plan previously adopted by the Board of Docks, etc.

The supplemental and additional bill of costs, charges and expenses in the following proceeding will be presented for taxation to a Special Term of the Supreme Court, Part I., in the County Court House, Manhattan, on Dec. 12, 1911, at 10:30 a. m.

MATTHEWS AV.—Acquiring title to the lands, etc., required for opening and extending, from Burke av to Boston rd, 24th Ward.

F. W. JONES sold to A. Alexander, of Bernardsville, N. J., the Frank Rinehart farm, consisting of about 100 acres, also to Alfred Borden, of the firm of Proctor and Borden, the Michael Shay farm, consisting of 132 acres. Both properties are located at Gladstone, N. J.

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No regrets have been heard from Queens over the raising of the fare to 7 cents on the uptown Hudson tunnel trains.

Approximately 10,000,000 passengers used the Pennsylvania station during the first year of its existence. A pretty good argument for a subway in Seventh avenue.

A restrictive association has been organized by property owners and residents of Harlem to check the encroachment of negroes into the blocks between Seventh and Eighth avenues in 130th, 131st and 132 streets, which hitherto have been free from colored people. This is the second association of the kind in the outskirts of the rapidly expanding colored settlement in Harlem.

The East Side Property Owners' Association has asked the Public Service Commission to have the Rivington street station on the Second avenue elevated moved to Delancey street, and to install an escalator at the new station. One reason urged for the change is that at 69 and 71 Rivington street there is a large double-decker tenement house, which is known as the "House of Babies," the light of which is cut off by the elevated station and its stairways. A station erected in the center of the Delancey street improvement would interfere with the light and air of no one.

Comptroller Prendergast, President John Purroy Mitchel and Borough Presidents McAneny, Miller, Steers and Cromwell, representing a majority of the Board of Estimate, sent a letter this week to Mayor Gaynor requesting him to veto the action of the Board of Aldermen in striking from the 1912 budget the appropriation of \$220,000 for introducing functional accounting in all the city departments, for standardizing salaries and for making a scientific study of budget requirements. The members signing the letter did well to confine their recommendation to a matter on which the Mayor can agree with them without incurring censure from taxpayers on the ground of heavy expenditure of money. The letter does not touch upon the other items, amounting to over \$8,000,000, which the Aldermen also cut out.

Work on the new Manhattan station of the Brooklyn Bridge was begun this week. The new station, when completed, will cost about \$2,500,000. The first work will be the construction of the subways connecting the elevated railroad tracks on the bridge with the Subway station in the basement of the new Municipal Building. It is necessary that this work be finished first, so that the elevated traffic on the bridge can be diverted into the underground station. The present train shed across Park Row is to be torn down, and an elevated promenade will take its place. A spacious stairway from City Hall Park will lead to the promenade. The Brooklyn trolley cars will be located on the mezzanine floor, underneath the elevated train floor. Escalators will be installed to take passengers coming into the station by the promenade from City Hall Park to the train decks.

Defeat of Excess Condemnation.

As the Record and Guide surmised last week, the people of New York City have accepted the principle of excess condemnation by a substantial majority, but their will has been nullified by the voters of the State. If it were a matter upon which the up-State voters, except those in a few large cities, had any interest, the defeat of the amendment might be accepted with resignation. The rural voters would have the same right to their opinions as the urban voters. But in the case of the amendment providing for excess condemnation, only certain large cities, particularly New York City, were interested. The great majority of rural voters had probably never heard the matter discussed, and they rejected the proposal because the average voter usually rejects everything which he does not understand. The result is all the more discouraging, because at the same election the principle was accepted by the voters of Massachusetts. The cause of street improvement in Manhattan has received a serious setback, and the setback is apparently for the time-being irremediable. It seems useless to pass the amendment through two more Legislatures, unless a fund were raised at the same time for the purpose of systematically instructing the rural voters as to the meaning and purpose of the amendment.

The best course may be to allow the whole matter to go over until the next general revision of the State Constitution, which occurs, we believe, in a few years. The results of the recent vote would enable the advocates of the principle of excess condemnation to make a strong argument for its incorporation in the amended instrument, on the ground that it had been approved by voters whose interests were affected by it.

Aldermanic Economy.

Why is it that the Board of Aldermen is unable to make any good use of the slight powers which remain to it under the present charter? The two most important of its remaining functions are that of vetoing items in the budget and that of passing certain local ordinances—such as changes in the Building Code. For some years certain important changes have been needed in the Building Code, but the Board of Aldermen is incapable of properly making them. Its power of omitting or reducing items in the budget is ordinarily of little account, because the Mayor can and usually does restore them; but this year it has cut to pieces the whole budgetary plan of the Board of Estimate, and at this writing there is some doubt whether its handiwork will or will not receive executive approval.

Its reductions have been made on the score of economy; but even the most niggardly taxpayers will not approve an economy which consists merely in a postponement of the meeting of the city's debts. The only really important saving is made in reducing by over \$6,000,000 the amount set aside for the wiping out of uncollectable personal tax accounts; and the sincerity of the plea for economy upon which this action is defended is sufficiently indicated by its vetoing of the appropriation providing for the expense of standardizing the city's purchases and classifying its salary list. Its whole action was dictated by the double motive of preventing any real economy while at the same time pretending for party purposes to reprove an extravagant Board of Estimate.

That the Board of Aldermen should act in this manner is not entirely its own fault. It occupies the anomalous position of being a legislative body, without any real legislative power. Its functions are so insignificant, compared to that of other parts of the city government, that able men do not want the job of Alderman, and the election of its members arouses little or no public interest. It is bound to use its powers merely for obstructive purposes, or else not use them at all. There is only one course to be adopted with respect to the Board of Aldermen, and that is to get rid of it entirely. No revision of the city charter will amount to anything which does not

end its existence; and the great fault of the Ivins charter was that its authors insisted on retaining this useless and obstructing fragment of a former municipal legislature. It is a mere political superstition which persists in clinging to the name of a municipal legislature, while at the same time depriving it of all substance.

The other cities of the country which have reorganized their municipal governments along the same lines as New York have dispensed entirely with a numerous Board of Aldermen and have concentrated the policy determining powers of the government in a small council, elected at large. Without raising the question as to the best organization of the municipal legislative authority, and its proper relation to the municipal administration, there can be no doubt that the New York Board of Aldermen, as at present constituted, cannot be defended on any valid ground. The time has unfortunately not come for its final suppression; but it is slowly and surely digging its own grave. The longer it survives the more it is condemned by its own record, and its enemies have only to await their opportunity.

The Preference for Avenue Sites.

It is a significant fact that building in and about New York is, if anything, tending to increase in volume. During the first seven months of 1911 the estimated cost of the new buildings projected in Manhattan, the Bronx and Brooklyn averaged less than it did last year, but of late the tendency has been the other way. In the case of Manhattan, the gain in the figures for the past few months over the corresponding period last year is considerable, and has been sufficient to equalize the totals up to date for the two years. It must be remembered that this gain has taken place in spite of a good deal of express and influential discouragement. Loans have not been easy to get either for apartment house or loft buildings, because there has been some overconstruction in these classes of improvement. Nevertheless, plans have been filed for an unusually large number of new buildings in both of these classes, and the individual structures have been unusually tall and spacious. In the case, for instance, of the buildings to be erected in the new mercantile district, one is twenty-three stories high, three are twenty stories, and four sixteen or seventeen stories. All but a very few of these unusually high mercantile structures are to be erected on Fourth and Madison avenues. The fact is, of course, that property has become so valuable on those avenues and taxes are so high that owners have every inducement to replace the old buildings with more remunerative ones. Another specific area, which continues even in a period of inactivity to do well, is the Fifth avenue retail district. There has been very little accomplished on Fifth avenue itself, because the opportunity for new transactions on that thoroughfare has been very limited; but there have been many sales and leases on the side streets near the avenue, between 34th and 50th streets.

High prices and high rentals have not checked Fifth avenue retail business even during a period of comparative trade depression. On the contrary, organization is taking place wherever room for expansion remains. A number of retail firms still linger south of 23d street, which will eventually be obliged to move; but the available space is being so quickly swallowed up that they will have the utmost difficulty in finding a proper location. For such firms, a new street, such as that proposed from Fifth avenue and 40th street to Seventh avenue and 34th street, would be a God-send.

Signs of Normal Business.

While the real estate market during October and November has not developed any more or any better activity than was anticipated, there are, nevertheless, certain encouraging general signs. In the first place, general business is making a slow but very wholesome recovery. Week by week indications accumulate of an increasing volume of trade,

and this increasing volume is due almost entirely to the demands of regular business. There is only a normal or less than normal amount of new construction taking place all over the country. Manufacturers are not increasing their plants. Railways are not enlarging their facilities, except in the matter of more cars. Indeed, manufacturers are finding it more and more necessary to sell their surplus abroad and under such circumstances are more likely to seek economies in methods of production than they are to enlarge their machinery of production.

The consequence is that the increasing volume of business does not make any very severe demands on the money market, and it probably will not do so until the process of trade expansion assumes a new phase—that is, until conditions warrant a more general disposition on the part of corporations and manufacturers to make permanent improvements. Such a disposition is not likely to show itself in a year including a Presidential election and a session of Congress in which the tariff is likely to be revised and the corporation question violently agitated.

It looks, consequently, as if the coming year would be one of normal business activity, but without any great confidence in the future. The money market will not be drained by loans issued for the purpose of paying for permanent industrial improvements, and this condition should react favorably on real estate, particularly in a city like New York. New York is interested more than anything else in the volume of ordinary mercantile business, and if that class of trade is good, its local industries will suffer less than the local industries of cities interested chiefly in steel and iron products. It will enjoy, that is, a sufficient local business activity and at the same time a money market which will offer no obstacle to the prosecution of local enterprises. It is entirely possible that the coming year may prove to be a better one in New York real estate than seemed at all probable a few months ago.

The Week in Real Estate.

The better tone of the Manhattan real estate market which was displayed last week, has continued into this one. In spite of the fact that Thanksgiving Day is a very generally observed holiday and comes at a time in the week when as a rule the most business is transacted, the volume of sales was about equal to that of last week, and the character of the trading was good. The selling was also very well distributed.

The market is still below normal for this period of the year, but the large brokerage offices all seem to feel much more hopeful than they did a few weeks ago, and nearly all of the brokers say that they are extremely busy. The market does not, however, appear to be possessed of very much elasticity, and for this reason it is extremely hard to close the deals in hand. Notwithstanding this, if prospects continue to steadily improve, as they have for several weeks past, the first of the year should find the market re-established on at least a very fair basis.

Lower Manhattan and the midtown section were not as active as they were the previous week, but some trading in the normally dormant streets of the lower East Side was in evidence. Chinatown does not often figure in the sales budget, but this week a plot was sold on Pell street to a company which will improve the property for its own use. Properties on Goerck, Leonard, Reade and 5th streets also acquired new owners.

In the Fifth avenue section the plot at 3 to 11 West 38th street was sold to a company which will improve most of it with a tall loft structure. Property in this neighborhood has been somewhat in demand for several years, but the prices obtained recently have not been as high as the values put upon them by the owners during the boom of a few years ago. It may be that the possibility of having a new diagonal thoroughfare from Seventh to Fifth avenues is partially responsible for some of the recent buying in this vicinity. At least it is known that the company which last week acquired the Hyde houses in 40th street, was on the point of buying in 41st street, before the announcement of Mr. McAneny's plan and changed its ideas on this account. A larger price was paid for the 40th street

plot than was agreed upon for the one in 41st street.

Negotiations are practically concluded for the leasing of another Astor estate parcel in 33d street, and if these are concluded, as they probably will be, another loft building will rise in that street. Further uptown on Fifth avenue, the Metropolitan Club is planning to enlarge its present home at the north corner of 60th street, by the purchase of the adjoining dwelling at 11 East 60th street.

Aside from this sale, the balance of the trading above 59th street was confined almost entirely to the West Side and Harlem. A number of dwellings were sold and several apartments found buyers. The most interesting of the transactions were the sales of the Alabama apartment house at Riverside Drive and 127th street, the frontless dwelling at 101 Riverside Drive, the Roxborough at the northwest corner of Broadway and 92d street, and the entire block bounded by Broadway, Fort Washington avenue, 160th and 161st streets. A part of the latter parcel will be improved with a theatre, and this fact is a decided demonstration of the remarkable growth of Washington Heights in the last few years. In a short period of time a territory which was entirely vacant has secured a large enough population to warrant the erection of a theatre.

Several fairly large leases were negotiated this week—but the volume of medium-sized business leasing is below the normal for this time of year.

The Bronx produced very little of interest this week; the trading there was confined almost entirely to small parcels, and the number of sales reported was small.

The remarkable sustaining qualities of the fall building material market have led distributors here to believe that construction work will go on with renewed energy all winter. Building bureau statistics show a remarkable gain over the number and value of proposed operations filed during the last week in October and the four weeks in November of last year, and this is also true of other suburban districts. Distributors have been placing their requirements for the winter in larger volume than they did last year and this is reflected in return by the liberal reserves being made by the wholesalers in this market. Collections are also very much easier, not only from local buyers, but from suburban ones as well.

There was a noticeable change in the cement situation this week owing to the attempts being made to placate the various interests and to put the price up on a level with, if not comfortably over that, of actual cost. This commodity is now selling here at two cents a barrel less than it costs to produce it, and the manufacturers are beginning to feel that disaster is bound to come sooner or later unless some understanding can be reached; powerful influences are now at work to this end.

Common brick moved well in a week, which promises to be next to the last before navigation closes. There was no scramble and resulting crumbling of prices. The fixed level of \$7 stood up firmly, although some brick went as low as \$6.50. New Jersey common brick is going into this market without interruption despite the fact that the building season is supposed to end with Thanksgiving. This may be accounted for by general stacking, but the reservations are heavier than usual for this time of the year.

Steel continues to be the most active of the materials with an inquiry reported well into March, both for this city and for Newark. Stone is being cut now for local February deliveries, and the new Merchants' and Manufacturers' arena which will take the place of Madison Square Garden will prove a stimulant to the general material market between February and the formal opening of the 1912 building season. For that reason, building material interests here are inclined to look with optimism upon the winter prospects.

Can You Show Him?

Editor Record and Guide.

Doubling the land tax in the case of premises where the land is worth ninety per cent. of the whole value of the property, and halving the tax on the building, figures out rather disadvantageously for the tenants, if they have to make up the difference.

The Astor Trust Company conveyed last week a three-story and basement dwelling in East 111th street which is valued for taxation purposes at nine thousand dollars, all but one thousand of which is for the land.

What would the owner do if he could not obtain tenants willing to pay the higher rental?

"That is an easy one," answers the re-

formers. "It would be up to the owner to improve his property so that the building would return a suitable income."

But suppose the location of the premises does not warrant such an improvement?

There are a great many poor buildings on tenement property which are relatively worth no more in proportion to the value of the land than the house in East 111th street. They are typical of the neighborhood, and the nature of the population is supposedly such that the improvement of the premises with a building of larger size and modern construction, with the attendant building's costs, has never been considered possible as an investor's proposition, as a general rule.

Can you show me?

TRUSTEE.

Assessments in the Bronx.

November 28, 1911.

Editor of the RECORD AND GUIDE:

At a time when there is so much discussion of the great discrepancy between assessments made for the purpose of taxation and prices that well advertised property brings at auction sale you might find a very interesting subject for an article if you would take up the recent sale of the Joseph J. Gleason property in the Bronx. Joseph P. Day was the auctioneer. You can get a map from him showing accurately the lots, some 500 in number, that were sold, and you can take that map and readily find out the assessments, though in many instances the lots were assessed in groups which, however, will not be a source of any embarrassment to you because you can take the assessed value as it appears by the assessment rolls and then you can find out what the lots included in the area of that assessment brought at the auction sale.

By pursuing this analysis you will find out that properties were sold in not one or two but many instances for less than half, sometimes I think for one-third or one-fourth, of the values placed upon the property by the tax department. You can make a very interesting series of comparisons and you will see that it is demonstrable that the differences between the assessment and the prices brought at the sale were not what might be attributed to mere difference in opinion between buyers and assessors, but that the assessments were the crudest kind of guesswork, utterly unjust and incompetent, and most discreditable to the individual assessors.

For some time past the owners paid taxes upon these assessed valuations, in doing which they were practically robbed by the city.

I have no interest in this matter, but my attention was called to it by the fact that a client of mine loaned upon the property, and while there was ample realized to repay the loan, so that from the point of view of the safety of his investment I have nothing to complain of, the matter came to my attention in that way. You will find the sale was enormously advertised. There were five hundred people present at it, and it was conducted in the most skilful way to get good prices and upon terms of sale that would be tempting to anybody who wanted to buy.

CARLISLE NORWOOD.

Education and Taxation.

Editor of the RECORD AND GUIDE:

Your snappy little leaders of the 11th instant on city boosting, the cost of education, etc., provided subjects for deep thought. They move me to ask the question if we have not brought about here in New York City an anomalous state of affairs which now needs adjustment?

Under our present educational policy we are trying to deal with a situation like this: In an Essex street tenement will be found four families to every floor, each family containing three children on the average. Altogether, there being six floors, there are about seventy-five children in this typical house. Over in Mulberry street there is just such another house, but the people living in it belong to a different nationality.

Take either house for an example. Here are seventy-five children of foreign parentage to be educated at the expense of the City of New York at an average cost of \$40 per annum for each child, or a total of \$3,000. The building is assessed at a valuation of \$40,000, and it annually pays into the city treasury a tax of \$700. Therefore the building and the people in it cost the city for the single item of education four times what the city receives from it, without adding its relative share for police and fire protection, street-cleaning, street-lighting, water, hospital and dispensary service and charitable aid.

Compare the typical house in Essex

street with one on Fifth avenue opposite Central Park, or with one on Madison avenue in the neighborhood of 38th street. The children in either of these homes, if there are any at all, are not dependent on public instruction, and the head of the house pays many times more into the city treasury for his real estate tax than he receives from the city; and in addition he is asked if he is willing to contribute further into the general fund on account of personal taxation.

With these two examples before us, the question may now be asked if the city is justified in spending so much more per capita for educational purposes than any other city in the country when the benefits of public education go principally to newcomers, who in a large proportion of cases are only temporary residents, and who in the aggregate congest our local labor market, monopolize the small lines of trade, and generally make the getting of a livelihood all the harder for the average citizen?

New York is spending as much as the seven next largest cities of the country put together, though they have a total population forty per cent. larger than New York's, as was stated in the Record and Guide. The city is therefore spending more than she ought, and is trying to do more in the way of higher education than she is justly called upon to do. Are we not also attracting here by our superior educational generosity foreign immigration which would be better off elsewhere? Have we not got men enough already to dig the subways, and enough push-cart men thronging the streets and competing with the good citizens who rent stores, without tempting more of them to bring their children here to be educated at the public expense, if not to become the objects of public charity?

This would not be so serious a matter if the consequences of the taxes which have to be paid for educating the children of these sojourners, and for providing neighborhood parks, playgrounds, hospitals, reading-rooms and policemen for their exclusive benefit, were not beginning to bear so heavily upon those who have prior claims and whose welfare is of far more importance to the city and the nation.

ONLOOKER.

Street Cleaning.

Notwithstanding Big Bill's prediction that the streets would be clean by Thanksgiving, many are still littered with piles of ashes to a very offensive extent.

E. D. Very, principal assistant to the commissioner in the Department of Street Cleaning, has designed a cart for collecting refuse. The new cart has a low body and large capacity, and is divided into two compartments, one for ashes and the other for garbage. With the present carts, and the method of separate collections of ashes and garbage, it is necessary to make two trips to each house, but with the combined cart only one trip will be necessary.

The cart has not yet been adopted for the Department. In this connection it is rumored that the authorities have been privately wondering if it would not be advantageous for the city to hire a contractor to clean the streets, and it is reported that a prominent contracting firm now engaged in subway work contemplates making an offer to do this work.

Trust Company Takes Up Real Estate.

The State Trust Company at Plainfield, N. J., announces that it has added a real estate department to the other departments of its business and is prepared to sell, rent and exchange real estate for the usual commission.

The State Trust Company with its banking organization is in a position to aid both purchaser and seller in many ways. In this department entire charge will be taken of properties, leases will be made, rents collected, taxes paid and repairs attended to.

The idea of a trust company acting in this capacity is a new one so far as the East is concerned. In the West, however, in large trust companies the real estate is one of the principle departments of their business.

The Mercantile Trust Company, of St. Louis, maintaining a real estate department whose business necessitates a division under the heading of sales, rent collections, leasing, appraisements, and real estate loans, each division being managed by a specialist in his line. The State Trust Company of Plainfield is certainly alive to its opportunities.

—Real estate has become very active in Westchester County and receives much public attention.

REAL ESTATE STATISTICS

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

MANHATTAN CONVEYANCES

	1911 Nov. 24 to 29	1910 Nov. 25 to Dec. 1
Total No.	152	166
Assessed value	\$9,319,300	\$7,396,200
No. with consideration	17	11
Consideration	\$606,825	\$1,108,650
Assessed value	\$713,500	\$1,085,000

	Jan. 1 to Nov. 29	Jan. 1 to Dec. 1
Total No.	8,390	9,215
Assessed value	\$471,011,625	\$519,630,340
No. with consideration	728	801
Consideration	\$42,447,184	\$43,808,025
Assessed value	\$39,072,275	\$37,913,775

MORTGAGES

	Nov. 24 to 29	Nov. 25 to Dec. 1
Total No.	111	153
Amount	\$2,198,370	\$3,325,159
To Banks & Ins. Cos.	21	29
Amount	\$805,300	\$1,677,500
No. at 6%	46	70
Amount	\$349,200	\$518,279
No. at 5½%	2	4
Amount	\$175,000	\$457,000
No. at 5%	26	25
Amount	\$659,770	\$542,900
No. at 4½%	10	23
Amount	\$357,500	\$854,500
No. at 4%	.....	2
Amount	.....	\$19,500
Unusual rates	1	1
Amount	\$17,000	\$1,400
Interest not given	26	28
Amount	\$639,900	\$931,580

	Jan. 1 to Nov. 29	Jan. 1 to Dec. 1
Total No.	6,613	7,472
Amount	\$276,535,387	\$263,615,624
To Bank & Ins. Cos.	1,449	.....
Amount	\$153,671,344	.....

MORTGAGE EXTENSIONS

	Nov. 24 to 29	Nov. 25 to Dec. 1
Total No.	26	86
Amount	\$602,500	\$5,797,700
To Banks & Ins. Cos.	6	60
Amount	\$203,000	\$5,229,700

	Jan. 1 to Nov. 29	Jan. 1 to Dec. 1
Total No.	2,040	2,177
Amount	\$79,923,292	\$93,630,759
To Banks & Ins. Cos.	709	.....
Amount	\$43,699,205	.....

BUILDING PERMITS

	Nov. 25 to Dec. 1	Nov. 26 to Dec. 2
New buildings	10	11
Cost	\$889,850	\$540,000
Alterations	\$99,675	\$124,619

	Jan. 1 to Dec. 1	Jan. 1 to Dec. 2
New buildings	777	770
Cost	\$91,755,650	\$91,769,785
Alterations	\$11,627,942	.....

BRONX CONVEYANCES

	Nov. 24 to 29	Nov. 25 to Dec. 1
Total No.	107	140
No. with consideration	7	9
Consideration	\$107,250	\$130,850

	Jan. 1 to Nov. 29	Jan. 1 to Dec. 1
Total No.	6,483	6,456
No. with consideration	432	.....
Consideration	\$4,525,274	\$5,686,950

MORTGAGES

	Nov. 24 to 29	Nov. 25 to Dec. 1
Total No.	82	130
Amount	\$819,565	\$1,314,993
To Banks & Ins. Cos.	4	14
Amount	\$60,000	\$331,000
No. at 6%	31	52
Amount	\$271,075	\$477,949
No. at 5½%	12	19
Amount	\$96,250	\$301,394
No. at 5%	19	30
Amount	\$335,300	\$334,550
Unusual rates	.....	1
Amount	.....	\$1,000
Interest not given	20	28
Amount	\$116,940	\$200,100

	Jan. 1 to Nov. 29	Jan. 1 to Dec. 1
Total No.	5,570	6,240
Amount	\$54,601,295	\$56,924,524
To Banks & Ins. Cos.	637	.....
Amount	\$12,200,850	.....

MORTGAGE EXTENSIONS

	Nov. 24 to 29	Nov. 25 to Dec. 1
Total No.	8	11
Amount	\$122,000	\$95,812
To Banks & Ins. Cos.	1	.....
Amount	\$32,000	.....

	Jan. 1 to Nov. 29	Jan. 1 to Dec. 1
Total No.	605	585
Amount	\$9,663,977	\$7,728,162
To Banks & Ins. Cos.	122	.....
Amount	\$3,918,750	.....

BUILDING PERMITS

	Nov. 25 to Dec. 1	Nov. 26 to Dec. 3
New buildings	21	12
Cost	\$485,400	\$168,375
Alterations	\$133,750	\$32,640

	Jan. 1 to Dec. 1	Jan. 1 to Dec. 2
New buildings	1,238	1,947
Cost	\$21,192,810	\$43,458,715
Alterations	\$1,266,715	.....

BROOKLYN CONVEYANCES

	1911 Nov. 23 to 28	1910 Nov. 23 to 30
Total No.	373	538
No. with consideration	19	29
Consideration	\$139,625	\$214,731

	Jan. 1 to Nov. 28	Jan. 1 to Nov. 30
Total No.	23,296	24,804
No. with Consideration	1,405	.....
Consideration	\$11,374,601	\$12,287,506

MORTGAGES

	Nov. 23 to 28	Nov. 23 to 30
Total No.	317	432
Amount	\$1,122,413	\$1,553,032
To Banks & Ins. Cos.	82	.....
Amount	\$405,950	.....
No. at 6%	155	254
Amount	\$308,133	\$831,538
No. at 5½%	38	112
Amount	\$125,950	\$461,220
No. at 5%	101	44
Amount	\$620,470	\$196,712
Unusual rates	4	1
Amount	\$6,900	\$1,500
Interest not given	19	21
Amount	\$60,900	\$62,062

	Jan. 1 to Nov. 28	Jan. 1 to Nov. 30
Total No.	20,384	22,943
Amount	\$90,181,987	\$102,078,300

	July 1 to Nov. 28	.....
To Banks & Ins. Cos.	2,315	.....
Amount	\$16,498,871	.....

BUILDING PERMITS

	Nov. 23 to 28	Nov. 23 to 30
New buildings	87	73
Cost	\$469,625	\$411,110
Alterations	\$98,270	\$59,425

	Jan. 1 to Nov. 28	Jan. 1 to Nov. 30
New buildings	4,726	5,533
Cost	\$29,830,223	\$33,017,722
Alterations	\$4,335,702	\$4,332,480

QUEENS BUILDING PERMITS

	Nov. 24 to 29	Nov. 25 to Dec. 1
New buildings	38	56
Cost	\$119,500	\$500,875
Alterations	\$31,370	\$15,506

	Jan. 1 to Nov. 29	Jan. 1 to Dec. 1
New buildings	5,051	3,749
Cost	\$20,411,793	\$14,464,198
Alterations	\$799,522	\$780,555

RICHMOND BUILDING PERMITS

	Nov. 24 to 29	.....
New buildings	7	.....
Cost	\$35,600	.....
Alterations	\$1,025	.....

Bonded Debt of Westchester Towns.

Of all the towns in Westchester County, New Castle heads the list for having the smallest debt. This town is obliged to meet the interest charge on bonds in the horri-fying amount of \$4,647. Another town, North Castle, staggers under a load of \$5,078, and Cortlandtown carries a debt of \$5,517.

These thrifty townships evidently believe in paying as they go. Yonkers, on the other hand, means to let future generations pay some of the cost of government, for it has bonded itself to the amount of over \$6,000,000. Mount Vernon has a debt of \$3,000,000, and New Rochelle is bonded to the extent of about \$2,500,000.

The following figures of the bonded indebtedness of the several towns in Westchester County are taken from the Supervisors' report:

Bedford	\$205,193.32
Cortlandtown	5,517.48
Eastchester	236,682.99
Greenburgh	539,500.00
Harrison	354,600.00
Mamaroneck	25,000.00
Mount Vernon	3,038,450.00
Mount Pleasant	184,123.66
New Castle	4,647.69
New Rochelle	2,499,658.46
Ossining	201,000.00
Pelham	92,980.00
North Castle	5,078.25
Rye	558,000.00
Scarsdale	133,650.00
White Plains	188,000.00
Yonkers	6,023,181.01

BUILDING SECTION

CREDIT AND THE PURCHASE OF BUILDING MATERIALS

What is Being Done to Safeguard the Inexperienced House Buyer—
How the "Shoestring" is Being Gradually Eliminated From the Field.

CREDIT is the backbone of building construction. It is the elastic band upon which the city expands. When both ends are in strong hands there is confidence and building goes on apace. When one of the ends is held by a weak hand, faith vanishes and the destructive boll-weevil of building, known as the "Shoestring," begins to make his presence felt in the commercial fabric.

But there is a difference in credit. Some of it is sound and some of it is not. Its extent is boundless, and its effect upon the building profession generally is helpful, but often harmful. In 1910 from fifty to sixty per cent. of the \$208,000,000 involved in local building construc-

limited credit extension and the irresponsible builder whose silent partner is sometimes the unscrupulous money lender.

Building material dealers have their protective organization, and some of them, like the Lime Manufacturers' Association, the Lumber Trade Association, the iron and steel interests, the cement producers and the newly formed Consolidated Building Trades Employers' Association, are only a few of those now operating to control the kind of credit that wrecks business and wreaks permanent injury upon the building profession, whether it be on a large or small scale.

In addition, there is a general disposition to improve the quality of many build-

growing at the same astounding rate. The main object of this association is to secure, so far as possible, construction by responsible builders only, and the cause is becoming universal among the various organizations.

Operators Should Know Material Values.

One of the chief causes of big loss among builders is ignorance of building material values, and the value of building services. The novice operator's only safeguard is to resort to the competitive bid. In small operations this is not always a safe process. It is the type of operation the Shoestringers hover over and in a majority of cases the final figure



GUARDIANS OF BUILDING CREDIT AT THEIR FIRST BANQUET.

tion in that year was carried on credit extended in many cases on friendly confidence instead of sterner security. That, we now find, was one cause of the unstableness of last year's building material business. The large number of building mortgage foreclosures in that year, due to manipulation of irresponsible builders, produced a nervous building material market and during the spring and summer of 1911 it continued to be crippled.

Whether it be coincidence or not, it is significant that the building material market assumed stability immediately upon the introduction of rating systems to eliminate as far as possible the Shoestring builder and the dishonest contractor. There are several of these associations in the city, all working toward a common end; that is, the protection of the building material dealer and the building contractor, whether general or sub, from the machinations and intrigue of un-

ing materials, notably common brick and lime. This action was taken to remove from the reach of the Shoestring the cheap and inferior grades of building material upon which he depended for his existence. With the elimination of cheap and inferior materials from the open market, there will not be so much room for "shaking down" the lender, and the ultimate purchaser, and it will remove from the path of various inspectors the profitableness of being blind at certain times and places and wideawake at others.

The latest acquisition to the anti-Shoestring forces is the Consolidated Building Trades Employers' Association, which had its first annual banquet in the Hotel Astor on Thursday evening, Nov. 23, a view of which is given on this page. The membership of this association has grown to almost 500 members this year, and other associations organized for the same protective purpose have also been

is below legitimate cost and the job is taken upon a definite, thoroughly worked-out basis of victimizing somebody. Usually it is the unfortunate building material man who has believed right along that the contractor was "good." Naturally a building-material man suspects all speculative builders either withholds credit entirely or sells upon well endorsed notes.

Here is where the contractor steps in to protect himself by an organization of his own. If the building material man is going to give him a rating, he wants to have a rating of the material man as well. This, in turn, makes it necessary for material manufacturers to improve the quality of their product, because higher standards of materials and higher standards of workmanship make it no longer paramount to cater to cheap construction, but to the more profitable and more permanent higher grade. In turn, the elimination of the undesirable contractor and the inferior material and the

shoestring builder and dealer will make general construction easier for the operator and for all concerned.

This is what Superintendent Miller of the Bureau of Buildings said on this point at the recent banquet of the Consolidated Building Trades Employers' Association:

Builders Can Stop Graft.

"The operations of the Borough of Manhattan include four thousand new buildings and alteration plans in a single year. Is it any wonder that many and varied problems and questions might arise? No other city in the United States has as much as one-quarter of the building operations that the Borough of Manhattan has in one year.

"This work, of course, requires a great deal of attention, and it is accomplished with so small a force that it is well worthy of remark. We have an organization in our department, including sixty inspectors, not counting those who are doing special work. On Sept. 15, of this year, there were probably fourteen hundred building operations going ahead at one time. This means an average of thirty-one operations to be supervised by each man. Is it surprising, therefore, that the inspector is a hard working man? I think we must give credit for the work he does.

"Now this work, the work of the Building Department, may be looked at in two ways. The work is that of enforcement of police regulations, or it may be regarded merely as a bureau of record. If we had the ideal conditions, when all builders built well, there would be no necessity for inspection. We should have a bureau of records, but we all know we cannot count on that. But the public safety must be secured, and for that reason we must have the inspection, and in that the bureau becomes a police department.

"Now the effect of the bureau depends very largely, in my opinion, on the co-operation that exists between the builder and the department. I might include in that also the architect and the department. If the co-operation does not fully exist, the work of the department is not performed. Co-operation can be secured only by the mutual exchange of ideas, and, in fact, while builders take a part, I feel that they could take a greater part in such questions, for instance, like the plastering. On the first of January, you know, the bureau must supervise the plastering of buildings, or at least in certain buildings of a public nature. This is something new.

"In such a case we want the co-operation of those who are familiar with that work. We have sought, and have received the help not only of the employing plasterers but also of the journeymen plasterers, and I will say that they have given us very excellent suggestions, and I believe that with their further co-operation we will make that particular feature of the work a success, that is, to secure the safety of those who must necessarily erect buildings, over the construction of which they themselves have no control. I mean, for instance, the tenement houses, and thus eliminate the dangers that exist in some of those buildings.

"If it were not for irresponsible builders there would be no need of the inspection force of the bureau; we could simply use the bureau as the place for the reception of plans for the new buildings, in order that a record of the same might be kept, and the information regarding the same be made available for future use. It is our policy to have a consultation in all matters of a building operation, and as far as possible to seek the advice of those who are best qualified to give it, and whom we feel are going to give us good, satisfactory results.

Uniform Action on Rulings.

"We can carry it farther. We have separate building bureaus. We have one building code, but that building code is interpreted differently by different people. The proper man, of course, to interpret the building code is the Superintendent of Buildings, but one superintendent looks at it differently from another. Now we get uniform action.

"I think this will be a great benefit to the building public, also to the architects, who have found it heretofore difficult to plan in the five boroughs; it will not become necessary to run from one to another, as the case may be, to find out what part of the law is interpreted in that borough. I will try to keep in touch with you by informing you through trade papers, such as the Record and Guide, which will contain such action as may be of particular interest to you, by issuing to you, from time to time, bulletins containing that information.

"On the other hand, we ask your co-operation in helping us to secure proper inspection of the work that is going on.

We often hear a great deal of the corruption in the bureau, which I know does exist, but I want to say that this corruption can only exist if the building exists. Here again is where you can help us. When you hear a man villifying the department, when you hear him talking of the rottenness of the bureau, hold him right there, and ask him what he means by that, and if he knows anything, let him come to us and inform us, and we will see that it is eliminated. In that way you can help us. The man who talks of the bureau in a derogatory way, and does not back up his statement, is either one of two things; either he is a libeller or a coward; a libeller because he says things which he cannot back up with facts, a coward if he knows them and does not tell."

This is the way Commissioner John J. Murphy, of the Tenement House Department, expressed himself anent the Shoestring:

"I echo emphatically Superintendent Miller's request that if any one of you becomes aware of any attempt on part of any official of a public department to 'graft' that you should make the facts known to the department affected at once. I believe I can say to you from personal knowledge that there is not a single head of a department, who will not thank you for any such information or who will not dismiss and punish the offender, if the charge can be proved. It rests solely with yourselves if you submit to oppression or blackmail.

"Regarding the criminal speculator, I want to say that the public has to pay for all frauds in higher costs. I remember in my own experience a publisher who failed six times and was able to get credit the seventh time. Such methods put a premium on fraud and place the honest builder at a disadvantage. I say sustain the man who may fail to meet his obligations through unmerited misfortune as strongly as you repress the criminal speculator who purposes fraud from the inception of his undertaking. It is too often truly said that the law only punishes the honest unfortunates. The rogues take steps from the beginning to evade its toils."

Building Materials Not Faultless.

Heretofore the agitation has been directed against the irresponsible speculative builder. Just at the present time the crusade is being turned toward the unprincipled building material supply interests. Disastrous competition has ruined the year's business for many companies and some of the better companies have, of late, absolutely withdrawn from the market as competitive bidders. This has left the Shoestring with a free hand and has seriously complicated conditions in already overworked building departments in all five boroughs.

But times have changed. A higher order of things is being introduced and the criminal speculative builder will find it harder and harder to do business in this city, beginning with next year. Quality will be sought, rather than quantity and the result will be a better grade of buildings.

In a subsequent article special attention will be given to building materials and their new and old standards. For the present it will suffice to warn novices in the building business that standards are changing and that he who practices Shoestring methods hereafter is liable to come to grief. This is as true of the unscrupulous lender as it is of the Shoestring contractor; as true of the Shoestring building material dealer as it is of the Shoestring builder or operator himself.

Interborough Contractors' Banquet.

The Interborough Contractors' Association will give its second annual banquet at Reisenweber's on December 9. The object of the annual banquets is to bring material men and subcontractors in closer touch with the builder and general contractor. According to the secretary, William G. Solomon, the method is proving very successful. A number of prominent men have been invited to attend and speak.

Engineers' Banquet.

Members of the engineering department of the New York, Westchester & Boston Railway Co. will hold a dinner at Healy's, Columbus Avenue and Sixty-sixth Street, New York, on the evening of Dec. 2. Former members of the department as well as present members will attend. Mr. P. H. McCormack, 105 Madison Street, Mount Vernon, N. Y., is in charge of arrangements.

CARPENTERS REINSTATED.

American Federation of Labor Takes Brotherhood Back Unconditionally.

The American Federation of Labor, at the annual meeting at Atlanta, which adjourned last Saturday night, reinstated the United Brotherhood of Carpenters. Secretary E. H. Neal, of the Manhattan Joint District Council, informs the Record and Guide that the reinstatement was without conditions. The published report from Atlanta, that the carpenters had agreed to abide by the decision of the Building Trades Department of the A. F. of L., was therefore erroneous.

In Mr. Neal's opinion the action of the Federation in reinstating the Brotherhood without condition is equivalent to a recognition of their right to install hollow-metal trim. The carpenters are now handling this material and the sheet-metal workers are claiming it.

Last year the Federation expelled the Brotherhood for not leaving this work to the sheet-metal trade, which some weeks ago struck every job where carpenters were installing hollow-metal trim. In retaliation the Building Trades Employers' Association locked out all the members of Amalgamated Sheet-Metal Workers' Union No. 11, but is receiving them back to work as individuals. Unless the strikers come to terms soon the employers say they will favor the organization of a new union in New York City.

Samuel Gompers and all the officers of the American Federation were re-elected at Atlanta.

The adjustment committee recommended the amalgamation of the International Association of Steam Fitters and the Association of Journeymen Plumbers.

The question of reinstating the Brotherhood of Carpenters came before the convention in the form of a report from the executive committee recommending reinstatement upon condition that the carpenters abide by the decisions of the Building Trades Department. Frank Duffy, secretary of the International Brotherhood, opposed the acceptance of the report.

He said the Brotherhood would not accept reinstatement on any condition which required its members to refrain from installing hollow-metal trim. The consideration of the report was in consequence postponed to another time, and when it was taken up again a motion was passed by a majority vote of the whole body that the carpenters be reinstated without any condition whatever in relation to metal trim.

Synod Hall for Cathedral Grounds.

A layout of buildings for the cathedral grounds has been favorably passed upon by the trustees of the Cathedral of St. John the Divine, and this week a design for a synod hall was approved. The architecture of the new building will, of course, harmonize with the main edifice and will be built of stone.

At the New York office of the architects, Cram, Goodhue & Ferguson, 170 Fifth avenue, it was said that the drawings are now at the Boston office, where they are being completed. Bishop Greer said that ground will be broken this winter. The necessary funds are in hand.

The estimated cost of the building is \$300,000. There will be a large assembly hall with a seating capacity of fifteen hundred, besides many committee rooms. The building will be at the disposal of various civic societies to which the church may wish to lend encouragement, as denominational societies.

Tallest Tower in the Country.

The first of the various buildings for housing the Panama-Pacific international exposition to be held in San Francisco in 1915 has been designed, and its magnitude as well as the ideas that it is intended to perpetuate in enduring form is an indication that this exposition will be one of the greatest yet held.

On an eminence overlooking the Pacific Ocean, as part of the exposition, a massive tower and memorial is to be erected. From the floor of its base to the top of the great figure of Victory surmounting the shaft, the tower will be 850 feet in height, making it the tallest building in the world.

The construction will be of steel and concrete, covered with marble, and some other material not yet chosen. The base of the tower will be 232 feet square and 129 feet high. From the top of this base will arise the main shaft to a height of 850 feet, and this will be 85 feet square, and 120 feet high.

THE HIGHER AVERAGE COST OF BUILDINGS.

The Apartment Houses Under Construction at the Present Time Will Cost \$177,000 Each on the Average—One-half of the New Work is Fireproof—New Business Buildings More Numerous Than Tenements.

THE year 1911 will not be counted, on the whole, as a big building year, but it will have much said in its favor because of the revival which the closing months have seen. As there was comparatively little to do last winter, the buildings now rising have nearly all been started this season; but such is the headway that has at last been obtained, it can be said that the building trades, on the whole, are at this Thanksgiving season better employed than at any time since 1909, and some have not done so well since 1907.

Manhattan and Queens are the two boroughs now most actively engaged with building operations. Manhattan is close up to last year's record for new buildings, and Queens is, remarkable to say, doing as much as the Bronx. Business in the Bronx is very backward. So far into the year, the five boroughs, taken together, are about 12 per cent. behind last year at the corresponding date.

The improvement in construction methods in Manhattan has now reached the point where about one-half of the ground area newly covered each year is utilized for fireproof construction. About 30 per cent. of the total number of buildings annually erected are in the fireproof class, but individually they are so much larger than buildings of ordinary and miscellaneous description that they represent two-thirds of all the floor space now created annually and three-fourths of the total cost of all kinds of construction.

Every building other than apartment houses more than seventy-five feet high must be built fireproof. Hotels, theatres, schools and hospitals over 36.6 feet in height must also be fireproof within the meaning of the law. Apartment houses are under a State law, which governs their height according to the width of the street, and the nature of the construction—whether fireproof, semi-fireproof or ordinary—depends, in turn, upon the height of the building.

Few Small Tenements Building.

Then economic factors, such as land values, come into play, and so largely determine the height of an apartment house that the nature and size of an improvement is scarcely any more a matter of choice on the part of the owner. Non-fireproof apartment house construction is practically suspended on Manhattan Island. No doubt it will be resumed when some new territory, as the Dyckman tract, develops a large building movement. Then, for a time, the erection of five-story tenements, which are not required by the law to be fireproof, will be resumed and be carried on for a brief period of years, when economic conditions will again demand, or at least warrant, the complete cessation of non-fireproof work in the new territory, as it has in the old.

The prevailing types of residential building in Manhattan, since the panic of 1907, has been six and twelve-story houses, occupying half a block frontage on leading avenues. Constructive work on lateral streets in old residential neighborhoods has become intermittent. It is rare any more that a row of two or more houses is seen under construction at the same time. The last row of buildings erected was in West 85th street, five years ago, by James Carlew, who was a very prolific builder of dwellings in the section west of Central Park for many years. Occasionally a series of operations by different builders are bunched together, as when the Furniss block, at Riverside Drive, West End avenue, 99th and 100th streets, was sold off to builders last year, and is now entirely covered by four 12-story and six 8-story houses, all erected simultaneously, but by various builders. They were the ten biggest houses ever erected in one group in the history of the city.

Larger Construction Units.

While few building operations in Manhattan consist of the construction of more than one building at a time, the average cost has risen, in the case of apartment houses, to \$177,000. The average cost of all the buildings erected in Manhattan last year exceeded \$115,000 each.

In 1880, the average building was erected for \$12,400; ten years later the average cost had risen to \$21,200. In the year 1900 it was about \$49,000, and in 1905 it was still about the same.

The marked advance in size and quality has therefore come since the panic of 1907, when many small builders were obliged to discontinue operations alto-

gether in this borough. Fewer buildings were erected in the following year (1908) than in a great many years before, and the average cost was \$129,000 per building.

This high average cost is prophetic of fewer operations in the years to come than in the normal years of other decades, but the buildings will average larger and costlier. It is because the small tenement and business building is becoming less and less profitable as a business proposition.

New Building Fields.

As the years go by, the small builder must grow into a large builder, capable of swinging million-dollar propositions, or he must seek the outer zones where relatively smaller buildings are in order. Old New York, having been practically built over once, has definitely entered upon an interminable course of reconstruction. Only a few vacant plots remain in the residential sections, and these will soon be covered with large apartment houses. Each succeeding decade will see fewer apartment houses erected in the central borough. Already they constitute but 26 per cent. of the whole number of buildings annually planned in Manhattan. More stores and lofts are erected every year than tenement houses of all kinds.

Old Buildings Coming Down.

Most of the new buildings will be on old sites. A thousand old buildings were taken down last year to make way for new ones. Values will warrant the continuation of the process of substituting larger business buildings for smaller ones for a long time to come, but with our present vision it does not seem that the process can be continued at the same rate indefinitely. There will be eras when the economic balance between the new and the old will decidedly lessen the rate of improvement. Conceivably, we cannot continue replacing buildings every thirty-five years on the average. There must come a time when new forces will have been exhausted, when all the benefits from new bridges, tunnels and subways have been harvested, when the city has been very generally made over—and when for the time-being at least there will seem scarcely anything more to do.

Construction for commercial, manufacturing and office purposes will more and more claim the attention of Manhattan builders and contractors, supplemented by contracts for the construction of public and semi-public buildings, places of amusement, churches and schools. Alteration work will grow, and, indeed, has already grown, to large proportions. It will keep a great number of mechanics busy at work which many sub-contractors prefer to contracts on new buildings.

Owners in a larger proportion of cases in the future than in the past will prefer to make additions and alterations rather than replace old buildings with new ones, in order to increase the revenue from their estates. While the number of new building operations fell off 11 per cent. last year, the number of alterations was only one per cent. less than in 1909, which was a big building year. Minor alterations, such as the erection of show windows and the removal of partitions, actually increased over two per cent. The total cost of alteration work exceeded \$11,000,000.

Only One in Ten for Manhattan.

Manhattan has continued to put as much money into building as all the other boroughs combined, but of the total number of buildings, less than ten per cent. are now built in Manhattan. But if we counted the number of sub-contracts and the number of mechanics employed, the case would be different. For a long time the mechanical work in Manhattan will be more varied than in the other boroughs, but fireproof construction and other high-class residential construction will steadily extend outward as new centers develop. Hitherto New York has had really but one civic center, with most business people coming to it in the morning and hurrying away at eventide, but it will not always be that way.

Most Active Manhattan Sections.

The busiest part of the borough for a long period of years was Washington Heights. Another very active section in the past has been Morningside Heights. Both being residential sections, the buildings under construction were almost en-

tirely apartment houses. But now the busiest part of town is the middle zone, between 23d and 59th streets, with business interests strongly predominating over the residential. More buildings are being erected in the section referred to than in the Washington Heights and Morningside Heights sections together.

There has been in the last few years a large amount of construction south of 23d street to Houston street, and especially in the district which consists almost wholly of business buildings. On the East Side, between 59th and 96th streets, embracing the most exclusive residential area in the city, there are important contracts in hand this year, numbering more than in some previous years.

Where Apartment House Work is Most Active.

We have seen how the construction of business buildings has come to comprise the larger part of the work of builders in Manhattan. Apartment house construction of the kind that once prevailed in Manhattan is now going on in the other boroughs. During this present summer, more apartment houses were planned in either the Bronx, Brooklyn or Queens than in Manhattan. During the months of July, August and September only 51 houses were planned in this borough, out of 341 in the whole city. Brooklyn is building more tenement and apartment houses than is the Bronx, but the houses in the Bronx contain more apartments.

Suspended Animation.

No apartment houses were planned at all during the months named in all that East Side section of Manhattan lying north of 110th street. Less than ten years ago this was for a time the busiest part of the city. In some cases, houses were built too fast for stability. When one section is compared with another throughout the whole city, it will be found that more tenements are being erected in Ridgewood, Long Island City, Bedford, East New York and South Brooklyn than elsewhere. Only 10 houses were planned for Brownsville from July 1 to October 1 of this year; none in Bushwick, 5 in Flatbush, 2 on the Park Slope, and only 1 in Greenpoint. From 110th street to 155th street, on the West Side, in Manhattan, 13 apartment houses were started during the months named, and 12 north of 155th street, out of a total of 51 for the whole borough.

Orange Orders Sewer Plans.

Convinced that the Imhoff system of sewage disposal has many practical features the Orange Common Council has decided to authorize the joint sewer committee of Orange, Montclair and East Orange to have plans and specifications prepared for the construction of a sewage purification plant at the site located in Bloomfield and Belleville.

If the officials of Montclair and East Orange are willing to grant the same authority the plans will be prepared at once by a competent engineer and submitted to the State Board of Health for approval.

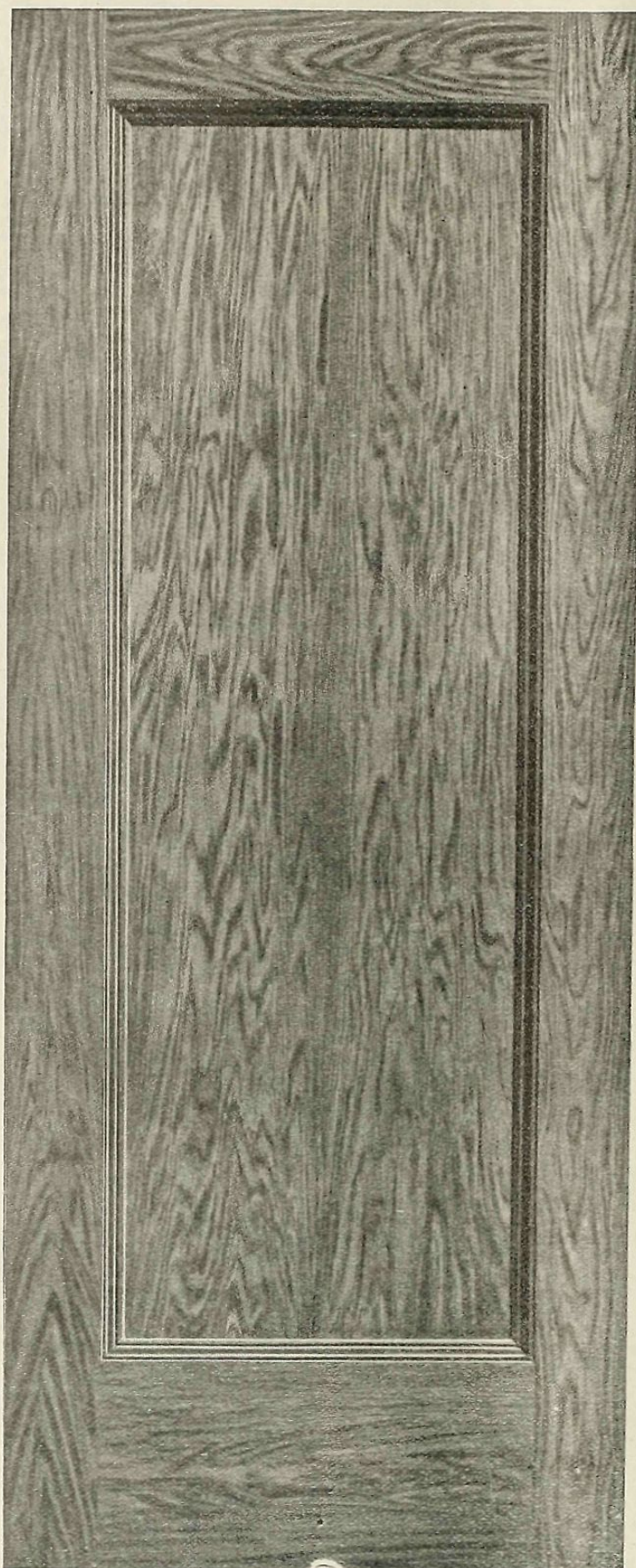
City Engineer Fred T. Crane and members of the special committee assured the aldermen that the water or effluent would be sufficiently purified to make it impossible to pollute the stream or to cause any disagreeable odors. It was further pointed out that the effluent when it reaches the Passaic will be about as pure as ordinary river water.

A comparison of the tables included in the report of James H. Fuertes, the consulting engineer, who investigated the sewage disposal problem, showed that it would cost the three municipalities \$670,000 more to join in the Passaic Valley sewer project and nearly \$50,000 more each year to meet the necessary operating expenses of the Passaic Valley scheme than to have a disposal plant of their own.

—Assemblyman-elect Franklin Brooks of New York, one of the Republicans who won out in the Greater City this year, has a country seat at Blue Mountain in the town of Saugerties, and with his wife has been spending the week there. Mr. Brooks says that one of his first acts when the Legislature meets will be to introduce a bill to have a State road built over Blue Mountain to connect with Greene County line near Palenville.

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NEW YORK CITY

CURRENT BUILDING OPERATIONS

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

Bronx May Get Storage Warehouse.

It was reported on Wednesday that the William Brooks Company, 615 West 49th street, Thomas J. Brooks, president, has taken title to the block on the west side of Willis avenue, between 134th street and the Southern Boulevard, running back to the Third avenue "L" structure. This plot has a frontage of 200 feet on Willis avenue, 196.6 feet on the Southern Boulevard, with 171.6 feet in 134th street, containing fifteen city lots. This property is directly opposite the northern approach of the new Willis avenue bridge, which crosses the Harlem River to 125th street and First avenue, and over which the Union Railway proposes to construct a trolley line running along 125th street to the Hudson River at the Fort Lee ferry entrance. The new owner has not decided the character of the improvement intended, but a high class building, such as a cold storage warehouse, is quite probable.

Hedden Company Get Post Office Work.

The V. J. Hedden & Sons Co., of Newark and Manhattan, received the contract this week for the heavy construction work on the new Jersey City Post Office to be erected by the Government from plans by James Knox Taylor, Washington, D. C. The bid of the Hedden Company was approximately \$414,000, the lowest among twenty-five other competitors located in the largest cities of the United States. The company has agreed to complete its share of the work by August 1, 1913. The specifications for the mechanical equipment, including plumbing and heating, are now being prepared and will be ready for inspection by contractors at the office of Alfred B. Fry, in the United States Custom House, Manhattan. The building will be one of the handsomest of its kind in the country, and it is probable that the competition for this branch of the work will be just as strong as that for the building.

Building for Hardware Trade.

The Charles F. Noyes Company announces that a new building is to be erected at 117 to 119 Leonard street from plans of Frederick Putnam Platt. The building will be a two-story and basement structure with walls, foundations and steel of sufficient strength so that four additional stories can be added at any time without interfering with the occupants of the building. This is the property recently purchased by Theodore Burt Sayre, the playwright. The plot has the distinct advantage of being 45 feet wide, and the building erected on the plot will be built with a view of renting to the hardware and paper trade.

Skyscraper on Continental Hotel Site.

Bing & Bing, owners, have just commissioned Robert T. Lyons, architect, Broadway and 72d street, to prepare plans for a twenty-story loft and office building to be erected at the northeast corner of Broadway and 20th street, on the Continental Hotel property, fronting 100 feet on Broadway, running through with an "L" in 21st street. The ground area will contain about 16,000 square feet. Building operations will be started about February 1, as soon as possession can be obtained.

Coming Fifth Avenue Contract.

James Speyer, banker, 24 Pine street, will award the general contract by Tuesday next for the erection of his new mansion on the east side of Fifth avenue, 251 feet south of 87th street, from plans by Horace Trumbauer, Land Title Building, Philadelphia, Pa. It was stated on Friday that the contract had practically been signed.

Another Madison Avenue Building.

Lee Holstein, 1133 Broadway, will erect a twelve-story loft building at 112 to 114 Madison avenue, covering a plot 50x95 feet. William F. Birkmire, 1133 Broadway will prepare the plans. No further details are yet available.

J. R. Gordon Plans Kentucky Temple.

James Reily Gordon, 507 Fifth avenue, Manhattan, has been commissioned to design plans for a six-story Masonic Temple, 80x90 feet, for the Masonic Order Association at Owensboro, Kentucky.

CONTEMPLATED CONSTRUCTIONS.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

119TH ST.—Schwartz & Gross, 347 5th av, are ready for bids on the structural steelwork for the 12-sty apartment house, 150x46 ft., to be erected at 411 to 421 West 119th st, at a cost of \$300,000. The Jacobs Construction Co., 420 West 119th st, is the owner.

WEST END AV.—Plans are in preparation for a 12-sty apartment house, 78x100 ft., to be erected by a syndicate at 562 to 568 West End av. No architect has yet been selected, and it is undecided when work will be started. Sidney E. Klee, of 200 Broadway, is said to be interested.

82D ST.—Schwartz & Gross, architects, 347 5th av, are preparing plans for the 12-sty apartment house, 53.4x102.2 ft., to be erected at 35, 37 and 39 West 82d st, for the Hennessey Realty Co., 220 Broadway.

PARK AV.—Cross & Cross, architects, 527 5th av, have completed plans for the 12-sty apartment house, 100.5x80.2 ft, at 401 to 405 Park av, corner of 54th st, for the Park Avenue and Fifty-fourth Street Co., 49 Wall st, at an estimated cost of \$400,000.

CONVENT AV.—Schwartz & Gross, architects, 347 5th av, have completed plans for the 6-sty tenement, 99.11x115 ft, at 36-42 Convent av, for the Albin Construction Co., southwest corner of 143d st and Convent av, to cost \$200,000.

82D ST.—The Alpha Construction Co., 2228 Broadway, will soon award all subcontracts for the 10-sty apartment house, 45.6x85 ft, to be erected at 47 East 82d st, at a cost of \$400,000. Schwartz & Gross, 347 5th av, have completed plans.

DWELLINGS.

136TH ST.—Raymond F. Almirall, 185 Madison av, will be ready for bids in about six weeks for the nurses' home to be erected by the Harlem Hospital at 136th and 137th sts and Lexington av, at a cost of \$135,000.

33D ST.—Contracts have practically been awarded for the new nurses' home which the French Hospital is to erect in the west side of 33d st between 9th and 10th av, from plans by George Provot, 104 West 42d st.

FACTORIES AND WAREHOUSES.

59TH ST.—George M. McCabe, architect, 96 5th av, is taking bids for the 3-sty storage building, 37x90 ft., to be erected at 416-418 East 59th st, for Peter A. Broe, 237 East 63d st.

WATTS ST.—No contracts have yet been issued for the 6-sty brick storage building, 60x56.3 ft, to be erected at 136 to 140 Watts st, at a cost of \$40,000. Henry Kroger, 468 Greenwich st, is the owner, and Alexander Baylies, 33 Bible House, the architect.

22D ST.—Bids are all in for the 4-sty brick wagon factory, 100x98.9 ft., to be erected in the south side of 22d st, 100 ft. east of 11th av for Mrs. K. E. Moore, 191 9th av, from plans by Paul C. Hunter, 191 9th av.

11TH AV.—C. C. Mailloux and C. E. Knox, engineers, 90 West st, will take bids about January 1, for engines, generators, motors, switchboard and electric wiring necessary for the candy factory to be erected on the east side of 11th av, between 46th and 47th sts, at a cost of \$750,000. D. Auerbach & Sons, 334 West 39th st, are the owners. Robert D. Kohn, 170 5th av, architect.

HOSPITALS AND ASYLUMS.

MANHATTAN.—The members of the Austrian Orthodox Hebrew Orphan Asylum Association, of 65 Pitt st are raising funds for the erection of a new orphan asylum on the East Side, to cost \$75,000. The association is composed

of Dr. A. D. Lindemann, president; S. Thau, vice-president; Charles A. Laxer, secretary; and I. Augenblick, treasurer.

MUNICIPAL WORK.

MANHATTAN.—The Uvalde Asphalt Paving Co., 1 Broadway, submitted the lowest bid this week for asphalt pavement repairs in this borough.

HART'S ISLAND, N. Y.—The Maintenance Co., 54 Franklin st, N. Y. C., submitted the lowest bid this week for alterations to the kitchen and laundry building (including rewiring) for the Boys' Reformatory and the warden's home.

HARTS ISLAND, N. Y.—The Universal Skylight Co., 519 East 73d st, N. Y. C., submitted the lowest bid this week for material necessary for the power plant addition at this place for the City of New York.

SCHOOLS AND COLLEGES.

MANHATTAN.—Grimshaw & Sturgis, at \$1,422, submitted the lowest bid to the Board of Education for installing new boilers in the cellar of Public School 37, Manhattan.

STABLES AND GARAGES.

80TH ST.—M. Muller, architect, 115 Nassau st, has completed plans for a 1-sty brick addition, 50x30 ft., to the loft at 526-528 East 80th st, for garage purposes, for Bernard Baff, on premises. M. Mufson, 115 Norfolk st, is the general contractor. The cost is \$4,000.

STORES, OFFICES AND LOFTS.

BROADWAY.—Francis H. Kimball, architect, 71 Broadway, will take bids shortly for the 1-sty addition to the Broadway wing of the City Investing Building west side of Broadway 56 ft. south of Cortlandt st, owned by the Broadway-Cortlandt Co., 165 Broadway, Robert E. Dowling, president. The cost will be \$7,500.

5TH AV.—Trowbridge & Ackerman, 114 East 28th st, have plans ready for bids for the 11-sty store and office building, 30x100 ft, to be erected at 235 to 237 5th av, for E. B. Meyrowitz, at a cost of \$125,000.

4TH AV.—Neville & Bagge, architects, 217 West 125th st, have plans ready for bids on separate contracts for the 22-sty brick and stone loft structure to be erected at the southwest corner of 4th av and 26th st, by the Hess Building Co., of 907 Broadway, at a cost of \$1,500,000.

WALKER ST.—Dodge & Morrison, 82 Wall st, N. Y. C., are about ready to take bids on the general contract for alterations to the store and loft building, 87 Walker st, for the Ettagloc Holding Co., 59 William st, owner.

THEATRES.

BROADWAY.—Geo. Fred Pelham, 507 5th av, is ready to take bids for the brick picture theatre, 22x81 ft., to be erected at 2328 Broadway for L. B. Parsons, of 174 Fulton st.

116TH ST.—Plans for the 2-sty brick theatre, 100x100 ft., which have been completed by Dodge & Morrison, 82 Wall st, to be erected in 116th st near 8th av, with a seating capacity of about 1,400 have been temporarily set aside. The owner's name for the present is withheld.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

HONEYWELL AV.—Philip Kaufman, owner, 1355 Odell st, will take the bids for the 5-sty tenement, 83.4x79 ft., to be erected on the northwest corner of Honeywell av and Hornaday pl, from plans by Henry Nordheim, 1087 Tremont av, at a cost of \$50,000.

EASTCHESTER RD.—Quattromanni & Banero, owners, 2059 Lexington av, will take bids for the erection of the 3-sty brick tenement, 25x72 ft., in the east side of Eastchester rd, 675.51 ft. south of Saratoga av, to cost \$12,500. Plans were prepared by Henry Nordheim, 1087 Tremont av.

BATHGATE AV.—Gronenberg & Leuchtag, 7 West 22d st, have plans in progress for a 5-sty brick tenement, 50x181 ft., in the west side of Bathgate av, 100 ft. south of 173d st, for the Newport Realty Co., Max J. Klein, president, 35 Nassau st, to cost \$55,000. The owner builds.

WEBSTER AV.—Fred Hammond, architect, 149th st and 3d av, is preparing plans for a 5-sty brick tenement, 50x94 ft., to be erected on the west side of Webster av, 175 ft. south of Woodlawn rd, for the Concourse Building Co., to cost \$60,000. The owner will build.

DAVISON AV.—Chas. Schaefer, Jr., 401 Tremont av, is taking bids for two 5-sty brick tenements, 39x72 ft., to be erected on the west side of Davison av, 37.6 ft. north of North st, for Henry Cleland, 176th st and Anthony av, to cost \$70,000.

CHURCHES.

MORRIS AV.—Robert E. LaVelle, architect, 368 East 149th st, is preparing plans for alterations to the synagogue at the southwest corner of Morris av and 164th st for the congregation of Judah Helein, on premises, to cost \$15,000. The new addition will be of brick, 1-sty, 33x100 ft.

FOREST AV.—Harrison & Sackheim, 230 Grand st, are preparing plans for a 2½-sty brick and limestone synagogue, 63x80 ft., at 827-829 Forest av for the congregation of Beth Hamedrash Hagodal, L. Solomon, president, on premises, at a cost of \$15,000. The architects will soon take estimates on the general contract.

Grylco!

(Nib'co)

What Did He Do?

DWELLINGS.

BRONX ST.—Works will not be started before spring on the six 2-sty brick residences, 20x55 ft., in Bronx st, Montgomery pl, 75 ft. east of Walker av, for E. C. Fonda, 1419 Parker av, from plans by H. G. Stenmetz, 1007 East 180th st. D. J. Lahey, Ellis and Tremont avs, will do the mason work. The cost is \$39,000.

COHASSET, L. I.—Delano & Aldrich, 4 East 39th st, N. Y. C., have prepared plans for a handsome residence for Egerton L. Winthrop, East Williston, to be erected here at an early date.

FACTORIES AND WAREHOUSES.

HARRISON AV.—B. Ebeling, architect, 1136 Walker av, is ready for bids on the structural work for the brick factory, 1-sty, 47x95 ft., which the Bartholdi Mfg. Co., is to erect on Harrison av, northeast corner of Maitland av, the Bronx. Estimated cost, \$7,000.

MUNICIPAL WORK.

117TH ST.—F. A. Smith, 3133 Sedgwick av, submitted the lowest bid, November 27, for sewer improvements in 117th st, between the Harlem river and Pleasant av, the Bronx

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

STERLING PL.—S. Millman & Son, 1784 Pitkin av, have prepared plans for three 3-sty tenements, 25x68 ft., to be erected on Sterling pl, at a cost of \$8,000 each. Estimates will be taken within a week.

15TH ST.—A. J. McManus, architect, 26 Court st, Brooklyn, has completed plans for a 4-sty brick tenement, 27x93 ft., in the north side of 15th av, 70 ft. east of 3d av, for I. J. Rosenstein, 589 3d av, Brooklyn. The owner builds, and is taking bids on sub-contracts. Estimated cost, \$15,000.

DWELLINGS.

MALTA ST.—T. Goldstone, architect, 18 Beaver st, Brooklyn, is preparing plans for a 2-sty brick residence and store, 20x48 ft., to be erected in Malta st and Hegeman av, Brooklyn, for Wm. Terresky and Jacob Drosky, 645 Williams av, to cost \$4,500. The owners build, and will take bids on sub-contracts and materials.

MUNICIPAL WORK.

BRISTOL ST.—Frank H. Quinby, 99 Nassau st, N. Y. C., has been selected architect for the new engine house which the city is to erect in Bristol st, west of Lake st.

Queens.

APARTMENTS, FLATS AND TENEMENTS.

LONG ISLAND CITY.—The Crescent Investing Co., J. A. Leach, president, 164 Franklin st, Long Island City, is taking bids on the general contract for the two 4-sty brick tenements, 28x65 ft., to be erected in the south side of Clark st, 132 ft. east of Hopkins st, from plans by F. Chmelik, 796 2d av, to cost \$28,000.

LONG ISLAND CITY.—Braun & Motl, architects, 566 Steinway av, Long Island City, have plans for a 4-sty brick tenement on Ditmars av, 50 ft. west of 4th av, this place, for John Dvorsky, owner, 955 2d av, Long Island City, to cost \$14,000. The architects will take bids on the general contract.

HOTELS.

ROCKAWAY BEACH, L. I.—W. T. Kennedy & Co., architects, Rockaway Beach, are preparing plans for a 3-sty frame boarding house, 40x56 ft., in the east side of Holland av, 200 ft. south of Lefferts pl, for Mrs. Overbach, North Pleasant av, at a cost of \$12,000. The architect will take bids on the general contract.

EDGEWERE, L. I.—Oscar Lowinson, architect, 18 East 42d st, N. Y. C., will receive bids in about a week for the 3-sty frame hotel, 120x irregular, to be erected at this place for A. Gussow, care of the architect, at a cost of \$40,000.

THEATRES.

LONG ISLAND CITY.—F. Chmelik, architect, 796 2d av, Long Island City, has prepared plans for a 1-sty frame moving-picture theatre, 25x87 ft., to be built on Planet and Flushing avs, this city, for Robert E. Reilly, 231 Elm st, Long Island City. The owner will take bids on sub-contracts. The cost is \$6,000.

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APARTMENTS, FLATS AND TENEMENTS.

MONTECLAIR, N. J.—D. S. Van Antwerp, 483 Bloomfield av, has completed plans for a 2-sty brick and hollow-tile store and apartment building, 42x70 ft., to be erected at a cost of \$10,000. Frank Schart, Bellevue av, is the owner. Work will not be started before spring.

EAST ORANGE, N. J.—E. E. Sedille has drawn plans for a 6-sty reinforced concrete apartment, 60x90 ft., to be erected in Warren st, near Greenwood av, this place, for Benjamin Gross, 906 South 18th st, Waverly, to cost from \$100,000 to \$125,000.

NEWARK, N. J.—Herman Metzger, architect, 240 Market st, has prepared plans for a 3-sty frame flat, 22x56 ft., at 48 Napoleon st, this city, for Klein & Mahler. The owners are the builders.

CHURCHES.

FOREST HILLS, N. J.—The congregation of the Forest Hills Presbyterian Church will hold a meeting, Tuesday, December 5, to decide upon a location for a new edifice and elect a building committee. About \$45,000 has already been raised.

HARRISON, N. J.—George W. Breitenbucher, 309 Harrison av, has prepared plans for remodeling the synagogue for the B'Nai Jehudah Congregation, at this place.

ARLINGTON, N. J.—The First Baptist Church, Rev. J. Franklin Shindell, 650 Kearny av, pastor, contemplate the erection of a new edifice on Kearny av, in the near future. A selection of an architect has not yet been made.

DWELLINGS.

FAIRPORT, N. Y.—C. W. Christler, of this place, contemplates the erection of ten dwellings on Miles av. Work will not be begun until spring.

PALISADES, N. J.—Fred Squires, 27 East 22d st, N. Y. C., has preliminary plans for a \$10,000 residence to be erected at this place for a Mr. Hunter. No contract has yet been issued.

BUFFALO, N. Y.—Edward G. Henrich, Mutual Life Building, has completed plans for a dwelling on Hodge av, near Delaware av, for Mrs. C. H. Utley, to cost \$25,000.

RIDGEFIELD, CONN.—Bigelow & Joslin, 314 Madison av, N. Y. C., and Boston, Mass., general contractors, for the new summer residence to be erected in this city for C. P. Dixon, owner, are ready for bids on sub contracts at their Boston office. Butler & Rodman, 16 East 23d st, N. Y. C., are the architects. Estimated cost, \$42,000.

FACTORIES AND WAREHOUSES.

SYRACUSE, N. Y.—Plans are now being prepared for the erection of a 3-sty steel and concrete warehouse, 130x60 ft., in Dickerson st, this city, for the General Flour & Feed Co. Work will begin next April.

ROCHESTER, N. Y.—The Consolidated Rendering Co., of Buffalo, contemplates the erection of a rendering plant in Syke st, this city, to cost about \$19,000.

WEST NEW YORK, N. J.—Balch & Beardsley, 38 West 32d st, N. Y. C., are receiving estimates for the 3-sty brick piano factory, 189x224 ft., to be erected at this place for Paul G. Mehlin & Sons, 32 Union sq, N. Y. City, at a cost of \$100,000.

BELLEVILLE, N. J.—The Hardman Tire & Rubber Co. have preliminary plans for a large addition to their power plant at this place. Nothing definite has yet been decided.

BELLEVILLE, N. J.—H. C. Pittman, 22 East 21st st, N. Y. C., has completed plans for a 3-sty brick factory, 35x135 ft., to be erected by F. M. Dyer, at this place. Work will not be started until spring.

HALLS AND CLUBS.

CAMDEN, N. J.—The building committees of the various Masonic bodies of Camden will receive bids until December 7 for the new lodge building to be erected in 4th st, between Market and Arch sts. Plans were prepared by William P. Weiser. The estimated cost is \$65,000.

NEWBURGH, N. Y.—Local contractors are still figuring the general contract for the Y. M. C. A. building in Grand st, near Broadway, this place, from plans by Jackson & Rosencrans, 1328 Broadway, N. Y. C., and Frank E. Estabrook, 75 2d st, Newburgh. Paul J. Piatti, 48 West 34th st, N. Y. C., is steam engineer. The donor is T. R. Beal, president of the Newburgh Light, Heat & Power Co., 127 Broadway, Newburgh. The cost is \$75,000.

BUFFALO, N. Y.—Bids for the reconstruction of the Broadway Arsenal, in this city, have been received by the deputy building commissioner. The following were the low bidders: William F. Felton, masonry and carpentry work, \$63,989; C. F. Ernst Sons, structural iron and steel work, \$58,765; Rademacher Bros., roof, sheet and metal work, \$10,548; Buffalo Electrical Contracting Co., electric lighting, wiring, fixtures, \$7,500; and the McGee Co., plumbing, gas fitting, \$7,920. All the bidders are Buffalo concerns.

NEWARK, N. J.—The Newark Lodge, F. & A. M., has recently appointed a committee for the selection of a site and plans for a new Masonic temple building. No architect has yet been selected.

HARRISON, N. J.—William Robertson & Son, general contractors, 15 Exchange pl, Jersey City, will start work next week on the boat house and pergola which the Board of Chosen Freeholders of Hudson County will erect at this place at a cost of \$21,000. Charles Lowrie, 103 Park av, prepared these plans.

HOSPITALS AND ASYLUMS.

STAPLETON, S. I.—James Knox Taylor, Supervising Architect, Washington, D. C., is taking bids for the new Marine Hospital to be erected here by the United States government.

BUFFALO, N. Y.—George Cary, architect, 101 West Huron st, has prepared plans for the erection of a cancer laboratory in High st, this

city, for the State of New York. Dr. Harvey R. Gaylord, 74 Linwood av, is chairman of the board.

MISCELLANEOUS.

WALLINGTON, N. J.—The Pure Oil Co., 17 Battery pl, N. Y. C., have purchased ground at Wallington, Bergen Co., N. J., for a new station building which is soon to be erected on the property.

PUBLIC BUILDINGS.

HACKENSACK, N. J.—The citizens of Hackensack contemplate the erection of a new public building, to cost about \$250,000. No definite plans have yet been considered.

CINCINNATI, OHIO.—The following bids were received by the supervising architect, Treasury Department, Washington, D. C., for installing heating apparatus in the United States

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public building at Cincinnati: John F. Dalton, 1745 Amsterdam av, N. Y. C., \$11,837 (low bidder). Other bidders were: Peck, Henderson & Peck, Cincinnati, O., \$12,617; Fitzpatrick & Hoepfner, Columbus, O., \$12,174; M. H. Crane Estate, Cincinnati, O., \$12,471; Henry Niemes, Cincinnati, O., \$13,406; Kirch & Blum, Cincinnati, O., \$12,850.

BEVERLY, MASS.—Cass Gilbert, 11 East 24th st, N. Y. C., has completed plans and will advertise for bids at once for the erection of the new public library in this city.

SCHOOLS AND COLLEGES.

YONKERS, N. Y.—T. H. Poole, 13 West 30th st, N. Y. C., has been selected architect to prepare plans for the new theological seminary to be erected at this place by the Jesuits of the Society of Jesus.

HOBOKEN, N. J.—Sealed proposals will be received by the Board of Education, New High School Building, 4th and Garden sts, Hoboken, on Monday, December 4, for the mason and carpenter work required for the construction and erection of a school building on the northeast corner of Garden and 3d sts, according to plans and specifications prepared by Eugene Ciccarelli Second National Bank Building, Hoboken. Plans may be obtained from the architect upon the payment of seventy-five dollars, conditional for the safe return of same. William A. Kerr is secretary of the board.

WEST HOBOKEN, N. J.—Funds are being raised by the members of St. Michael's Monastery for a preparatory college at this place. The location will be determined in the near future, and then plans will be made public.

NEWBURGH, N. Y.—Frank E. Estabrook, architect, is preparing plans for a large addition and extensive alterations to the Public Library building, which is in charge of the Board of Education. Samuel E. Shepp is president of the board. The cost of the new work has not yet been estimated or bids invited.

PROSPECT PARK, N. J.—Excavating is under way for the \$25,000 addition to the Prospect Park School, for which J. F. Kelly and John S. Struyk, Post Office Building, Passaic, N. J., have made plans. De Ronde Bros., 127 East 16th st, Paterson, have the masonry; L. Brandes & Son, 131 East 16th st, the carpenter work; and Meeter Bros. the painting.

MONTCLAIR, N. J.—Plans for the new public school addition at this place have been temporarily laid aside. Designs have been made by James Gamble Rogers, 11 East 24th st, N. Y. C.

STORES, OFFICES AND LOFTS.

NEWARK, N. J.—C. H. Stuart & Co., C. H. Stuart, president, is taking bids on the general contract for the 6-sty brick office building, 57x110 ft., to be erected in East Union st, from plans by Leon Stern, 1017 Chamber of Commerce, Rochester, N. Y., at a cost of \$40,000.

SYRACUSE, N. Y.—Joseph H. Tasker, of this city, has plans for the construction of a 3-sty brick business building at Milton av and Tompkins st, this city, to cost \$25,000. Work will be completed in the spring.

39TH ST.—No architect has yet been selected for the new business buildings which the Gloucester Realty Co., contemplates erecting at 3 to 11 West 39th st. At Nos. 7 to 11 fronting 55 ft., the company will erect a 12-sty loft. No. 3 will be improved with a low business building.

THEATRES.

HARRISBURG, PA.—Messrs. Wilmer & Vincent contemplate the erection of a new theatre in this city, to cost more than \$100,000. No definite plans have yet been considered.

Contracts Awarded.

APARTMENTS, FLATS AND TENEMENTS.

JERSEY CITY, N. J.—Sanders & Cogswell have received the general contract to erect the three 2-sty frame apartments, 20x38 ft., on Pearsall av, this city, for Frank Schmidt, of 207 Lembeck av. The cost is approximately \$11,000. All modern improvements will be installed.

AMSTERDAM AV.—The following subcontracts have been let for the 10-sty brick apartment, 80.11x150 ft., to be erected at the northeast corner of Amsterdam av and 119th st, for the Carnegie Construction Co., 420 West 119th st, at a cost of \$450,000, from plans by Schwartz & Gross, 347 5th av; Ravitch Bros., 1182 Broadway, steel; the Wm. M. Moore Construction Co., masonry; the Rapp Construction Co., 301 East 94th st, concrete arches, and Simons & Mayer, 143 Av D, ornamental iron.

174TH ST.—The David Miller Co., 315 East 103d st, has received the contract for cut stone required for the two 5-sty flats, 50x89 ft., on 174th st, near St. Nicholas av, for the Emmay Realty Co., from plans by Geo. Fred Pelham, 507 5th av.

YONKERS, N. Y.—Lynch & Larkin, Riverdale av, Yonkers, have received the mason work on two apartment houses to be erected in this city for J. Abrams, owner.

AQUEDUCT AV.—Fredenburg & Lounsbury, 381 4th av, have received the contract for furnishing front brick necessary for the two flat houses which the Evans Realty Co. will erect on the east side of Aqueduct av and Fordham rd, the Bronx.

CHURCHES.

TROY, N. Y.—Hanrahan Brothers, Romeyn st, Schenectady, N. Y., have received the contract for installing foundations necessary for the new St. Patrick's Roman Catholic Church, 1½-sty, 80x180 ft., to be erected at River and Ingalls av, at a cost of \$150,000. Mr. F. Cummings & Son, State Bank Bldg., Troy, are the architects. Bids on the superstructure will be received in about four weeks. Seating capacity, 1,000.

(Continued on page 842.)

BUILDING MATERIAL MARKET.

Structural Steel Continues to be Most Active Feature Here.

Common Brick Market Firmer as to Demand, as New Operations Continue to Come to the Surface—Lumber Closer to List.

HE building material market is showing few of the usual early winter signs of lassitude. In fact, everybody is finding business better. There is less difficulty encountered in making collections and the construction record of plans filed in the Department of Buildings shows exceptional activity. Not only have more plans been filed during the last five weeks than in a similar period in 1910, but the values are higher. The number of plans filed follow:

SHOWING THE ACTIVITY OF THE PRESENT BUILDING MARKET.

	1911	1910	1909	1908
Last week in October.....	14	14	9	11
First week in November.....	10	8	13	18
Second week in November.....	14	7	16	11
Third week in November.....	16	9	12	7
Fourth week in November.....	13	7	11	13

The values of building projects compared show the same proportionate strength and increase in volume over previous years.

tural steel is in a firmer market than it has been in months. Flashing, both copper and tin, is not only being supplied by local companies, but is going into East Jersey from this city. The stone cutters are anticipating big contracts, especially since the report is current that the Prudential will extend its buildings further along Broad street, bridging a bank structure en route. If this deal comes out the stone contract will be one of the largest ever awarded in the East.

The chief seat of winter activity will be in Manhattan and in the territory contiguous to the new rapid transit suburban line. Material men are buying heavily from wholesalers because of this expected demand, and the wholesalers have larger reserves than they have carried in many years.

Common Brick.

Owing to the holiday the movement of common brick was somewhat easier this

week, but at the same time there was a fair quantity that went out. There is a stability in the market that excites considerable wonder and, with very little

SHOWING THAT THE LAST FIVE WEEKS HAS OUTRANKED THE VOLUME OF BUILDING CONSTRUCTION IN MANHATTAN FOR THE SAME PERIOD IN 1910.

	1911	1910	1909	1908
Last week in October.....	\$1,145,850	\$1,395,200	\$565,700	\$6,696,800
First week in November.....	2,866,000	833,000	2,199,800	1,787,200
Second week in November.....	2,037,500	667,500	2,467,300	615,850
Third week in November.....	2,644,850	498,605	1,620,000	237,680
Fourth week in November.....	1,578,400	991,060	313,500	2,892,950

These figures partly explain why building material interests are reporting rather remarkable building activity for this time of year. They also show why the bricklayers are 75 per cent. employed instead of only 40 per cent., as is usually the case in the last of November and the first of December. They also explain why there is such a large volume of common brick being sold which, incidentally, set at rest the malicious report that prices are arbitrarily placed at the winter top level of \$7 plus the usual covering charges.

The fact that the volume and the cost of the operations just scheduled to come out compare favorably with those of the last four years also tends to substantiate the generally optimistic reports heard everywhere in the building material market. The following comparative figures show how much higher the average of building operations in Manhattan for the last five weeks are, than that for a corresponding period in any year since 1907:

1911	1910	1909	1908
\$2,054,540	\$877,365	\$1,453,260	\$2,406,496

And in the number of building plans filed, the average for the last five weeks is greater than is the average for corresponding periods in either 1910, 1909 (generally referred to as a good building year) and 1908. They follow:

1911	1910	1909	1908
13.4	8.6	12.2	12.

The same excellent showing for the close of the year is shown in all parts of the Metropolitan district. Queens Borough and Newark are both important construction centers just now. The fact that Newark beginning to-day will be nearer to the City Hall in New York than is Harlem, as far as time consumed in transportation is concerned, cannot help but create a lively and sustained demand for building material, not only all this winter, but all next summer. The exodus from New York to Newark promises to be great, and it is a fact that Newark to-day has the lowest amount of unoccupied rentable space than any other first class city east of Pittsburgh. The percentage on Oct. 31 was placed at 12 to Manhattan's 39, Brooklyn's 27.5 and Bronx's 31.3.

Building Material in Active Market.

That accounts, no doubt, for the very great activity in the building material market to-day. It explains why lumber is being held very close to list whereas it was in a loose market six weeks ago. It reveals the cause of the great demand for common brick and explains why one cement manufacturer is shipping more Portland cement into Newark just now than he is into the Borough of Manhattan. The lime people are reporting a heavy call from East Jersey and struc-

brick being ridden from stack the bulk of the demand has fallen upon the open market. This partly accounts for the slowness in covering, although several cargoes were reserved and quotations are now being made on this brick of \$7 top, with covering charges of 25 cents. These prices will remain effective up to January 15.

Iron and Steel.

The behavior of iron and steel in this market continues to gratify the metal interests. The requirements for ornamental iron material are heavier than were those of the first part of December a year ago. Prices are inclined to be firm and second quarter business is now being taken. Structural steel shapes, channels, tees, zees and angles are in a firm market, holders being inclined to hold closely to lists.

Iron, Steel and Ore in 1910.

The iron and steel industry in the United States broke all previous records in 1910, according to the United States Geological Survey. The iron ore production was 56,889,734 long tons, the pig iron production 27,303,567 tons, and the steel production 26,094,919 tons. These figures show increases over the production in 1909 of iron ore, 5,734,297 tons; pig iron, 1,508,096 tons; steel, 2,139,898 tons. The following table, giving figures in long tons, shows the enormous growth of the iron and steel industry in the United States since 1900:

	Iron Ore.	Pig Iron.	Steel.
1900.....	27,553,161	13,789,242	10,188,329
1905.....	42,526,133	22,992,380	20,023,947
1906.....	47,749,728	25,307,191	23,398,136
1907.....	51,720,619	25,781,361	23,362,594
1908.....	35,924,771	15,936,018	14,023,247
1909.....	51,155,437	25,795,471	23,955,021
1910.....	56,889,734	27,303,567	26,094,919

The value of the iron ore produced in 1910 was \$140,735,607, as against \$109,964,903 for 1909, and that of pig iron was \$425,115,235, as against \$419,175,000 in 1909. Iron ore was mined in twenty-eight States in 1910. The following table shows the production of the five leading States:

	Long Tons.	Value.
Minnesota	31,966,769	\$78,462,560
Michigan	13,303,906	41,393,585
Alabama	4,801,275	6,083,722
New York	1,287,209	3,848,683
Wisconsin	1,149,551	3,610,349

Virginia was sixth in output and Pennsylvania seventh, each producing less than 1,000,000 tons. Importations of iron ore in 1910 were the greatest in the history of the industry, being 2,591,031 tons, valued at \$7,832,225. Exports were 644,875 tons, valued at \$2,074,164. Figures showing the foreign production of iron ore are not yet available for 1910, but the following table for 1909 shows the su-

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premacry of the United States in iron mining:

United States, long tons.....	51,155,437
Germany and Luxemburg, metric tons.....	25,506,000
United Kingdom, long tons.....	14,979,979
France, metric tons.....	11,890,000
Cuba, long tons.....	1,417,914

No other country produced so much as a million tons. It will be seen that the United States produced nearly one-half of the total of the world's output.

CURRENT BUILDING OPERATIONS.

(Continued from page 841.)

BROADWAY.—The Cauldwell-Wingate Co., 381 4th av, has received the general contract to erect the 1-sty brick north side extension, 22x60 ft, installing new entrance doors, stairways and toilet fixtures to the church property at Broadway, Trinity pl and Rector st, for the corporation of Trinity Church from plans by Thomas Nash, 1170 Broadway. Estimated cost, \$45,000.

DWELLINGS.

SOMERVILLE, N. J.—J. Barris, of this place, has received the general contract to erect the residence for W. A. Rogers, owner, from plans by F. H. Bent, 110 East 23d st, N. Y. C.

PORTCHESTER, N. Y.—C. H. Williams, Division st, this place, has received the contract for extensive alterations to the residence of George Classen, Bridge st, this place, from plans by W. A. Ward, 124 North Main st.

FAR ROCKAWAY, L. I.—Ralph O'Rourke, of this place, has received the contract for alterations to the residence of S. F. Sterne, from plans by H. Howard & Co., O'Kane Bldg.

FAR ROCKAWAY, L. I.—William Burkander, of this place, has received the general contract to erect three frame and stucco residences, 2½-stys, 23x36 ft., from plans by R. A. Davis, at a cost of \$10,000. Max Katz is the owner.

HARRIMAN, N. Y.—The A. M. Barrows Construction Co., 45 West 34th st, N. Y. C., has received the general contract to erect the 2½-sty frame residence, 30x80 ft., at this place, for Thomas Alexander, U. S. Commissioner, P. O. Bldg., at a cost of \$25,000. Plans were prepared by Wm. H. Mersereau, 32 Broadway, N. Y. C.

GARDEN CITY, L. I.—Work will be started in the spring on the new \$10,000 residence to be erected by a Mr. Christopher at this place from plans by Josephine Chapman, 4 West 40th st, N. Y. C. The Madison Building Co., 1 Madison av, N. Y. C., has the general contract.

TOTTENVILLE, S. I.—W. W. Palmer, 80 William st, N. Y. C., has received the contract to erect a 2-sty frame residence, 46x36 ft., on the north side of Private Lane, 202 ft. east of Sleight av, to cost \$4,200. L. T. Nilson, 80 William st, N. Y. C., architects.

FACTORIES AND WAREHOUSES

UNION COURSE, L. I.—W. B. Wills, architect, 1181 Myrtle av, Brooklyn, has completed plans for a 1-sty brick addition, 20x83 ft., 40 ft. high, to the storage plant at this place for Henry Meyer, on premises, to cost \$16,000. Jacob Weber, Jamaica av, Richmond Hill, L. I., will do the mason work.

PUBLIC BUILDINGS.

MINNEAPOLIS, MINN.—The contract for the construction, complete, of the United States Post Office at Minneapolis, has been awarded to H. M. Leighton Co., Minneapolis, Minn., at \$447,787; plus for alternate, substituting granite for limestone and exterior marble, \$117,750; total amount, \$565,537.

SAN ANTONIO, TEX.—The Otis Elevator Co., 17 Battery pl, N. Y. C., has been awarded the contract for installing a hydraulic freight lift in the United States Post Office, at San Antonio, Tex.

WASHINGTON, D. C.—The bid of Waterbury Co., 80 South st, N. Y. C., 23.4c per ft, has been accepted by the chief signal officer, United States Army, Washington, D. C., for furnishing miscellaneous cable, bids for which were opened on Sept. 20.

STORES, OFFICES AND LOFTS.

ROCKAWAY BEACH, L. I.—John Lynch, Hollands Station, Rockaway Beach, L. I., has received the general contract to erect the 1-sty brick bakery for the Herschman Bleir Edelstein Co., at the southwest corner of the Boulevard and Brandreth av, from plans by W. T. Kennedy & Co., 462 Broadway, Rockaway Beach.

BROADWAY.—Richard Deeves, 309 Broadway, has received the general contract for extensive alterations to the store and loft building, 207 Broadway, for Benedict Bros., lessees, 141 Broadway.

57TH ST.—H. D. Best & Co., 320 5th av, has received the general contract for alterations to the 5-sty brick and stone residence, 10 East 57th st, for business purposes for the T. M. & J. M. Fox Co., 53 East 34th st, from plans by Hazzard, Erskine & Blagden, 437 5th av, at a cost of \$30,000.

AMSTERDAM AV.—Joe B. Acken, Inc., 25 West 42d st, has received the contract for alterations to the 5-sty brick store and loft at 312-314 Amsterdam av, for Burr & Co., owners, 209 West 48th st, from plans by Eugene Schoen, 25 West 42d st, to cost \$18,000.

45TH ST.—Haas & Millard, 110 West 34th st, have received the contract for interior alterations to the 16-sty office and loft building, 2 to 6 West 45th st, for T. A. Sperry, 34 West 33d st.

PRINCE ST.—G. Greene, 89 Clinton av, Brooklyn, has the contract for demolishing the two 3-sty buildings, at 20 Prince st, for I. Volini, owner.

ST. NICHOLAS AV.—Chatterton & Warwick, 108 South 8th st, Brooklyn, have received the general contract to erect the store building on the west side of St. Nicholas av, north of 179th st, for Rose Newman.

CINCINNATI, O.—The Union Central Life Insurance Co., of this city, have had plans prepared by Garber & Woodward, Andrews Bldg., and Cass Gilbert, associated, 11 East 24th st, N. Y. C., for a 29-sty office building, to be erected in this city. The American Bridge Co., 30 Church st, N. Y. C., has received the contract for the structural steel. The architects will soon be ready for estimates on all contracts.

THEATRES.

WEST NEW BRIGHTON, S. I.—William H. Curry, of this place, has received the general contract to erect a 2-sty brick moving picture theatre, 49x90 ft. on Castleton av, northwest corner of Barker st, to cost \$10,000. William B. Schutte, owner.

PLANS FILED FOR NEW CONSTRUCTION WORK.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

HAVEN AV, s e cor 180th st, two 5-sty brick tenements, 50x87.3, tin or plastic slate roof; total cost, \$80,000; owner, Munden Const. Co., 215 Audubon av; architect, Geo. Fred Pelham, 507 5th av. Plan No. 718.

157TH ST, n s, 200 e Broadway, 6-sty brick apartment house, 125x85.5, slag roof; cost, \$175,000; owner, Judis Bldg. & Const. Co., 922 Amsterdam av; architects, Gronenberg & Leuchtag, 7 West 22d st. Plan No. 719.

82D ST, No. 47 East, 10-sty brick and stone apartment house, 85.6x85, slag roof; cost, \$400,000; owner, Alpha Const. Co., 2228 Broadway; architect, Schwartz & Gross, 347 5th av. Plan No. 722.

FACTORIES AND WAREHOUSES.

WATTS ST, Nos. 136-140, 6-sty brick storage, 60x56.3, plastic cement and slag roof; cost, \$40,000; owner, Henry Kroger, 468 Greenwich st; architect, Alexander Baylies, 33 Bible House. Plan No. 723.

HOTELS.

42D ST, Nos. 152-154 East, 4 and 5-sty brick hotel, 41.8x94.1, tar and gravel roof; cost, \$50,000; owner, George Ehret, 235 East 92d st; architect, Chas. Stegmayer, 168 East 91st st. Plan No. 724. Not let.

MISCELLANEOUS.

46TH ST, Nos. 543-545 West, 1-sty brick outhouse, 8.4x12.2; cost, \$350; owner, D. Auerbach & Sons, 334 West 39th st; architect, Robert D. Kohn, 170 5th av. Plan No. 717.

15TH ST, No. 514 East, 1-sty brick outhouse, 10.6x11.4; cost, \$1,500; owner, Mary J. Gaffney, 550 West 160th st; architect, Otto L. Spannback, 233 East 78th st. Plan No. 721.

STABLES AND GARAGES.

30TH ST, Nos. 553-557 West, 3-sty brick stable, 48.1x31.6, slag roof; cost, \$1,800; owner, James A. Delaney, 615 West 34th st; architect, Geo. M. McCabe, 96 5th av. Plan No. 720.

(Continued on page 859.)

RECORD SECTION

of the

RECORD AND GUIDE

This section includes all recorded Conveyances, Mortgages, Leases, Auction Sales, Legal Sales, Judgments in Foreclosure Suits, Lis Pendens, Foreclosure Suits, Mechanics' Liens, Building Loan Contracts, Satisfied Mechanics' Liens and Chattel Mortgages (affecting Real Estate), Judgments and Satisfied Judgments in the Boroughs of Manhattan and Bronx.

Vol. LXXXVIII

New York, December 2, 1911

(3) No. 2281

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.

14-10, 18, 30 & 38-40	343-33	877-75	1540-21 & 38-39	1768-5-6
18-19, 45, 57	348-4	894-68	1552-41	1772-52
29-82	390-36	910-35	1558-40-41	1783-5
51-10	395-40	921-46	1585-32	1832-20
55-31-32	425-6	950-16	1590-46	1892-21½
68-pt Lt 30	449-30	1000-49-52	1605-21	1903-25½
79-25	478-19	1014-pt Lt 36	1608-26 & 34	1905-58½
81-24	480-21-22 & 39	1048-41-40½	1617-33	1908-14
90-pt Lt 11	481-39	1179-39	1618-8	1914-44½
98-37	493-18	1199-1 & 61	1621-33	1915-49
108-5	530-19 & 57	1201-47	1631-49	1916-24
162-57	538-23, 24, 38-39	1210-50	1643-71	1928-5-7 & 54
163-9-11	584-38	1211-26½	1648-20	1936-8 & 42
179-38	586-72	1321-17-25	1652-7	1963-9-11
211-9	615-67	1335-22	1655-41-42	1964-60
220-25	634-27	1340-25	1659-15a	2031-29-33
247-10	702-19 & 21	1375-43	1671-27	2093-35½
253-32 & 34	773-81	1388-49½	1679-38-39	2122-88
254-58	800-60	1449-18	1717-65	2152-70
322-21	801-16	1471-47	1722-63-65	2157-18
324-7	817-21 & 70	1472-6	1738-12	2225-44-46 x
325-25	818-37	1499-28	1749-22	2235-20
334-44	869-8 & pt lt 69	1500-35-36	1752-17	2236-24
336-28-30	871-pt Lt 83	1525-39	1755-68	

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 assessed value of the property, the first figures being for the lot only and the second figures representing both lot and building. Letter P before second figure indicates that the property is assessed as in course of construction. Valuations are from the assessment roll of 1911.

T. S. preceding the consideration in a conveyance means that the deed or conveyance has been recorded under the Torrens System.

Flats and apartment houses are classified as tenements.

Residences as dwellings.

All Christian names, streets, avenues, states and months are abbreviated when possible, also in some instances names of Banks, Trusts and Insurance Companies.

The number in () preceding the serial number to the right of the date line, at head of this page, is the Index number for the Checking Index.

The Star following name of street or avenue in the Bronx Conveyances, Leases and Mortgages indicates that the property recorded is in the annexed district, for which there is no section or block number.

KEY TO ABBREVIATIONS USED.

A.L.—all liens
 ano—another
 av—avenue
 admr—administrator
 admtrx—administrator
 agmt—agreement
 A—assessed value
 adj—adjoining.
 apt—apartment
 assign—assignment
 agt against
 atty—attorney

bk—brick
 B & S—Bargain and Sale.
 bldg—building
 b—basement
 blk—block
 Co—County
 C a G—covenant against grantor
 Co—Company
 constn—construction
 con omitted—consideration omitted
 corp—corporation
 cor—corner
 c l—centre line
 ct—court
 dwg—dwelling
 decd—deceased
 e—East
 exr—executor
 extrx—executrix
 et al—used instead of several names
 foreclos—foreclosure
 fr—frame
 ft—front
 individ—individual
 irreg—irregular
 impt—improvement
 installs—installments
 mtg—mortgage
 mos—months
 mfg—manufacturing
 Nos—numbers
 n—north
 nom—nominal
 pl—place
 PM—Purchase Money Mortgage.
 QC—Quit Claim
 R T & I—Right, Title & Interest
 rd—road
 re mtg—release mtg
 ref—referee
 sobrn—subordination
 sl—slip
 sq—square
 s—south
 s—side
 sty—story
 sub—subject
 str—stores
 stn stone
 st—street
 TS—Torrens System
 tnts—tenements
 w—west
 y—years
 O C & 100—other consideration and \$100

THE TITLE INSURANCE CO., OF NEW YORK

135 Broadway, Manhattan CAPITAL AND SURPLUS,
and 203 Montague St., Brooklyn \$3,000,000

Examines and Insures Titles to Real Estate on Sales and Loans, and Deals in Mortgages

EDGAR J. LEVEY, President
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GERHARD KUEHNE, Jr., Ass't Treas
Hon ABRAHAM R. LAWRENCE, Counsel

Fred'k G. Hobbs, Pres. Fred'k H. Birch, Treas.
Geo. L. Slawson, Vice-Pres. Chas. D. Hobbs, Secy.

SLAWSON & HOBBS

Real Estate
162 WEST 72D STREET

ADVERTISED LEGAL SALES.

DEC. 2.

No Legal Sales advertised for this day.

DEC. 4.

138TH st W, ns, 111.9 w 5 av; see 5 av, ws, 49.11 n 138th.

158TH st, nwc Forest av; see Forest av, 801.

Forest av, 801, nwc 158th, 100x87.6, 6-sty bk tnt & str; Victor E Chabert agt Wm F Rogrig Co et al; Myron Sulzberger (A), 38 Park Row; Isidor Cohn (R); due, \$16,270.58; T&c, \$2,062.58; sub to 1st mtg of \$95,000; Joseph P Day at 3156 3 av.

5TH av, ws, 49.11 n 138th, runs n50xw 100xs99.11 to 138th, xne111.9 to beg, vacant; Katharine A S Havemeyer agt Isaac Schmeidler et al; Bowers & Sands (A), 31 Nassau; Fredk R Rich (R); due, \$5,341.27; T&c, \$3,808.73; sub to a pr mtg \$30,000; Joseph P Day.

DEC. 5.

Lewis st, 123, ws, 50 s E Houston, 25x 100, 5-sty bk tnt & str & 4-sty bk rear tnt; Rose Sobel et al, exrs, &c, agt Ignatz Weissberger et al; Keller & Klein (A), 271 Bway; Louis B Hasbrouck (R); due, \$4,667.55; T&c, \$497.92; sub to 1st mg \$20,000; Mtg recorded Sep21'05. Bryan L Kennelly.

Sullivan st, 96-100, ws, 60 n Spring, runs n69.5xw100xs19.4xw24xs13.8xe129.7 to beg, 2 & 6-sty bk stable; Julia Grant agt Eagan & Leake et al; Jno Hardy (A), 265 Bway; Jeremiah T Mahoney (R); due, \$15,549; T&c, \$3,454.35; sub to 1st mtg of \$75,000; Mtg recorded Aug6'08; Joseph P Day.

22D st, 166 W, ss, 69 e 7 av, 18.6x85.6, 4-sty & b stn dwg; Emma Kempner agt Leopoldo Barrenewechea et al; Bernard J Douras (A), 50 Bway; Peter B Olney (R); partition; Joseph P Day.

62D st, 203 W, ns, 100 w Ams av, 25x 100.5, 1-sty 'bk str; Annie E Anderson, gdn, agt Eliz E Reid et al; Harold Swain (A), 176 Bway; Jas Kearney (R); due \$7,198.42; T&c, \$397.17; mtg recorded May 26'05; Joseph P Day.

133D st, 23 E; see 6 av, 21.

139TH st, 36 W, ss, 462.6 e Lenox av, 37.6x99.11, 6-sty bk tnt; Clara Bloomingdale et al, trstes, agt Nathan Greenblatt et al; Action 1; Eugene E Spiegelberg (A), 170 Bway; Adam Wiener (R); due, \$3,680.20; T&c, \$1,918; Joseph P Day.

139TH st, 38 W, ss, 425 e Lenox av, 37.6 x99.11, 6-sty bk tnt; Same agt same; Action 2; same (A); same (R); due, \$33,680.20; T&c, \$1,918; Joseph P Day.

185TH st, 509 W, ns, 150 w Ams av, 16.6 x53.6, 3-sty fr dwg; Francis S Phraner, exr, &c, agt Emma R Sutton et al; Herbert S Ogden (A), 82 Beaver; David Wischer (R); due, \$4,407.94; T&c, \$753.06; Joseph P Day.

6TH av, 21, ws, 230.2 s 4th, 17.6x100, 4-sty bk tnt & str; also 133D ST, 23 E, ns, 252.6 e 5 av, 17.6x99.11, 2-sty & b bk dwg; Jas N Taylor agt Walter Urban et al; Ingram, Root, Massey & Clark (A), 55 Liberty; Jno S Sheppard, Jr, (R); partition; Herbert A Sherman.

DEC. 6.

19TH st, 217 E, ns, 364.6 w 2 av, 16.9x 92, 4-sty bk dwg; also LEXINGTON AV, 1082, ws, 17 n 76th, 17x72.10, 3-sty & b stn dwg; also 150TH ST, 477 W, ns, 100.8 e Ams av, runs n44.3xw.08xn55.8xe25xs99.11 xw24.4, 1-sty bk laundry; also AMSTERDAM AV, 1865, es, 138.11 s 153d, 19.6x100, 3-sty bk tnt & str; Jas Petty agt Jennie Petty et al; Edmund F Driggs (A), 44 Court, Bklyn; Wm M Sullivan (R); partition; Bryan L Kennelly.

39TH st, 125 E, ns, 78 w Lex av, 19.7x 98.9, 4-sty & b stn dwg & 2-sty ext; Jno H Henshaw agt Ida Douglas et al; Jno H Henshaw (A); Jas M Vincent (R); due, \$4,367.36; T&c, \$1,933.43; Mtg recorded Feb 13'09; Bryan L Kennelly.

56TH st, 234-8 E; see 74th, 306-10 E.

56TH st, 239-45 E; see 74th, 306-10 E.

57TH st, 442 E; see 74th, 306-10 E.

74TH st, 306-10 E, ss, 100 e 2 av, 75x 102.2, three 4-sty bk tnts; also 56TH ST, 234-8 E, ss, 100 w 2 av, 75x100.5, three 5-sty bk tnts, str in 238; also 56TH ST, 239-45 E, ns, 100 w 2 av, 100x100.4, 3 & 4-sty bk stable; also 57TH ST, 442 E, ss, 160.3 w Av A, 18.2x90, 2-sty & b bk dwg; also 204TH ST, 2-10 on map 10-18 E, ss, 100 e Jerome av, runs s96.1xe109.6 to Villa av, xn38.1xnw76.1xw25 to beg, five 3-sty fr tnts & str; also BARKER AV, es, 159.4 s Union, 50x125, Wakefield; Marietta E Williams agt Wm Brown et al as exrs; Herman Joseph (A), 115 Bway; Abr Stern (R); sale of dower; Joseph P Day.

STATE OF NEW YORK

4 Per Cent. Canal Improvement Gold Bonds

EXEMPT FROM TAXATION.

Dated July 1, 1911.

AMOUNTING TO

Due July 1, 1961.

\$10,000,000

Issued in Coupon or Registered Form

For the Improvement of the Erie, Oswego and Champlain Canals

WILL BE SOLD THURSDAY, DECEMBER 14, 1911

AT 2 O'CLOCK P. M.

AT THE STATE COMPTROLLER'S OFFICE, ALBANY, N. Y.

THESE BONDS ARE LEGAL INVESTMENTS FOR TRUST FUNDS

No bids will be accepted for less than the par value of the bonds nor unless accompanied by a deposit of money or by a certified check or bank draft upon a solvent bank or trust company of the cities of Albany or New York, payable to the order of the Comptroller of the State of New York, for at least two per cent. of the par value of the bonds bid for.

All proposals, together with the security deposits, must be sealed and endorsed "Loan for Canal Improvement," and enclosed in a sealed envelope directed to the "Comptroller of the State of New York, Albany."

All bids will include accrued interest.

The Comptroller reserves the right to reject any or all bids which are not in his opinion advantageous to the interests of the State.

Circular descriptive of these bonds and of outstanding State bonds, sinking funds, etc., will be mailed upon application to

WILLIAM SOHMER, State Comptroller, Albany, N. Y.

Albany, November 20, 1911.

94TH st, 21 E; ns, 83.11 w Mad av, 19.11x 100.8, 4-sty & b bk dwg; Moses Shoenberg et al as exrs agt Jos King et al; Vogel & Vogel (A), 15 Broad; Chas L Cohn (R); due, \$37,211.17; T&c, \$1,694.73; Joseph P Day.

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; Herbert A Sherman.

121ST st, 226 W, ss, 268 w 7 av, 18x 100.11, 5-sty bk tnt; Julius Lobenstein agt Llewellyn Realty Co et al; Mandelbaum Bros (A), 96 Wall; Francis S McAvoy (R); due, \$14,952.52; T&c, \$275.59; Mtg recorded Dec28'08; Joseph P Day.

150TH st, 477 W; see 19th, 217 E.

178TH st, 586-90 W, ss, 100 w Audubon av, 75x94.11, 5-sty bk tnt; Conroy Bros, Inc, agt Jno Glass, Jr, Consn Co et al; J Power Donellan (A), 140 Nassau; Louis B Hasbrouck (R); due, \$3,226.37; T&c, \$528.56; sub to two pr mtgs aggregating \$80,000 and two conditional sales aggregating \$1,005; Herbert A Sherman.

204TH st, 2-10 E; see 74th, 306-10 E.

204TH st, swc Villa av; see 74th, 306-10 E.

Amsterdam av, 1865; see 19th, 217 E.

Barker av, es, 159.4 s Union; see 74th, 306-10 E.

Houghton av, 2311, ns, 100 e Havemeyer av, 50x166.1 to Ludlow av, Unionport; Thos Fleming agt Emma Feulner et al; N Henry W Schutt (A), 55 Liberty; Adam Wiener (R); due, \$3,305.53; T&c, \$86.12; Jos P Day at 3156 3 av.

Lexington av, 1082; see 19th, 217 E.

Ludlow av, ss, 100 e Havemeyer av; see Houghton av, 2311.

Villa av, swc 204th; see 74th, 306-10 E.

DEC. 7.

Grand st, 576, nec Goerck (No 2), 25x 75, to Rachel la, 1 4 & 1 3-sty bk tnts & str; also GRAND ST, 578, ns, 25 e Goerck, 25x75, to Rachel la, 3-sty fr bk ft tnt & str & 3-sty bk tnt in rear; Annie Druck er agt Wilhelmina Singler et al; Jas P Niemann (A), 41 Park row; Samson Lachman (R); due, \$13,398.91; T&c, \$749.26; sub to 2 mtgs aggregating \$14,000; Hugh D Smyth.

Goerck st 2; see Grand, 576.

Grand st, 578; see Grand, 576.

187TH st, nwc Cruger av; see Cruger av, nwc 187.

203D st, swc Hall av; see Hall av, swc 203.

203D st, see Post av; see Hall av, swc 203.

207TH st, 369, ns, 50.8 e Decatur av, 50.8 x94.4x50x102.4, 3-sty fr dwg & 2-sty fr stable; City Real Estate Co agt Morris Ginther et al; Harold Swain (A), 176 Bway; Fredk J Swift (R); due, \$6,588.38; T&c, \$162.85; Geo Price at 3156 3 av.

Bronxdale av, nws, 39.2 n 187th; see Cruger av, nwc 187.

Cruger av, nwc 187th, runs w50xn34.1 xne33.9 to Bronxdale av, xse39.2 to Cruger av, xs30.10 to beg, Van Nest; Mary Schaefer agt Eugene Buckley et al; Hays, Hershfield & Wolf (A), 115 Bway; Phoenix Ingraham (R); due, \$5,560.72; T&c, \$130.20; D Phoenix Ingraham at 3156 3 av.

Hall av, swc 203d, runs s100xw100xs50xe 100 to Hall av, xs101.3 to rd to Westchester, xnw309.9 to Post av, xn156.8 to 203d, xe200 to beg, Eastchester; Empire City Savings Bank agt Hale Building & Realty Co et al; Chas W Dayton, Jr, (A), 27 Wm; Wm J A Caffrey (R); due, \$4,221.50; T&c, \$1,709.71; Joseph P Day at 3156 3 av.

Post av, see 203d; see Hall av, sec 203.

Rd to Westchester, nwc Hall av; see Hall av, swc 203.

Riverdale av, es, 27.1 n 261st, runs n40 xe75xne118xsl89xw99 to beg, 2 & 3-sty bk dwg & str, 2-sty fr stable & vacant; Eliza W Gibson agt Jos Tepfenhart et al; Simpson & Simpson (A), 2 Rector; Royal E T Riggs (R); due, \$6,200.54; T&c, \$317.26; Jos P Day at 3156 3 av.

DEC. 8.

7TH st, 215 & 215½ E, ns, 216.4 w Av C, 33.4x97.6, two 5-sty bk tnts & str; August Ruff agt Jos Cohen et al; Jno C Ruff (A), 140 Nassau; Phoenix Ingraham (R); due, \$6,806.63; T&c, \$906.41; D Phoenix Ingraham.

171ST st, 510 W, ss, 95 e Audubon av, 43.9x95, 5-sty bk tnt; Saml E A Stern et al trustees agt One Hundred and Seventy-first Street Realty Co et al; Chas Putzel (A), 299 Bway; Milton Dammann (R); due, \$39,845.39; T&c, \$1,774.61; mtg recorded June30'09; Joseph P Day.

DEC. 9.

No Legal Sales advertised for this day.

DEC. 11.

142D st, 237-9 W, ns, 250 e 8 av, 50x99.11 5-sty bk tnt; Arthur B Appleby et al agt Saml Pasnass et al; Geo A Viehmann (A), 80 Wm; Roger A Pryor (R); due, \$47,797.82; T&c, \$1,068.13; Joseph P Day.

AUCTION SALES OF THE WEEK.

The following is the complete list of property sold, withdrawn or adjourned during the week ending Dec. 1, 1911, at the New York Real Estate Salesroom, 14 and 16 Vesey st, and the Bronx Salesroom, 3156 3 av. Except where otherwise stated, the properties offered were in foreclosure. Adjournment of legal sales to next week are noted under Advertisd Legal Sales.

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

JOSEPH P. DAY.

Nassau st, 63, ws, 75.6 n Maiden lane, runs n22.6xw47.6xs2xw1.2xs20.6xe48.2 to beg, 5-sty bk loft & str bldg; due, \$63,323.47; T&c, \$5,011.05; Pierre G Carroll et al, defendants. 100,000

5TH st, 546 E, ss, 100.8 w Av B, 24.11x 96, 5-sty bk tnt; partition; Louis Turtel. 22,250

5TH st, 550 E; see Av B, 74.

5TH st, 540-2 E, ss, 163.11 w Av B, 19.11x96.1, part 6-sty bk tnt & str; partition; Jno H Hallock. 25,500

5TH st, 536-8 E, ss, 183.10 w Av B, 40x 96.1, 6-sty bk tnt & str; partition; B Michalover. 55,900

17TH st, 230-4 W, ss, 363 e 8 av, 75x 84, vacant; due, \$9,229.97; T&c, \$568.41; sub 3 pr mtgs aggregating \$45,000; O H Olsen 55,370

108TH st, 318 E, (*) ss, 296.5 e 2 av, 39.3 x125, 6-sty bk tnt & str; due, \$36,896.25; T&c, \$1,000; Dry Dock Savings Inst. 38,000

108TH st, 332 E, (*) ss, 335.8 e 2 av, runs e 39.3xsl16xsw26xw14.3xn125 to beg; 6-sty bk tnt & str; due, \$36,885.05; T&c, \$1,000; Dry Dock Savings Inst. 38,000

118TH st, 19 w, (*) ns, 560 e Lenox av, 25x100.11, 5-sty bk tnt; due, \$5,172.20; T&c, \$616; sub to a first mtg of \$25,000; Chas J King. 28,468

122D st, 115 W, ns, 195 w Lenox av, 19.11x100.11, 3-sty & b stn dwg; partition; Lowenfeld & Prager. 14,100

133D st, 537-9 W, (*) ns, 400 w Ams av, 50x99.11, 6-sty bk tnt; due, \$11,974.44; T&c, \$1,033.48; sub to mtg of \$45,000; Fanny Korn. 59,000

142D st, nec 7 av; see 7 av, 2441.

184TH st, ss, 116.2 w Washington av, 50 x100, 5-sty bk tnt; due, \$34,846.60; T&c, \$675; Jno Kadel. 35,850

Av B, 72, ws, 16.7 s 5th, 15.11x73.9, 4-sty bk tnt & str; partition; Rudolph Wallach Co. 22,000

Av B, 74, swc 5th, (No 550) 16.7x73.9, 4-sty bk tnt & str; partition; Jacob Fish. 37,300

Av B, 66, ws, 64.1 s 5th, 16.2x73.9, 4-sty bk tnt & str; partition; Rose Merl. 17,200

Av B, 68, ws, 48.2 s 5th, 15.11x73.9, 4-sty bk tnt & str; partition; J Stoloff. 17,250

Av B, 70, ws, 32.6 s 5th, 15.8x73.9, 4-sty bk tnt & str; partition; Rudolph Wallach Co. 18,600

Walton av, 2393 (*) ws, 169.6 n 184th, 19.10x96.6, 3-sty bk dwg; due, \$7,281.10; T&c, \$142.18; Wm Ollendorff. 2,500

7TH av, 2441, nec 142d, 99.11x107, 7-sty bk tnt; due, \$12,334.80; T&c, \$4,549.40; sub to 1st mtg of \$180,000; adj to Dec 20.

BRYAN L. KENNELLY.

57TH st, 421-3 W, ns, 225 w 9 av, 50x 100.5, 6-sty bk tnt; voluntary; bid in at \$75,000.

129TH st, 409 W, see Ams av, 1403.

142D st, 623 W, ns, 290 w Bway, 15x 99.11, 3-sty & b bk dwg; voluntary; withdrawn.

183D st, 518 W, ss, abt 100 e Audubon av, 17.1x104.11, 2-sty & b bk dwg; voluntary; withdrawn.

Amsterdam av, 1403, nec 129th (No 499 W), 24.9x100xirreg x96.3, 5-sty bk tnt with str; trstes sale; bid in at \$33,750.

Riverside Dr, 145, es, 48 s 87th, 32x100, 4-sty & b bk & stn dwg; exrs sale; Victor Kuzdo. \$4,250

CHARLES A. BERRIAN.

So Boulevard, (*) es, 150 s 172d, 50x100, vacant; due, \$7,918.57; T&c, \$386.72; Wm R Rose. 5,000

JACOB H. MAYERS.

Aqueduct av, es, 50 n Brandt pl (proposed), 50x100, vacant; due, \$6,271.97; T&c, \$387.39; Etta Schulte. 9,000

Post av, ns, 100 w Academy; see Sherman av, ss, 100 w Academy.

Sherman av, (*) ss, 100 w Academy, 250 x310 to Post av, vacant; due, \$31,474.52; T&c, \$1,908.45; sub to prior mtgs of \$76,000; Henry Corn. 81,000

Shakespeare av, 1258, (*) es, 200.5 s 169th, 25.1x104.8x25x105.11, 2-sty & b fr dwg; due, \$5,815.19; T&c, \$613.59; Edw F Cole. 5,000

DANIEL GREENWALD.

Perry st, 161-5, ns, 136 w Washington, 66x100, 6-sty bk storage; sheriff's sale of ART, &c; adj sine die.

30TH st E, nec Lex av; see Lex av, 161-3

Lexington av, 161-3, (*) nec 30th, 43.10 x100, 12-sty bk hotel; sheriff's sale of all RT&c; Gustav Ernst. 2,340

GEORGE PRICE.

214TH st, nwc Holland av; see Holland av nwc 214.

Holland av, nwc 214th, 20.10x100, Williamsbridge; due, \$4,708.68; T&c, \$2,275; Jas Bellotti. 7,600

Total	\$781,478
Corresponding week, 1910.....	1,281,536
Jan. 1st, 1911, to date.....	42,197,007
Corresponding period, 1910.....	50,570,511

VOLUNTARY AUCTION SALES

JOSEPH P. DAY.

DEC. 5.

Union Sq E, 12, 24x83.11xirreg, 4-sty & b bk office & str bldg.

52D st, 29 W, 17x100.5, 4-sty & b stn dwg.

56TH st, 44 W, 25x100.5, 4-sty & b bk & stn dwg.

71ST st, 226 W, 20x100, 3-sty & b stn dwg.

81ST st, 176 W, 37x102.2, 5-sty & b bk tnt.

89TH st, 68 W, 20x100.8, 4-sty & b bk & stn dwg.

118TH st, 110 E; 25x100.11, 5-sty & b bk & stn tnt.

133D st, ns, 29 w Willow av, 50x100, vacant.

139TH st, 209 W, 19x100, 4-sty bk dwg.

Riverside Dr, 3, 37x97xirreg, 5-sty & b stn dwg.

BRYAN L. KENNELLY.

DEC. 6.

59TH st W, nec West End av, 100x125.6, 4-sty & b bk bldg.

West End av, nec 59th; see 59th, nec West End av.

CONVEYANCES.

Borough of Manhattan.

NOV. 24, 25, 27, 28 & 29.

Academy st, (8:2225-44-46), es, 100 s Vermilyea av, 100x100, vacant; T G Galardi & Co to Realty Operating Co, 15 Wall; mtg \$10,000; Nov24'11; A\$16,000-16,000. O C & 100

Broome st, 376, (2:480-39) ns, 50.9 w Mott, 25.2x106.5x25x111.7, 6-sty bk loft & str bldg; Chas H Hyde, ref, to Tilmil Realty Co, 309 Bway; PARTITION, Oct19; Nov20; Nov27'11; A\$23,000-34,000. 25,775

Broome st, 396, (2:481-39) ns, 75.11 w Mulberry, runs n45.2x72xsw30.7x94.7 to st x25.1 to beg, 3-sty bk loft & str bldg; Chas H Hyde, ref, to Alessandro Delli Paoli, 216 E 19; PARTITION, Oct19; Nov20; Nov28'11; A\$24,500-27,500. 22,250

Beaver st, 56, see So William, 2-6.

Bond st, 22, (2:530-19&57), ns, abt 35 e Lafayette, 25.8x200 to ss Great Jones (No 25), 1 5 & 1 3-sty stn loft & str bldgs; Thos Newbold et al to Anna S de Selding, 191 Washington Park, Bklyn, B&S; Nov24; Nov29'11; A\$52,000-61,000. O C & 100

Columbia st, 84, (2:334-44) es, 125 n Rivington, 25x117.8, 5-sty bk tnt & str; Barnett Michelman to Dora Michelman, his wife, 1644 Mad av; A R, T & I; AL; Nov27 '11; A\$20,000-37,000. nom

Crosby st, 96, see Broadway, 558.

Delancey st, 192 1/2, (2:343-33), ns, 41.10 w Ridge, 25x51.10; 5-sty bk tnt & str; Harry W Mack ref to Minnie Hirsch, 225 W 110; FORECLOS; Nov16; Nov29'11; A\$14,500-23,000. 23,800

Front st, 263, see South, 166-8.

Fulton st, 206-8, see Washington, 15.

Fulton st, 144, (1:79-25), ss, 160.2 e Bway, 28.2x107x28x106.9, 3-sty bk restaurant; Anna S de Selding & ano to Thos Newbold at Hyde Park, Dutches Co, NY; B&S; mtg \$125,000; Nov28; Nov29'11; A\$170,000-190,000. O C & 100

Fulton st, 144, (1:79); asn of rents under lease; Lawyers Title Ins & Trust Co to Anna S de Selding, 191 Washington Park, Bklyn, & Lucretia C Tallmadge, 379 Ocean av, Bklyn; AT; Nov28; Nov29'11. nom

Greenwich st, 109, see Washington, 15.

Greenwich st, 14, (1:14-40) ws, abt 160 n Battery pl, 22x69.5x22x68.10 ss. 3-sty bk tnt & str; Walter A Burke to Regina B Saportas at Saratoga Springs, NY; June 21; Nov24'11; A\$16,500-19,000. nom

Greenwich st, 16, (1:14-39) ws, abt 185 n Battery pl, 22.4x100, 3-sty bk tnt & str; Wm A Burke to Regina B Saportas at Saratoga Springs, NY; AL; June21; Nov24 '11; A\$22,000-25,000. nom

Greenwich st, 18, (1:14-38) ws, 205.1 n Battery pl, runs w85.8xn18.1xw1xn8.2xe 87.1 to st, xs26.3 to beg, 3-sty bk tnt & str; Walter A Burke to Regina B Saportas, at Saratoga Springs, NY; mtg \$10,000 & AL; June21; Nov24'11; A\$23,000-25,000. nom

Greenwich st, 32, (1:14-30) ws, 100 s Morris, 24.10x77.4x24.8x76.11, 6-sty bk tnt & str; Walter A Burke to Regina B Saportas, at Saratoga Springs, NY; AL; June21; Nov24'11; A\$20,000-30,000. nom

Greenwich st, 50, (1:18-57) ws, 80.8 n Morris, 21.3x90.8x irreg x80.10, 1-sty bk str; Walter A Burke to Regina B Saportas, at Saratoga Springs, NY; mtg \$5,000; June21; Nov24'11; A\$22,000-22,500. nom

Greenwich st, 72, (1:18-45) ws, abt 240 s Rector, 34x99.10, with A R T & I to carriage way on rear, 4-sty bk tnt & str, & 1-sty bk ext; Walter A Burke to Regina B Saportas, at Saratoga Springs, NY; mtg \$15,000; June21; Nov24'11; A\$37,000-38,000. nom

Greenwich st, 762, (2:634-27) ws, 82 s Bank, runs w33.6xsw25.3xs2&14.5xe23.8& 33.5 to st xn17.6 to beg, vacant; Curtiss P Byron to Value Realty Co, 170 Bway; mtg \$6,000; Nov17; Nov23'11; A\$4,300-5,000. Corrects error in last issue when description read 82 s Band st. O C & 100

Grand st, 466-70, (2:336-28-30) ns, 24.10 e Pitt, 49.10x100, 2 2 & 1 3-sty bk bldgs & str; Chas H Hyde, ref to Rudolph Wallach Co, 68 Wm; PARTITION, Oct19; Nov20; Nov28'11; A\$44,000-51,000. 34,500

Goerck st, 102, (2:324-7), es, 221.7 n Rivington, 25x98.10, 5-sty bk tnt; Harry Sugarman & ano to Aaron Weiser, 702 E 5; mtg \$29,105 & AL; Nov28; Nov29'11; A\$13,000-25,000. O C & 100

Great Jones st, 25, see Bond, 22.

Gold st, 9&11, (1:68-pt lt 30), ws, abt 130 n Maiden la, runs nw71.1xne4.6xw8.3 xne34.6xse78.8 to st, xsw51.9 to beg, 2 4-sty bk loft & str bldgs; trust deed; Jno G Wendel to Rebecca A D W wife Luther A Swope, Mary E A Wendel & Ella V von E Wendel, all at Irvington, NY, in trust; Nov27; Nov29'11; A\$— nom

Jane st, 20, (2:615-67), ss, abt 190 e 4th, 24x68.2x24.1x70.4, ws, 5-sty bk tnt & str; Chas F Sackett to Chas H Van Den Burgh at Cloverick, Col Co, NY; Nov28; Nov29 '11; A\$7,500-19,500. nom

Lispensard st, 13-5, (1:211-9) ns, 125 e W Bway, 50x100, 5-sty stn loft & str bldg; Henry W Ellison to Wm A A Brown, 691 Flatbush av, Bklyn; B&S & C a G; mtg \$46,000; Oct27; Nov28'11; A\$45,000-68,000. nom

Leroy st, 7, (2:586-72), ns, 75 w Bleecker, 21.10x90x22x90, 2-sty fr bk ft tnt & 2-sty fr rear tnt; Thos O'Brien to Marguerite M Trail, 102 Broad; mtg \$6,000; Nov20; Nov24'11; A\$9,500-10,000. nom

Mott st, 39 (37) see Worth 121.

Mangin st, 25, (2:322-21) ws, 175 s Delancey, old line, 25x100, 5-sty bk tnt; Herman Morthorst to R Willis Heard, at Savannah, Ga; QC; Nov6; Nov28'11; A\$12,000-18,000. nom

Mangin st, 123-35, (2:325-25) ws, 70 n Stanton, 155.8x99.11x155.8x99.9, 3 5-sty bk factories & 1 & 2-sty bk & fr stables in rear; Chas Buermann Realty Co et al to Alcott Realty Co, 309 Bway; B&S; mtg \$30,000; Nov23; Nov29'11; A\$54,000-70,000; nom

Market st, 65-7 (1:253-34) ws, 69.1 s Hamilton, 37.4x58.9x37.4x58.1, 6-sty bk tnt & str; A\$16,000-40,000; also MARKET ST, 69, (1:253-32), ws, 106.6 s Hamilton, 37.7x59.7x37.7x58.9, 6-sty bk tnt & str; A\$16,000-40,000; Saml Lampel to Mortimer Lanzit, 100 W 119; AL; Nov24; Nov29'11. O C & 100

Market st, 69, see Market, 65-7.

Market st, 72, (1:254-58) es, 100.2 n Cherry, 23.9xe60.8&25x23.7x90.8, 3-sty bk tnt; Wm Lustgarten to Estate of I A Lustgarten, 68 Wm; Nov8; Nov28'11; A\$9,000-10,500. O C & 100

Morton st, 31, (2:584-38) ns, 50 w Bedford, 30x20, 3-sty & b bk dwg; Jos Fistero to Clifford B Fuller, 59 5 av; B&S & C a G; mtg \$5,000; Nov20; Nov28'11; A\$4,500-6,500. nom

Prince st, 20, (2:493-18) ss, 47.3 w Elizabeth, 23.11x123.1x23.5x117.9, 3-sty fr bk ft tnt & str & 2-sty fr rear tnt; Chas H Hyde ref, to Michl Volini, 18 Prince; PARTITION; Oct19; Nov20; Nov27'11; A\$20,000-22,000. 19,300

Peck st, 12, (1:98-37), ws, 50.1 n Water, runs w33.9xn1.4xw29.7xn14xe61.2 to sl, xs 20.2 to beg, 5-sty bk mill; Chas T Pfaltz to Henry Pfaltz, 15 Vanderpoel, Newark, NJ, & Frank M Bauer at Rockaway Park, B of Q; mtg \$18,000; Nov23; Nov29'11; A\$8,500-14,500. nom

Pell st, 26-30, (1:163-9-11) ns, 73.5 e Mott, runs e68.8xn66.1xw0.2xn24.6xw45.7 xs0.4xw23.5xs22.8xsl.2xs75.8 to beg, 2 2-sty fr bk ft tnts & str, 1-sty fr str & 1 & 2-sty bk stable in rear; Rose Boyd to Bridge Cafe, a corp, 105 Park Row; AL; Nov28'11; A\$44,000-47,500. O C & 100

Prospect pl, 45, (5:1335-22) nec 42d, 17.1 58, 3-sty bk tnt & str; N T Hegeman Co to Stephen H Jackson, 53 E 87; mtg \$17,000; Nov27; Nov28'11; A\$7,000-13,000. O C & 100

Rector st, 26-8, see Washington, 15.

Spring st, 10, (2:478-19) ss, 25.4 e Eliz 25.1x51.9x24.9x57.8, 4-sty bk tnt & str; Peter Massotho to Donato Sposta, 21 Spring; mtg \$10,000; Nov24; Nov25'11; A\$12,000-15,000. nom

Spring st, 34-6, (2:480-21-22) ss, 50.9 w Mott, 51.1x136.1x49.7x125.9, 2-sty bk tnts & str, with 1-sty fr ext; Chas H Hyde, ref, to Anna Nicolini, 51 Spring; PARTITION, Oct19; Nov20; Nov27'11; A\$47,000-48,000. 46,500

Suffolk st, 102, (2:348-4) es, 125.6 n Delancey, 25.3x100, 5-sty bk tnt & str; Michaelis H Ziegel et al to S & W Realty Co, 74 Bway; 1/2 pt AT; April1; Nov27'11 A\$25,000-36,000. nom

Suffolk st, 102; Caroline Stern et al to same; 2/3 pts AT; AL; Oct2; Nov27'11. nom

Suffolk st, 102; Harry Strasbourger to same; QC & correction deed; Oct31; Nov27 '11. nom

Suffolk st, 102, (2:348-4) es, 125.6 n Delancey, 25.3x100, 5-sty bk tnt & str; S & W Realty Co to Caroline Stern, 251 W 92; 1/2 pt; mtg \$29,000; Nov27; Nov28'11; A\$25,000-36,000. nom

St Marks pl, 82, see 1 av, 131.

South st, 166-8, on map 166, (1:108-5), ns, 60.2 e Dover, runs n143 to ss Front (No 267), xe22.9 to w Bklyn Bridge, xs116.4&28.5 to South, xw50.7 to beg, 2-sty bk storage; Chas H Hyde ref to Albt H Bragg, 443 E 4, Mt Vernon, NY, & Wm F Proctor, 334 Clinton av, Bklyn; AL; PARTITION; Oct19; Nov20; Nov29'11; A\$40,000-45,000. 25,000

South st, 166-8 on map 166, (1:108-5), n s, 60.2 e Dover, runs n143 to ss Front (No 263), xe22.9 to Bklyn Bridge, xs116.4&28.5 to South, xw50.7 to beg, 2-sty bk storage bldg on above plot; Chas Lanier & ano EXRS David S Egleston, to Albt H Bragg, 443 E 4, Mt Vernon, NY, & Wm F Proctor, 334 Clinton av, Bklyn; AT; QC & Oct31; Nov29'11; A\$40,000-45,000. 1,000

South st, 269, (1:247-10), ns, 37.2 w Jefferson, 31.10x65.4x31.10x64.4, 5-sty bk storage bldg; Edw H Kelly to Fredric J Agate, 65 Central Park W; B&S & C a G; mtg \$10,000; Nov29'11; A\$10,000-20,000. O C & 100

So William st, 2-6, (1:29-82), swc Beaver (No 56), runs w 70.11xs36.2xw27.10xn 13.5xw31.6xs63.10 to ns So Wm, xe36.10xn e91.7 xn along ws So Wm, 16.9 to beg, 8-sty bk office & restaurant bldg; Josephine C Delmonico to Jeanne Delmonico, 119 St Marks pl, Bklyn; 1-6 pt; B&S; AL; Nov29'11; A\$345,000-500,000. nom

Theatre alley, ws, abt \$2.10 s Beekman, see Park Row, 31.

Union sq, 32, or 4TH av, 189, (3:871-pt lt 83) es, 26 s 16th, 26x125, 12-sty stn loft & str bldg; also 16TH ST, 104-6 E, (3:871-pt lot 83), 125 e Union sq, 46x103.3, 12-sty bk loft & str bldg; Geo H Piguieron to Reliance Bldg, 32 Union sq; mtg \$468,600; Nov20; Nov29'11; A \$162,000-425,000. O C & 100

Vestry st, 11, (1:220-25) ss, 206.1 e Hudson, 30.6x87.7, 6-sty bk loft & str bldg; Robt S Conklin, ref, to Jno Fleming, 2375 Morris av; mtg \$40,000 & AL; FORECLOS, Oct25; Nov24; Nov28'11; A \$17,000-50,000. 9,725

Washington st, 94-6, see Washington, 15.

Washington st, 73, see Washington, 15.

Washington st, 15, (1:14-10), es, 164.7 n Battery pl runs n 21.9xe45.7xn0.6xe33.5xs 22.4xw79 to beg, 6-sty bk tnt & str & 4-sty bk rear tnt; Walter A Burke to Regina B Saportas, at Saratoga Springs, NY; mtg \$16,000 & AL; June21; Nov24'11; A \$17,500-23,000. nom

Washington st, 27, (1:14-18), es, 152 s Morris, 25x60, 2 6-sty bk tnts & str; Walter A Burke to Regina B Saportas, at Saratoga Springs, NY; June21; Nov24'11; A \$16,000-19,000. nom

Washington st, 73, (1:18-19), es, abt 250 s Rector, 29.8x—x29.4x— with all title to carriageway adj on rear, 3-sty bk tnt & str; A \$11,500-13,000; also WASHINGTON ST, 94-6, (1:55-31-32), nwc Rector, (Nos26-8), 49.3x89.4x38.11x89.5, 2 6-sty bk tnts & str & 3-sty bk tnt & str; A \$73,000-90,000; also FULTON ST, 206-8, (1:81-24), ss, 187.9 w Church, 49.11x77.11x49.10x77.9, 4-sty bk loft & str bldg; A \$95,000-115,000; also GREENWICH ST, 109, (1:51-10), es 215.8 n Rector, 27.2x107.2x23.2x105, 6-sty bk tnt & str, A \$35,500-50,000; also MADISON AV, 931, (5:1388-49½), see 74th, 22.2 x80, 4-sty & b stn dwg; Walter A Burke TRSTE Matilda B Brown to Regina B Saportas, at Saratoga Springs, NY; June3; Nov24'11; A \$60,000-69,000. nom

Worth st, 121, (1:168-35) ns, abt 40 e Lafayette, 25x93, 6-sty bk loft & str bldg, leasehold; A \$31,000-\$48,000; also MOTT ST, 39 (37), (1:164-31) ws, abt 200 s Bayard, 22x89, 2x28x88 ns, 5-sty bk tnt & str & 3-sty bk tnt in rear; A \$15,000-21,000; also 16TH ST, 321 W, (3:740-22) ns, abt 250 w 8 av, 25x62.4x25x62.4, 5-sty bk tnt; A \$7,500-12,500; re dower, etc; Eva K Conlon wid to Jas H Marsh; Nov22'09; Nov24'11. nom

Worth st, 121; also MOTT ST, 39; also 16TH ST, 321 W; asst of dower, &c, as above; Jas H Marsh to Edw B Hosier; AT; B&S; Nov22'09; Nov24'11. nom

Washington sq S, 64, see W Bway, 566-76.

3D st, 65-7 W, see W Bway, 566-76.

4TH st, 72 W, see W Bway, 566-76.

12TH st, 643 E, (2:395-40) ns, 108 w Av C, 37.6x103.3, 6-sty bk tnt & str; 133 W 19th St to Benj H Bern, 246 Grand; AL; Nov25; Nov27'11; A \$22,000-50,000. nom

15TH st, 31-5 W, (3:817-21), ns, 420 e 6 av, 75x103.3, 6-sty stn loft & str bldg; Bertha Lesinsky et al EXRS, &c, Chas Lesinsky to Augusta wife Bernard Katz, 655 Bway, Paterson, NJ, & Rosa Katz wid, 419 Bway, Paterson, NJ; mtg \$165,000; Nov27; Nov29'11; A \$155,000-220,000. nom

15TH st, 332-4 E, (3:921-46) ss, 259 w 1 av, 42x103.3, 6-sty bk tnt; Rosie Krinsky to Gerson Krinsky, 172 Pennsylvania av, Bklyn; mtg \$56,500; Nov22; Nov28'11; A \$30,000-65,000. O C & 100

16TH st, 104-6 E, see Union sq, 32.

16TH st, 114-6 E, (3:871-70), ss, 268.6 e Union sq E or 4 av, 56.6x103.3, 12-sty bk loft & str bldg; Leigh K Lydecker ref to Seth S Terry, 1 Russell Terrace, Montclair, NJ; FORECLOS, Oct24; Nov28; Nov29'11; A \$81,000-P270,000. 35,000

16TH st, 5 W, (3:818-37) ns, 191 w 5 av, 33.4x92, 3-sty & b bk dwg & office; Abr Goldsmith, ref, to Rudolf F Layman, 71 Washington pl; PARTITION, Oct24; Nov27; Nov28'11; A \$54,000-59,000. 47,700

16TH st, 5 W; Rudolf F Layman to Mechanical Engineers' Investing Co, 99 Nassau; QC; Nov28'11. nom

16TH st, 321 W, see Worth 121.

18TH st, 421 E, (3:950-16) ns, 315 w Av A, 25x92, 5-sty bk tnt & str; Gisella Dreyfus to Jno H Wynne, 686 Sackett, Bklyn; mtg \$18,500 & AL; Nov27; Nov28'11; A \$11,000-18,000. nom

22D st, 128 E, (3:877-75), ss, 75 w Lex av, 20x98.9, 3-sty & b bk dwg; Wm B Lovell TRSTE Rufus C Read to Alex P W Kinnan, 320 W 78; Nov23; Nov24'11; A \$28,000-31,000. 25,500

22D st, 128 E; Jane K Read widow to same; QC; Oct25; Nov24'11. nom

22D st, 128 E; Ellen K Edwards heir, &c, Geo W Keith to same; QC; Nov1; Nov24'11. nom

22D st, 128 E; Rufus C Read to same; QC; Oct25; Nov24'11. nom

22D st, 128 E; Miranda A Hardy to same; QC; Oct25; Nov24'11. nom

22D st, 128 E; Henry C Read to same; QC; Oct25; Nov24'11. nom

22D st, 128 E; Wm H Sherman to same; QC; Oct25; Nov24'11. nom

22D st, 128 E; Sarah B Lovell to same; QC; Oct25; Nov24'11. nom

24TH st, 262-4 W, (3:773-81) ss, 100 e 8 av, 41.8x98.9, 6-sty bk tnt; Feinberg & Co to H A F Holding Co, 851 W 181; mtg \$65,500 & AL; Oct11; Nov25'11; A \$28,000-78,000. O C & 100

25TH st, 134-6 W, (3:800-59) ss, 375 w 6 av, 50x81.1, 7-sty bk loft & str bldg; Wm H Brevoort & Martha his wife to Abr Mann, 112 W 117; mtg \$85,000; Nov24; Nov25'11; A \$74,000-130,000. O C & 100

25TH st, 134-6 W, (3:800); power of atty; Martha Brevoort at Paris, France to Wm A Kerr, 111 Bway; Feb21; Nov25'11. nom

25TH st, 137-9 W, (3:801-16), ns, 450 w 6 av, 66.4x—x68.3x98.9, 12-sty bk loft & str bldg; Theo Starrett Co to Alex R Peacock, No Highland av, Pittsburgh, Pa; mtg \$292,500 & AL; Nov29'11; A \$110,000-320,000. O C & 100

26TH st W, (3:802), ns, 278.8 e 7 av, a strip, runs n— to cl blk, xe0.2xs— to beg, gore; Rebecca N Jackson to Louis Pincus, 92 St Nicholas av; Alex H Pincus, 300 W 109, & Henry Harburger, 1980 7 av; AT; QC; Jan16'11; Nov29'11. nom

26TH st W, (3:802); same prop; Chas E Cotting TRSTE of Madeline Borland for Julia B Smith to same; AT; QC; Sept29'10; Nov29'11. nom

27TH st, 107 W (misc), the business; PA; Henrietta Taub to Adolph J Taub, 136 E 96; Nov23; Nov24'11. nom

30TH st, 529-31 W, (3:702-19-21) ns, 400 w 10th, 32.10x62x31.6x62, 2 3-sty bk tnts; Edw Lapsley to Mulcahy Realty Co, 100 Bway; mtg \$5,000; Nov24; Nov27'11; A \$8,000-10,000. O C & 100

32D st E, (3:887) ss, 300.1 e 4 av, strip 0.3x98.9; Maude M Hyde heir Jno H Morrell to Chas F Roe, at Highland Falls, NY; QC; Nov27; Nov28'11. nom

39TH st, 5 E, see 40th, 6 E.

39TH st, 5 E, (3:869-8) ns, 152 e 5 av, 25x98.9, 3-sty bk stable; A \$87,500-92,000; also 40TH st, 8 E, (3:869-pt lt 69) ss, 153 e 5 av, 22x98.9, 4-sty & b bk dwg; A \$—; Mary L Burns, heir Junius S Morgan, to Jno P Morgan, 217 Mad av, & Jno P Morgan, Jr, at 229 Mad av, TRSTES Sarah S Morgan; QC; Nov10; Nov27'11. nom

39TH st, 5 E, & 40TH st, 8 E; Juliet P Morgan, heir Junius S Morgan to same; QC; Nov25; Nov27'11. nom

40TH st, 8 E, see 39th, 5 E.

40TH st, 6 E, (3:869-69) ss, 125 e 5 av, 50x98.9, 2 4-sty & b bk dwgs; A \$178,000-213,000; also 39TH ST, 5 E, (3:869-8) ns, 152 e 5 av, 25x98.9, 3-sty bk stable; A \$87,500-92,000; Jno P Morgan & ano, TRSTES Sarah S Morgan to Fredk W Vanderbilt, at Hyde Park, Dutchess Co, NY; Nov10; Nov27'11. O C & 100

42D st E, nec Prospect pl, see Prospect pl, 45.

43D st, 209 W, see Bway, 1491.

43D st, 202 W, (4:1014) part lot 36, ss, 60 w 7 av or Bway, 20x60.5, part 4-sty bk tnt & str; Langdon Greenwood to Michl Dowling, 227 W 70; Uov 23; Nov25'11; assessed with Bway, 1491 A \$285,000-295,000. O C & 100

47TH st, 231-43 E, see 2 av, 883-9.

48TH st, 138-46 W, (4:1000-49-52) ss, 300 e 7 av, 95x100.5, 5 4-sty stn dwgs; Jno H Hindley to Edw B Corey, at nec Franklin & Meadow avs, Far Rockaway, LI; AL; Nov23; Nov28'11; A \$173,000-180,000. O C & 100

55TH st, 444 W, (4:1064-54 & pt lt 11), ss, 250 e 10 av, 25x100.5, vacant; re mtg; Bowery Savings Bank to Thos F Devlne, 327 W 85; Nov29'11. A \$— 4,000

58TH st, 312 W, see 58th st, 314 W.

58TH st, 314 W, (4:1048-41), ss, 204.6 w 8 av, 20.6x100.5, 4-sty stn tnt, 3-sty ext; A \$23,000-28,000; also 58TH ST, 312 W (4:1048-40½), ss, 184.2 w 8 av, 20.4x100.5, 4-sty stn tnt & str, 3-sty ext; Augustus E Bieser to Eliz Bieser, 312 W 58; AL; Nov24'11; A \$23,000-29,000. nom

61ST st, 44 E, (5:1375-43), ss, 229 e Mad av, 16x100.5, 4-sty & b stn dwg; Chas M Brooks to Courtlandt S Van Rensselaer, 40 E 61; mtg \$20,000; Nov20; Nov24'11; A \$30,000-37,000. O C & 100

63D st, 326-8 E, (5:1437); re asn of rents; Royal Bank of N Y to Angelo Bianco & Rosina Albano, both at 328 E 63; AT; Nov21; Nov29'11. O C & 500

68TH st, 306 W, (4:1179-39), ss, 150 w West End av, 25x100.5, 5-sty bk tnt & str; Augustus L Hayes to Margt Plunkett, 21 4 pl, Bklyn; B&S & C a G; mtg \$22,500; Dec14'10; Nov29'11; A \$6,000-18,000. nom

68TH st, 306 W; Margt Plunkett to Perpetual Realty Co, 309 Bway; mtg \$22,500 & AL; Nov28'11; Nov29'11. nom

74TH st, 343 E, (5:1449-18), ns, 200 w 1 av, 25x98, 5-sty bk tnt & str; Jos J Lese to Rosa E Ruffer, 442 E 21, Bklyn; mtg \$13,000 & AL; Nov25; Nov29'11; A \$9,000-20,000. 4,126

74TH st E, see Mad av, see Washington, 15.

77TH st, 405 E, (5:1472-6) ns, 119 e 1 av, 25x102.2, 5-sty bk tnt & str; Bertha Gluck to Julia Singer, 712 2 av; ½ R, T & I; AL; Nov27; Nov28'11; A \$8,000-22,000. nom

80TH st, 121 W, (4:1211-26½) ns, 638 e Ams av, 18x102.2, 4-sty & b stn dwg; Jno C Leach & ano to Wm H Jeffers, 118 Bidwell av, Jersey City, NJ; AL; Nov21; Nov25'11; A \$11,500-21,000. nom

80TH st, 216 E, (5:1525-39) ss, 225 e 3 av, 25x102.2, 4-sty bk tnt & str; Annie Golden to Agnes C Murray, 1805 McGraw av; mtg \$13,500 & AL; Nov27; Nov28'11; A \$11,000-16,000. nom

80TH st, 136 W, (4:1210-50) ss, 350 e Ams av, 19x102.2, 4-sty & b stn dwg; Henry A Parr to Margt O'Dowd & Nora Shea, 41 W 116; mtg \$22,000 & AL; Nov28'11; A \$12,000-24,500. nom

84TH st, 606 E, (5:1590-46), ss, 131 e East End av, 21x102.2, 4-sty bk tnt; Conrad J Becker EXR Eleonora Becker to Fredk L Hoppel, 50 E 96; mtg \$10,000; Nov23; Nov24'11; A \$6,500-13,000. 12,000

85TH st, 77 W, see Col av, 529-39.

86TH st, 76 W, see Col av, 529-39.

87TH st, 63 E, (5:1499-28), ns, 186.3 w Park av, 17.3x100.8, 3-sty & b stn dwg; Walter A Burke to Regina B Saportas, at Saratoga Springs, N Y; June21; Nov25'11; A \$13,500-16,500. nom

88TH st, 32 W, (4:1201-47) ss, 433 e Col av, 23x100.8, 4-sty & b stn dwg; Frances A Ely to Matilda Rich, 50 W 38; AL; Nov23; Nov27'11; A \$17,500-32,000. O C & 100

89TH st, 542 E, (5:1585-32) ss, 121 w East End av, 25x100.8, 5-sty stn tnt; Sarah Magdalin to Tessie Strobert, 540 E 89; Nov28'11; A \$8,000-20,500. O C & 100

90TH st, 316 E, (5:1552-41) ss, 275 e 2 av, 24.6x100.8, 5-sty stn tnt; Geo Cook to Sadie Samuels, 161 E 81; Nov25; Nov27'11; A \$9,000-20,500. O C & 100

94TH st W, nec Riverside dr, see Riverside dr, 222.

94TH st, 245 E, (5:1540-21), ns, 80 w 2 av, 25.8x100.8, 5-sty bk tnt; Jno P Wulff to Geo Schwinn, 91 Wilbur av, L I City; mtg \$15,000; Nov28; Nov29'11; A \$8,000-17,000. O C & 100

95TH st, 216-8 E, (5:1540-38-39) ss, 298.9 w 2 av, 50x100.8, 2 5-sty bk tnts; Adelia M Lankenau to Margt Buckingham, 2224 Ams av; mtg \$31,500 & AL; Nov25; Nov27'11; A \$18,000-36,000. O C & 100

95TH st, 216-8 E; Margt Buckingham to Carolyn W Crandall, 601 W 141; mtg \$31,500 & AL; Nov25; Nov27'11. O C & 100

96TH st, 21 W, (7:1832-20) ns, 300 w Central Park W, 19x100.11, 4-sty & b bk dwg; Jno O'Connor to Wm J Casey, 308 W 107; mtg \$20,000; Nov24; Nov25'11; A \$14,400-22,000. O C & 100

96TH st, 316-8 E, (5:1558-40-41) ss, 275 e 2 av, 50x100.8, 2-sty bk stable & vacant; Mary A Donnelly et al to Alfred C Gants, 900 Ogden av, & Thos H Reynolds, 984 Anderson av, firm Gants & Reynolds, 900 Ogden av; mtg \$13,000; Nov27; Nov28'11; A \$16,000-20,000. O C & 100

98TH st, 289-91 E, (6:1648-20) ns, 75 w 2 av, 50x100.11, 6-sty bk tnt & str; Abr Rothstein et al to Max Selonick, 3679 Bway; mtg \$53,075 & AL; Nov23; Nov27'11; A \$18,000-58,000. O C & 100

102D st, 209 E, (6:1652-7) ns, 155 e 3 av, 25x100.11, 5-sty bk tnt & str; Bertha Breitbart to Chas Breitbart, 72 Pitt; ½ pt; mtg \$21,500; Nov23; Nov27'11; A \$10,000-\$22,000. nom

102D st, 65 E, (6:1608-34) ns, 25 w Park av, 37.6x100.11, 6-sty bk tnt & str; Barnett Michelman to Dora Michelman, his wife, 1644 Mad av; A R, T & I; AL; Nov27'11; A \$16,500-47,000. nom

102D st, 53 E, (6:1608-26) ns, 100 e Mad av, 40x100.11, 6-sty bk tnt & str; Belwood Realty Co to Thos A McKennell, 105 Overlook, Mt Vernon, NY; mtg \$37,000; Nov24; Nov25'11; A \$17,500-50,000. O C & 100

104TH st, 164 E, (6:1631-49), ss, 300 w 3 av, 25x100.11, 4-sty stn tnt; Mary E Hoyt to Adelaide G Hoyt, 141 W 123; AT; QC; mtg \$10,500; Nov24'11; A \$10,000-15,000. O C & 100

106TH st, 214 E, see 106th, 212 E.

106TH st, 212 E, (6:1655-42) ss, 160.6 e 3 av, runs s23.5xw0.6xs40.2xe0.6xs24xw0.6 xs13.4xe27x100.11 to st xw26.6 to beg, 6-sty bk tnt & str; A \$12,000-33,000; also 106TH ST, 214 E, (6:1655-41) ss, 187 e 3 av, 27x100.11, 6-sty bk tnt & str; A \$12,000-33,000; Adolph Gittler to Max Aronson, 45 W 25; ½ R, T & I; B&S & C a G; Nov21; Nov28'11. nom

107TH st, 304 W, (7:1892-21½), ss, 119 w West End av, 18x100.11, 5-sty bk dwg, 4-sty ext; H Ray Paige to Maude S Paige, 304 W 107; C a G; mtg \$25,000 & AL; Nov16; Nov27'11; A \$15,300-35,000. O C & 100

108TH st, 318 E, (6:1679-39), ss, 296.5 e 2 av, 39.3x125, 6-sty bk tnt & str; Adam Wiener ref to Dry Dock Savings Inst, 341 Bowery; FORECLOS & drawn; Nov28; Nov29'11; A \$13,000-52,000. 38,000

108TH st, 322 E, (6:1679-38), ss, 335.8 e 2 av, runs s125xe14.3 to cl former Harlem Creek, xne26xn116 to st, xw39.3 to beg, with A R T & I to gore bounded nw by cl said creek, s by line 125 s 108th, xe by line 375 e 2 av, 6-sty bk tnt & str; Adam Wiener ref to Dry Dock Savings Inst, 341 Bowery; FORECLOS and drawn; Nov28; Nov29'11; A \$13,000-52,000. 38,000

109TH st, 231 E, (6:1659-15A) ns, 353.7 e 3 av, runs n100.10xe6.5xs9.2xe12.2xs91.8 to st, xw18.7 to beg, 4-sty bk tnt; Wm Ehrenhauss to Belwood Realty Co, 35 Nassau; mtg \$6,000; Nov24; Nov25'11; A \$6,500-10,500. nom

109TH st, 231 E, (6:1659-15A) ns, 353.7 e 3 av, runs n100.10xe6.5xs9.2xe12.2xs91.8 to st, xw18.7 to beg, 4-sty bk tnt; Thos A McKennell to Wm Ehrenhauss, 28 W 116; Nov24; Nov25'11; A \$6,500-10,500. O C & 100

111TH st, 87-9 E, (6:1617-33), ns, 63.6 w Park av, 38.3x100.11, 6-sty bk tnt & str; Theo D Kauffer to Arnold S Raunheim, 317 W 139; mtg \$47,500 & AL; Nov23; Nov24'11; A \$17,000-48,000. O C & 100

112TH st, 9 E, (6:1618-8) ns, 175 e 5 av, 25x100.11, 5-sty bk tnt; Aldebaran Co to Bertha L Ostro, 334 W 85; AL; Nov24; Nov25'11; A \$13,000-26,000. nom

113TH st, 62 W, (6:1596-60), ss, 266 e Lenox av, 17x100.11, 3-sty & b bk dwg; certf as to deed; Fischel Realty Co to Jennie Lewis, 1439 Mad av & Anna Weinstein, 18 E 105; Nov20; Nov29'11; A \$10,000-11,500. nom

115TH st, 77 E. (6:1621-33), ns, 53 w Park av, 37x76.10, 5-sty bk tnt; Chas G Willoughby to Wilx Realty Co, 814 Bway; AL; Dec16'10; Nov29'11; A\$14,500-29,000. O C & 100

116TH st, 100 E. (6:1643-71), see Park av, (Nos 1631-7), 25x100.11, 5-sty bk tnt & str; Frank J Davis to Jos J Smith, 251 E 43; B&S; AL; Nov25; Nov29'11; A\$25,000-48,000. O C & 100

118TH st, 107 W. (7:1903-25½), ns, 145 w Lenox av, 20x100.11, 3-sty & b stn dwg; Phoenix Ingraham ref to Germania Life Ins Co, 50 Union sq; FORECLOS, Nov23; Nov24'11; A\$12,000-22,000. 18,500

118TH st, 205-7 E. (6:1783-5), ns, 100 e 3 av, 37.6x100.10, 6-sty bk tnt & str; certf as to deed; Fischel Realty Co to Jennie Lewis, 1439 Mad av, & Anna Weinstein, 18 E 105; Nov20; Nov29'11; A\$15,500-44,000.

118TH st, 205-7 E. (6:1783-5), ns, 100 e 3 av, 37.6x100.10, 6-sty bk tnt & str; Fischel Realty Co to Jennie Lewis, 1439 Mad av, & Anna Weinstein, 18-20 E 105; mtg \$42,250; Nov21; Nov29'11; A\$15,500-44,000. O C & 100

119TH st, 111-3 E. (6:1768-6) ns, 90 e Park av, 50x100.10, 2-5-sty bk tnts; Gussie Litwin to Lottie Greenberg, 128 W 115; AL; Nov24; Nov25'11; A\$22,000-48,000. nom

119TH st, 74 W. (6:1717-65), ss, 169 e Lenox av, 16x100.11, 3-sty & b stn dwg; Edw Devlin et al, EXRS Mary Tully to Newton Holding Co, 41 Park Row; mtg \$6,000; Nov25; Nov27'11; A\$8,500-12,000. O C & 100

120TH st, W. (7:1963-9-11) ns, 200 e Ams av, 75x100.11, vacant; Curtis B Pierce, EXR Mary G Pinkney to Jno J Falahee, 120 W 59; Nov27'11; A\$54,000-54,000. O C & 100

121ST st, 160 W. (7:1905-58½) ss, 107 e 7 av, 17x100.11, 3-sty & b stn dwg; Wm M Eisen to Rosamond T Skillin, at Rye, NY; mtg \$15,000; Nov27'11; A\$10,200-17,000. nom

122D st, 273 W. (7:1928-5) ns, 100 e 8 av, 20x100.11, 5-sty bk tnt & str; A\$12,500-17,000; also 122D ST, 271 W, (7:1928-6) ns, 120 e 8 av, 20x100.11, 5-sty stn tnt & str; A\$12,500-17,000; 122D ST, 269 W, (7:1928-7) ns, 140 e 8 av, 20x100.11, 5-sty stn tnt & str; A\$12,500-17,000; Christopher Cliff to Fannie Newman, 1114 Gates av, Bklyn; mtg \$55,000 & AL; Nov20; Nov28'11. O C & 100

122D st, 271 W. see 122d, 273 W.

122D st, 269 W. see 122d, 273 W.

123D st, 141 W. (7:1908-14), ns, 440.11 w Lenox av, 19x100.11, 3-sty & b stn dwg; Mary E Hoyt to Adelaide G Hoyt, 141 W 123; AL; Nov24'11; A\$11,400-15,000. O C & 100

123D st, 254 W. (7:1928-54), ss, 250 e 8 av, 16.8x100.11, 4-sty bk tnt; Edwin D Hays ref to Sarah Butler, 256 W 123; mtg \$4,000; PARTITION, Sept27; Nov1; Nov24'11; A\$10,000-13,000. 13,000

124TH st, 150 E. (6:1772-52), ss, 382.4 w 3 av, 37.8 to Lex av (Nos 207-31), x100.11, 5-sty bk hotel; Pinkus Meth of Passaic, NJ, to Jennie Fromberg, 70 Lenox av, ½ pt; AT; AL; June5; Nov24'11; A\$30,000-75,000. nom

124TH st, 446 W. (7:1964-60) ss, 100 e Ams av, 25x100.11, 5-sty bk tnt; Carl Schaible to Aquilin W Kohler, 444 W 124; mtg \$21,000; Nov28'11; A\$14,000-25,000. O C & 100

125TH st, 313-5 W. see 125th st, ns, 150 w 8 av.

125TH st W. (7:1952), ns, 150 w 8 av, —x—, owned by parties 1st pt; also 125TH ST, 313-15 W; adj above on W; agmt & right for parties 2d pt to use of east wall of 313-15 W 125th, during term of lease; Adelaide E, Miriam H & Jno H Cromwell, all of Cranford, NJ, with Elmer E Sanborn & Saml Wallach; Dec 27'06; Nov24'11. nom

125TH st, 64-8 W. (6:1722-63-65) ss, 160 e Lenox av, 75x½ blk, 3 1-sty bk str; Richd T Mackay to M K Realty Co, 220 Bway; undivided interest; correction deed; AL; Nov27'11; A\$179,000-188,000. nom

130TH st, 259 W. (7:1936-8), ns, 175 e 8 av, 15x99.11, 3-sty & b stn dwg; also property at Banksvly, Conn; also cash, &c; trust deed; Charlotte E Hall et al to Edwin L Scofield, at Stamford, Conn, in trust; AL; Oct27; Nov29'11; A\$7,500-9,500. nom

130TH st, 126 W. (7:1914-44½) ss, 266.8 w Lenox av, 16.8x99.11, 3-sty & b stn dwg; Jas J Wilson to Albt G Hauver, 126 W 130; mtg \$9,500; Nov23; Nov25'11; A\$8,000-11,000. O C & 100

131ST st, 218 W. (7:1936-42), ss, 208.4 w 7 av, 16.8x99.11, 3-sty & b stn dwg; Jos L Young, Bklyn, to Martha Huebener, 144 Commonwealth av; mtg \$9,500; Nov29'11; A\$8,000-11,000. O C & 100

131ST st, 115 E. see Mad av, 1998.

131ST st, 134 W. (7:1915-49) ss, 350 e 7 av, 20x99.11, 3-sty & b stn dwg; Strayer Realty Co to Stephen H Jackson, 53 E 67; mtg \$15,000 & AL; Oct30; Nov27'11; A\$9,600-15,000. nom

131ST st, 6 E. (6:1755-68) ss, 110 e 5 av, 18.3x99.11, 3-sty & b stn dwg; Wm F Schneider to Jennie Adler, 107 E 116; mtg \$6,500; Nov20; Nov27'11; A\$7,500-9,000. O C & 100

140TH st, 55 W. (6:1738-12) ns, 241.8 e Lenox av, 41.8x99.11, 6-sty bk tnt; Standard Holding Co to Irene M Brobst, 1592 Eastern Parkway, Bklyn; C a G; AL; Nov24; Nov27'11; A\$13,500-47,000. O C & 100

145TH st, 201 W. see 7 av, 2500-6.

147TH st, 606 W. (7:2093-35½) ss, 55.6 w Bway, 15x99.11, 3-sty & b bk dwg; Anna L Edwards to Florence G Edwards, 606 W 147; Nov25; Nov27'11; A\$5,700-11,500. O C & 100

164TH st W, nwe St Nicholas av. see St Nicholas av, nwe 164th.

181ST st, 512-4 W. (8:2152-70) ss, 100 e Audubon av, 45x119.6, 3-sty bk garage; Max Marx to Francis J Welton, 2405 Bway; mtg \$40,000; Nov27; Nov28'11; A\$25,000-41,000. O C & 100

207TH st W, swe Bway. see Bway, swe 207th.

Av C, 111. (2:390-36) ws, 40.1 n 7th 19.7x63, 3-sty bk tnt & str; Benj Lichtenstein devisee Saml Lichtenstein to Jacob Lehrer, 94 Av C, & Chas Steinhauer, 94 Av C; Nov29'11; A\$12,000-15,000. O C & 100

Audubon av, 396. (8:2157-18) ws, 18 s 185th, 18x50, 2-sty bk dwg; Mary A Connolly et al to Mary E & Susan F Holland, both at 392 Audubon av; mtg \$4,500; Nov28'11; A\$4,200-6,800. O C & 100

Broadway, (8:2235-20), swe 207th, 100x 101x100x100, vacant; Realty Operating Co to T G Galardi & Co, 30 Emerson; Nov24'11; A\$31,000-31,000. O C & 100

Broadway, 1491. (4:1014 pt lt 36) begins 7 av, swe 43d (No 200) 20.5x60, part 4-sty bk tnt & str; Langdon Greenwood to Michl Dowling, 227 W 70; ½ pt; AT; Nov23; Nov25'11; assessed with 41st st, 202 W A\$285,000-295,000. O C & 100

Broadway, 1491; Clark Greenwood by Bankers Trust Co, GDN & ano to same; ½ pt; AT; B&S; Nov23; Nov25'11. 112,500

Bowery, 10. (1:162-57) ws, 80.4 n Doyers, runs w34.10&45x117.1xe79.10 to av, xs17 to beg, 1 & 2-sty bk & fr tnt & str; Chas H Hyde, ref to Rudolph Wallach Co, 68 Wm; PARTITION, Oct19; Nov20; Nov27'11; A\$11,500-13,000. 12,500

Bowery, 193. (2:425-6) es, 125 n Delancey, 25.1x99.11x25x98.9, 4-sty bk bldg & str; Chas H Hyde, ref, to Jos H Schwartz, 920 St Johns av, & Harris Schwartz, 5 E 106; PARTITION, Oct19; Nov20; Nov28'11; A\$35,000-45,000. 31,000

Broadway, 3143; the business; power of attorney; Regina Braun to David Braun, both at 3143 Bway; Nov27; Nov28'11.

Broadway, 558. (2:497) es, 97 s Prince, 27x199.8 to Crosby (No 96) x25.8x199.6; power of atty; Mary A Lawrence Viscountess des Courtils de Merlemont of Paris, France to Emily M Lawrence, 41 Ave d'Iena, Paris, France; Sept14; Nov29'11.

Columbus av, 521-5, see Col av, 529-39.

Columbus av, 529-39. (4:1199-61) see 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 (No77), 102.2x100, 6-sty bk tnt & str; A\$130,000-235,000; Sterling Carlyle Realty Co to Alfred H Ackers, 233 W 128; AL; Nov25; Nov27'11. O C & 100

Lexington av, 2027-31, see 124th, 150 E.

Lexington av, 326. (3:894-68) ws, 59.2 s 39th, 19.7x75, 4-sty & b stn dwg; Geo G DeWitt, EXR, &c, Fredk H Grosz to Saml Marcus, 1187 Lex av; AL; Nov16; Nov28'11; A\$25,400-32,000. 36,000

Madison av, 931, see Washington, 15.

Madison av, 1998. (6:1752-17), ws, 40.2 n 127th, 20x35, 4-sty & b bk dwg; mtg \$8,000 & AL; A\$7,000-10,500; also 131ST ST, 115 W (7:1916-24) ns, 185 w Lenox av, 18x99.11, 3-sty & b stn dwg; mtg \$13,500 & AL; A\$8,100-13,000; Strayer Realty Co to Flora E Remy, 134 W 131; Nov25; Nov27'11. nom

Madison av, 1935. (6:1749-22) es, 44 n 124th, 22x85, 3-sty stn tnt & str; Rosamond T Skillin to Wm M Eisen, 160 W 121; mtg \$16,735; Nov22; Nov27'11; A\$16,000-24,000. nom

Madison av, 1441. (6:1605-21) es, 81.10 n 99th, 19.1x100, 5-sty bk tnt & str; Wm H Corbitt, ref, to Eliz M O'Reilly, 226 W 137; mtg \$16,000; FORECLOS, Sept14; Oct18; Nov27'11; A\$15,000-22,000. 2,500

Park Row, 31. (1:90-pt lt 11) ses, 82.10 sw Beekman, 24x108.6 to Theatre al x26.1 x97.7, pt 5-sty bk office & str bldg; Harold S Renwick to Geo J Gould, at Lake-wood, NJ; Edwin Gould, at Ardsley-on-Hudson, NY; Howard Gould, at Port Washington, LI, & Helen M Gould, at Tarrytown, NY, EXRS & TRSTES Jay Gould, decd; mtg \$50,000; Nov25; Nov28'11; A\$—\$. O C & 100

Park av, 1086. (5:1500-36), ws, 75.8 n 88th, 25x82.2, 5-sty bk tnt & str; Henry M Baker to Peter Reilly, 4623 Park av; C a G; Nov29'11; A\$20,000-26,000. nom

Park av, 1086, see Park av, 1084.

Park av, 1631-7, see 116th, 100 E.

Park av, 1084. (5:1500-35), ws, 50.8 n 88th, 25x82.2, 5-sty bk tnt & str; Henry M Baker & ano to Peter Reilly, 4623 Park av; C a G; Nov29'11; A\$20,000-26,000. nom

Park av, 1084. (5:1500-35), ws, 50.8 n 88th, 25x82.2, 5-sty bk tnt & str; A\$20,000-26,000; also PARK AV, 1086, (5:1500-36), ws, 75.8 n 88th, 25x82.2, 5-sty bk tnt & str; A\$20,000-26,000; Peter Reilly to Mark L Abrahams, 107 E 80, & Solomon H Abrahams, 1187 Lex av; mtg \$50,000; Nov29'11. O C & 100

Riverside Drive, 222. (4:1253), nec 94th; agmt for management of property from June8'11, to June1'13, & thereafter from year to year; Welfare Realty & Constn Co with Braude-Papae Co (agents), 3487 Bway; June8; Nov29'11. nom

Riverside Drive, 222; asn of rents to secure note for \$3,000; same to same; June8; Nov29'11. 3,000

St Nicholas av. (8:2122-88), nwe 164th, 133.5x124.9x125x171.5, vacant; Wm Laue to Chas Laue, 152 8 av, Bklyn; mtg \$60,000; Nov24; Nov29'11; A\$92,000-92,000. nom

Vermilyea av. (8:2236-24) ws, 100 n Emerson, 100x125, 2 5-sty bk tnts; Frank A K Boland to Dab Securities Co, 346 Bway; mtg \$98,750; Nov1; Nov27'11; A\$15,500-P\$21,000. nom

West Broadway, 174. (1:179-38) ws, 50 n Worth, 25x50, 1-sty bk str; Jas E McGoughran to Henry P McGoughran, at Rochester, NY; QC; Apr17; Nov27'11; A\$16,000-16,500. nom

West Broadway, 566-76. (2:538-23 & 24-38 & 39), nwe 3d (Nos 65-7), runs n 209.6 to ss Washington sq S (No 64, or 4th, 72) xw25x56.8xw25x51 to ns 3d, xe50 to beg, 2, 3, 1 & 4, & 1 10-sty bk loft & str bldgs; Robt L Ireland to The Third St Realty Co, 52 Wm; B&S; mtg \$150,000; Nov22; Nov29'11; A\$111,000-197,500. 5,000

1ST av, 849. (5:1340-25), ws, 50.3 n 47th, 25.1x100, 5-sty bk tnt & str; Jos Halpern to Julius Post, 849 1 av; ½ pt; AL; Nov25; Nov27'11; A\$12,000-21,000. O C & 100

1ST av, 1474. (5:1471-47), es, 52.2 s 77th, 25x85, 4-sty bk tnt & str, 1 5-sty ext; Cecilia Haft to Liberty Holding Co, 419 W 42; ½ pt; mtg \$17,000; May31; Nov24'11; A\$10,000-17,000. nom

1ST av, 1941-3. (6:1671-27) ws, 80.11 s 100th, 40x100, 6-sty bk tnt & str; Fannie Stone to Martin M & David Stone, all at 867 E 23, Bklyn; AL; Nov1; Nov25'11; A\$17,500-48,000. O C & 100

1ST av, 131. (2:449- pt lt 30), ws, abt 170 n 7th, 18.6x50, 5-sty bk tnt & str; Jos Greenwald to Henry F Roehrs, 607 E 182; mtg \$31,000 & AL; Nov23; Nov29'11. A\$—\$. O C & 100

1ST av, 131. (2:449-30) ws, 168 n 7th, 27 to ss St Marks pl (No 82), x50, 5-sty bk tnt & str; Jos Greenwald to Henry F Roehrs, 607 E 182; AT; QC; Nov23; Nov29'11; A\$23,000-30,000. O C & 100

2D av, 883-9. (5:1321-17-25), nwe 47th, (Nos 231-43), runs n100.5xw300x519.4xe 72.9x574.9 to ns 47th, xe227.6 to beg, 2 5-sty bk tns & str & 1 3 & 5-sty bk stable; Robt J H Powel ref to Flintlock Realty Co, at Millbrook, NY; mtg \$218,500; FORECLOS, Oct25; Nov28; Nov29'11; A\$129,000-272,000. 50,000

2D av, 539. (3:910-35) ws, 18.5 s 30th, 17.6x65, 4-sty bk tnt & str; Bertha Gluck to Julia Singer, 712 2 av; AL; Nov27; Nov28'11; A\$9,500-12,500. nom

4TH av. (3:875) see 20th, 92x100, owned by party 2d pt; agmt as to re of setback restrictions on 20th, &c; National Arts Club, 14 & 15 Gramercy Park, et al with First Congregational Church, 245 4 av; Mar7; re-recorded from Apr18; Nov28'11. nom

4TH av, 189, see Union sq, 32.

7TH av, 2500-6. (7:2031-29-33) nwe 145th (No 201), 80x100, 2 6-sty bk tnts & str; Frank Valente, EXR Elise Zannatti to Isidor Wiesbader, 626 Col av; Nov27; Nov28'11; A\$69,000-144,000. 149,500

7TH av, swe, 43d, see Bway, 1491.

7TH av, swe Bway, see Bway, 1491.

MISCELLANEOUS CONVEYANCES.

Borough of Manhattan.

Power of atty; Helen Stein to Theo G Stein, 54 W 40; Sept29; Nov29'11.

Power of atty; Lillie Shugerman to Ike Shugerman; Nov18; Nov29'11.

Revocation of power of attorney; Ferdinand Blumenthal to Julien S Ulman; Nov15; Nov28'11.

CONVEYANCES.

Borough of the Bronx.

Cedar st (*) see Boston rd, see Boston rd (*) sec Cedar.

Dawson st, 820. (10:2702) es, 106 n Longwood av, 50x100, 5-sty bk tnt; Ittner Realty Co to Max Reinitz, at La Grange, NY; mtg \$38,000; Nov26; Nov27'11.

Green la. (*) es, 139 s 5, see Dudley av (*) ss, 75 e Mapes av.

Maple st. (*) es, 100 n Av A, 25x100, Village of Jerome; Chas J Leslie, ref, to Mary R & Sarah L Dolan, both at 587 Riverside Dr, joint tenants; FORECLOS, Nov2; Nov24; Nov27'11. 10,000

Marian st. (*) es, 150 n 238th, 25x100.3; Irene C Brown to Mary L Brown; ½ pt; B&S & C a G; Oct2'08; Nov24'11. nom

Oakley st. (*) nwe Mianna, 73x82x105x30; Jas Monahan to Kate Schmitt, 3067 Hull av; Nov27; Nov29'11. nom

Richard st (Olinville av. (*) ws, 231.2 s Union (Arnov av), 75x—, being lot 1,175 on Lorillard map; also BARKER AV, (*) c 1 at c 1 Union (Arnov av), being lots 1169 & 1170 on same map; also BARKER AV, (*) c 1, 90.8 n Sheridan, 24x90, being lot 1160, same map; also ELLIOTT AV, (*) c 1 at c 1 Bridge (Wilgus) runs w— to c 1 Barker av, x— to c 1 Union, x— to c 1 Elliott av, xn— to beg, being lots 1176, 1180, 1181, 1188 & 1194, same map; also RICHARD ST, (*) c 1 at c 1 Union (Arnov av), runs e— to c 1 Elliott av, x s—xw— to Richard, xn— to beg, lot 1171½ on same map; also BARKER AV, (*) c 1, 109.3 s Union (Arnov av), runs e—xs—xw— to c 1 Barker av xn— to beg, lots 1167-68, same map; also RICHARD ST, (*) es, 102.2 s Union, runs e— to c 1 Elliott av xs—xw— to Richard, xn— to beg, being lot 1172, same map; also strip, begins Richard st, (*) ws, 106.2 s Union, runs w—xs—xe— to Richard, xn— to beg, being lot 1173, same map; re covenants as to restrictions; Herbert C Pell et al, each with the other; Nov15; Nov27'11. mutual agmt

- Richard st. (*) es, 102.2 & 106.2 s Union,** see Richard st. (*) ws, 231.2 s Union.
- Richard st. cl, at c Union,** see Richard st. (*) ws, 231.2 s Union.
- Reservoir Oval E, es, abt 488.1 s Reservoir pl,** see Perry av, 3321.
- Simpson st, 1057-61,** (10:2726) ws, 197.6 n Westchester av, 87.6x100, 2-5-sty bk tnts; Daniel Wolkowisky of Los Angeles, Cal, to Geo C Fetterman of same place; mtg \$70,000; Oct9; Nov27'11. O C & 100
- Tiffany st, (10:2774)** plot bounded w by cl Tiffany, s by exterior line water grant to H C Barretto in E R, e by e l Tiffany prolonged s & n by exterior line of Tiffany; re mtg; Trust Co of America, TRSTE to East Bay Land & Impt Co, 25 Pine; Oct30; Nov28'11. nom
- 134TH st, 225 E, (9:2319)** nes, 135 nw 3 av, 30x100, 3-sty fr dwg; Mary A wife Wm A Roedel to Frank H Scardenfield, 150 W 126; B&S; ½ pt; AT; mtg \$3,000; Nov24'11. O C & 100
- 135TH st, 617 E, (10:2548)** ns, 504.6 e St Anns av, 40x100, 5-sty bk tnt; Benenson Realty Co to Louis Sander, Vreeland st, ns, near River, Elmford, NY; mtg \$33,500 & AL; Nov27; Nov28'11. O C & 100
- 138TH st, 613 E, (10:2552)** ns, 425 e St Anns av, 37.6x100, 6-sty bk tnt & str; Stephen H Jackson to Sophie Knepper, 1754 Eastburn av; mtg \$50,000; Oct16; Nov25'11. O C & 100
- 138TH st, 613 E, (10:2552)** ns, 425 e St Anns av, 37.6x100, 6-sty bk tnt & str; Sophie Knepper to Bronx Investing Co, 99 Nassau; AL; Nov9; Nov25'11. O C & 100
- 146TH st, 467 E, (9:2291)** ns, 115 w Brook av, 25x100, 4-sty bk tnt & str; Jas A Foley ref to Wm A Brown, 567 Park av, mtg \$—; FORECLOS; Nov21; Nov23; Nov24'11. 750 over mtg
- 147TH st, (9:2291),** ss, 450 w Clifton av, or Brook av, 87 to Mill creek, x— to c l of blk x50 x 100; with AT to said Mill brook, vacant; Edwin F Taussig to Oscar Taussig; AT; B&S; May3'09; Nov29'11. nom
- 160TH st, 281 E, (9:2420),** ns, 101 e Morris av, 65x110, 2-sty fr dwg; Michl T Donnelly to Benenson Realty Co, 407 E 153; mtg \$12,000; Nov16; Nov29'11. O C & 100
- 162D st, (9:2460)** ss, 148.2 e Grand Blvd, 48.2x116.2x48.4x116.9, vacant; Geo A Love to Ruth P Love, his wife; Dec4'09; Nov27'11. O C & 100
- 164TH st, 271 E,** see Morris av, 980-2.
- 169TH st, S10-4 E,** see Union av, 834.
- 169TH st, (9:2506)** nwc Boscobel av, runs nw82.11xn0.6xe1.2xn100xe112.6 to av, xs139.9 to beg, except parts for st & av, vacant; Adam Wiener ref to Edmund Coffin, 13 W 57; mtg \$7,036; FORECLOS, Nov 22; Nov21 (?) or 23d; Nov25'11. 10,000
- 170TH st, S50,** see Stebbins av, 1402.
- 170TH st, S40,** see Stebbins av, 1402.
- 170TH st, swc Stebbins av,** see Stebbins av, 1401.
- 171ST st, (*) ws, 275 n Gleason av, 25x** —to Old Classon Point rd, x—x—; Arthur V Bennett to Peoples Trust Co TRSTE under deed of trust, 181 Montague, Bklyn; C A G; Nov22; Nov27'11. nom
- 176TH st, (*) es, 250 n Gleason av, 100x** 100; Blanche B Terrill to Oliver E Davis, 824 Morris av; mtg \$3,000; Nov23; Nov24'11. O C & 100
- 176TH st, swc Mohegan av,** see Mohegan av, 1839.
- 178TH st, (11:2810)** ss, 195 w Anthony av, 100x100, 2-sty fr stable & vacant; Geo E Buckbee to Aug Nelson, 193 W 168; Nov 22; Nov24'11. O C & 100
- 179TH st, 730,** see Clinton av, 1998.
- 184TH st, sec Park av,** see Park av, sec 184.
- 187TH st, (11:3105)** nec Beaumont av, 2400, 50x100, vacant; Saverio Scalzo et al to Scalzo Realty Co, 707 E 187; Nov24; Nov27'11. O C & 100
- 188TH st, 508 E, (11:3057),** ss, 112 w Bathgate av, 20x95, 3-sty bk dwg; Philip A Moore to Julia L Craven, 269 Alex av; mtg \$8,000; Nov27; Nov29'11. nom
- 188TH st W, (11:3219)** ns, 33.10 e Webb av, runs n99x—66.8xn30x—20xse120.1 to nws of st xsw150.8xw on curve still along st 120 & still w along ns of st 55&48.8 to beg, vacant; Richd M Montgomery & Co to Chas A Christman, 20 St Nicholas pl; mtg \$16,800; Oct30; Nov28'11. nom
- 189TH st, sec Cambreling,** see Cambreling av, sec 189th.
- 189TH st, swc Beaumont av,** see Cambreling av, sec 189th.
- 199TH st, 380 E,** see Decatur av, 2340-2.
- 204TH st E, (12:3311)** ns, 124.6 w Cadiz pl, strip 0.6x125; re mtg; Simeon C Bradley to Maria Pareti, 70 W 3 & Antonio Zolezzi, 43 Leroy; Oct25; Nov28'11. nom
- 204TH st E, (12:3311)** ns, 124.6 w Cadiz pl, strip 0.6x125; Maria Pareti, heir, & Geo Pareti, decd, et al to City Real Est Co, 176 Bway; B&S & C A G; Sept29; Nov 28'11. nom
- 204TH st (Potter pl) 253 E, (12:3311)** ns, 100 w Cadiz pl, 25x125, 2-sty fr dwg; Mary G Dimphy to Maria Pareti, 70 W 3, devisee Geo Pareti Antonio Zolezzi, 43 Leroy; QC & correction deed; Nov23; Nov24'11. nom
- 217TH st, 1021-3 E, (*) ns, 50x114.5;** Chas J Carroll to Caterina Sammartano, 412 E 117 & Gaetano Barone, 170 E 122; mtg \$6,000; Nov14; Nov24'11. O C & 100
- 226TH st (*), ss, 230 e Barnes av,** 50x114, Wakefield; Jos Courtenay to Arden Realty & Mtg Co, 140 Nassau; mtg \$1,200; Nov24'11. O C & 100
- 229TH st, nwc Heath av,** see Heath av, nwc 229th.
- 231ST st, (*) es, 290 se Paulding av,** runs ne114.10xnw185xsw114.10 to st xse185 to beg; re mtg; Fannie Cannon to Monati-quot Real Estate Co, 154 Nassau; Nov26; Nov27'11. omitted
- 232D st E, (*) ss, 345 e Paulding av,** 25x114.10; Peter Anderson to Alice S Morris, 61 Monticello av, Jersey City, NJ; B&S; Nov18; Nov28'11. nom
- 232D st E, (*)** same prop; Alice S Morris to Peter Anderson & Selma his wife, ½ pt, & Hugo Larson & Marie, his wife, ½ pt, 1036 E 232, tenants by entirety; B&S; Nov18; Nov28'11. nom
- 235TH st, (12:3370),** ns, 175 e Oneida av, 25x100, vacant; Jno McGonagal to Wesley Constn Co, 167 E 56th; Nov25; Nov29'11. O C & 100
- 241ST st, 323 E,** see 241st, 317 E.
- 241ST st, 317 E, (12:3390)** ns, 160 e Katonah av, 25x100, 2-sty fr dwg; also 241ST ST, 323 E, (12:3390) ns, 210 e Katonah av, 25x100, 2-sty fr dwg; Louis Hano to Alberto Cohen, 148 W 118; mtg \$7,000; Nov 24; Nov27'11. nom
- Aqueduct av, (11:3212)** es, abt 130 s Fordham rd, 73.6x100.6xx75x87.9, vacant; Louis Pincus to Thos English, 167 W 126; Nov24; Nov25'11. O C & 100
- Aqueduct av, (11:3213),** es, 215 s 188th, 215x153 to ws Old Croton Aqueduct, x 217x177, vacant; Fredk W Devove to Gaines-Roberts Co, 850 St Nicholas av; Nov27; Nov29'11. O C & 100
- Barnes av, (*) es, abt 85 n 213th,** 26.5x144.7x25x153.4; Marietta M Brower to Frank Morello, 75 W 141; Nov21; Nov25'11. O C & 100
- Beaumont av, swc 189th,** see Cambreling av, sec 189.
- Boscobel av, nwc 169th,** see 169th, nwc Boscobel av.
- Bryant av, (11:3000)** es, 75 n Jennings, 25x100, vacant; Louis Jacobs to Mary V Hamilton, 376 6th, Bklyn; mtg \$10,750 & AL; Nov24; Nov25'11. O C & 100
- Boston rd (*)** sec Cedar, 50x119x50x95; East & Westchester, except part for rd; Arden Realty & Mtg Co to Jos Courtenay, 218 Willis av; mtg \$1,500 & AL; Oct17; Nov24'11. O C & 100
- Beaumont av, 2400,** see 187th, nec Beaumont av.
- Barker av, (*) c l, 109.3 s Union,** see Richard, (*) ws, 231.2 s Union.
- Barker av, (*) c l, 90.8 n Sheridan,** see Richard, (*) ws, 231.2 s Union.
- Barker av, (*) c l at c l Union,** see Richard, (*) ws, 231.2 s Union.
- Belmont av, 2461-3, (11:3076)** ws, 95 n 188th, 33.4x87.6, 2-2-sty fr dwgs; Kath P Williams et al to Chas C Manning, 312 47th, Bklyn; QC; Sept20; Nov27'11. nom
- Becker av, (*) nes, 66.8 e Fulton,** 33.4x 150, Washingtonville; Meta M Broderick to Wm H Field, at Portchester, NY; Nov 27'11. O C & 100
- Becker av, (*) nes, 66.8 e Fulton,** 33.4x 150, Washingtonville; re dower; Mary E Schilling, widow, to Meta M Broderick, 238 W 122; Nov21 Nov27'11. nom
- Bainbridge av, 3038, on map 3036, (12:3334)** es, 42.8 n Mosholu Parkway N, 25x 100, 3-sty fr dwg; Jas B Kilsheimer, Jr, to Saml Keeler, at Ridgefield, Conn; mtg \$10,000 & AL; Nov27; Nov28'11. nom
- Bryant av, 1343 (1441), (11:2994),** ws, 100 s Jennings, 25x100, 3-sty bk dwg; Jas McManus et al to Patk J Fanning, 103 Mad st, Jamaica, LI; mtg \$9,300 & AL; Nov 24; Nov29'11. nom
- Cambreling av, (11:3090)** sec 189th, 100 x145.8 to ws Beaumont av, x100x148.5, vacant; Henry G Silleck, Jr to Chas B Sias, 211 W 101; mtg \$7,500; Nov21; Nov25'11. O C & 100
- Crotona av, 1399, (10:17), (11:2935)** ws, 25 s 170th, 25x113.2x27.2x102.6, 2-sty fr dwg; Jos B Cornell to Herman Van Horn, 242 1 av; mtg \$6,000; Nov25; Nov27'11. O C & 100
- Crotona av, 2114, (11:3096)** es, 100 s 181st, 25x102, 2-sty fr dwg; Michl Smith, 2114 Crotona av to Elhz, wife said Michl Smith, 2114 Crotona av; mtg \$2,000; Nov 23; Nov27'11. O C & 100
- College av, 1023, (9:2437)** ws, 22 n 165th, 20.3x84.9, 3-sty bk dwg; Arthur M Levy, ref, to Bronx Investment Co, 128 Bway; FORECLOS, Nov17; Nov28'11. 8,750
- College av, 1025, (9:2437)** ws, 42.3 n 165th, 20.2x84.9, 3-sty bk dwg; Arthur M Levy ref to Bronx Investment Co, 128 Bway; FORECLOS; Nov28'11. 8,750
- Cambrelling av, 2488, (11:3091)** es, abt 280 s Pelham av, 25x—x25x157, 2-sty fr dwg; Vincenzo Creasi to Michl Creasi, 2488 Cambrelling av, ¼ R, T & I; mtg \$3,500; Nov27; Nov28'11. O C & 100
- Concord av, (10:2573),** ws, 100 s St Joseph or 144th, runs w100xs62.1 to land Port Morris Branch of N Y & H R R, xs 125.6 to av, xn137.9 to beg, vacant; Albt F Brugman & ano to Henry A Dewey, nec Aqueduct & Tremont av; mtg \$8,000 & AL; Nov27; Nov29'11. O C & 100
- Cedar av, (*), ss, 384 w Corsa av,** 25x 157.6, Laconia Park; contract; Melrose Realty Co, 4830 3 av, to Pasquale Morano; mtg \$900; Nov25; Nov29'11. 950
- Clinton av, 1998; (11:3093),** sec 179th, (No 730), 20x100, 2-sty fr dwg; Edw Steiner to Rosie Steiner his wife, 1998 Clinton av; mtg \$4,500; Oct28; Nov29'11. O C & 100
- Clinton av, 1323; (11:2933),** ws 250 n 169th, 25.11x137.11x25.11x138, 5-sty bk tnt; H C S Stimpson ref to Alfonso Masucci, 612 8 av; FORECLOS; Nov22; Nov29'11. 27,500
- Commonwealth av (*) es, 150 s Merrill,** 25x100; except pt for Commonwealth av; Martha Huebener to Jos L Young, 209 Adelphi, Bklyn; mtg \$6,500; Nov29'11. O C & 100
- De Milt av, (*) sws, 33.4 e Matilda av,** 33.4x100; Augustus C Bechstein to Wm T Bates, 4758 Matilda av; Oct27; Nov25'11. O C & 100
- Decatur av, (12:3277)** es, 100 s 195th, 40.5x100x49.2x100, vacant; Irene C Brown to Mary L Brown; ½ pt; B&S & C A G; Oct14'08; Nov24'11. O C & 100
- Daly av, 1985, (11:3121)** ws, 50 s 178th, 31.4x80, 4-sty bk tnt; Josiah H Pool to Avar Realty Co, 150 Nassau; mtg \$26,000; July25; Nov25'11. O C & 100
- Daly av, (11:3128)** es, 72 s 181st, 41.11x 100, vacant; re mtg; Christina Beyerback to Jno H Schnauffer, 901 E 181; Nov23; Nov24'11. nom
- Daly av, (11:3128);** same prop; re mtg; Sarah A Floy to same; Nov17; Nov24'11. nom
- Daly av, (11:3128)** es, 72.1 s 181st, 38.6x 100, vacant; Jno H Schnauffer to Arthur C Butts, Jr, swc Daly av & 180th; Nov23; Nov24'11. O C & 100
- Decatur av, 2340-2, (12:3279)** sec 199th (No 380) 49.6x100, 6-sty bk tnt; Pirk Realty Co to Concourse Building Co, 391 E 149; mtg \$43,000; Nov25; Nov27'11. O C & 100
- Dyre av, (*) es, abt 285 s Light,** runs e 101.8x25.5x99.7 to av xn23.6 to beg; re mtg; Emma Mulle to Annie B Russell, — Dyre av; Oct28; Nov24'11. nom
- Dudley av, (*) ss, 75 e Mapes av,** 75x 100; also GREENE LA (*), es, 139 s 5th; Wm Reichert to Frank Glass, 2248 Powell av, ½ pt; AL; Nov27'11. O C & 100
- Edison av (*) ws, 225 s Tremont rd,** 50x 95; Edmund Hurley ref to Steven B Ayres, 1123 Bway; FORECLOS, Aug1; Nov25'11. 875
- Elliott av, (*) c l at c l Bridge,** see Richard, (*) ws, 231.2 s Union.
- Ellis av, (*) ss, 205 e Olmstead av,** 100 x108, Unionport; Anna Brunner, wid, & heir Cornelius A Brunner to Edna L Brunner, both at 208 Lenox av; AL; Nov 28'11. gift
- Eden, late 3D av, (11:2820),** es, 139.4 s Belmont, 50x100, except pt for Eden av, vacant; Susanna Brand to Ernest M Berndt, 815 Eagle av; mtg \$500; Nov23; Nov24'11. O C & 100
- Forest av, S64, (10:2657)** es, 51.2 s 161st, 25x100, 3-sty fr tnt & str; Fredk A Downes, 1081 E 15, Bklyn to Danl W Rautine, 13 Chauncey, Bklyn; Nov20; Nov27'11. nom
- Findlay av, 1260, (9:2436)** es, 240 s 169th, 16.8x100, 2-sty fr dwg; Thornton Bros Co to Saml Rosenberg, 1639 Mt Hope pl; mtg \$3,000; Nov27; Nov28'11. O C & 100
- Findlay av, 1272 (9:2436)** es, 140 s 169th, 16.8x100, 2-sty bk dwg; Hugo R Erb et al heirs, & c, Marie Erb to Ludwig J Erb, 1272 Findlay av; AL; Nov28; Nov29'11. gift
- Gun Hill rd, nec Norwood or Decatur** av, see Webster av, ws, 78.1 n Gun Hill rd.
- Heath av, 2892, (12:3256)** es, 279.10 s 230th, 20.10x100.7, 3-sty bk dwg; Alex Anderson to Wm Anderson at Nelson, Ga; mtg \$7,500; Sept9'10; Nov24'11. O C & 100
- Heath av, 2902, (12:3256)** es, 175.8 s 230th, 20.10x100.7, 3-sty bk dwg; Alex Anderson to Wm Anderson at Nelson, Ga; mtg \$7,500; May11'11; Nov24'11. O C & 100
- Honeywell av, 1981, (11:3121),** ws, 35.7 s 178th, 33x100, 4-sty bk tnt; Josiah H Pool to Avar Realty Co, 150 Nassau; mtg \$20,000; July25; Nov25'11. O C & 100
- Honeywell av, 1979, (11:3121)** ws, 68.1 s 178th, 33x100, 4-sty bk tnt; Josiah H Pool to Avar Realty Co, 150 Nassau; mtg \$20,000; July26; Nov25'11. O C & 100
- Hill av, (*), ws, 225 n Randall av,** 25x 100; Jacob Muller to Amelia Muller, 155 Bay 28th, Bklyn, NY; Jan11; Nov28'11; O C & 100
- Hill av, (*), ws, 225 n Randall av,** 25 x100; Amelia Muller to Peter S O'Hara, 2873 Webster av; mtg \$250; Nov25; Nov28'11. nom
- Heath av, (12:3260),** nwc 229th, 249.2 x100.7x247.5x100.7, vacant; Jno P Duff to Ensign Realty Co, 156 Bway; mtg \$11,500; Nov28; Nov29'11. O C & 100
- Hughes (Jefferson) av, (11:3069),** nws 207.3 s 180th, 50x200, except pt for av; Ignatz Modry to Antonio Mungo, 2039 Hughes av; AL; Nov29'1911. O C & 100
- Inwood av (11:2856)** es, 429.11 n Gerard av, now Clarke pl, 25x225 to ws Old Mac Combs Dam rd, vacant; Pauline Cebrelli to Mary Schmidt & Carmela Zeto, 1363 MacCombs rd; B&S; mtg \$23,000; Nov15; Nov24'11. nom
- Macombs Dam rd, ws, 429.11 n Clarke** pl, see Inwood av, es, 429.11 n Clarke pl.
- Morris Park av (*) ns, 23.11 e Graham,** 23.11x87.9x23.9x84.9, except part for av; Bappista Rossi to Rosie Rossi, 60 Mulberry; ½ pt; mtg \$3,000; Nov22; Nov24'11. O C & 100
- Morris Park av (*)** same prop; Scorbini Angelo to Angelo Proveni, 28 Roosevelt; ½ pt; mtg \$3,000; Oct4; Nov24'11. O C & 100
- Morris av, 980-2, (9:2432)** nec 164th, (No 271), 100x104.9, 2-sty fr dwg, 1-sty fr bldg & vacant; Carolyn W Crandall to Adelia M Lanckenau, 301 E 162; mtg \$18,000; Nov 25; Nov27'11. O C & 100

Mohegan av, 1839, (11:2958), swc 176th, 115.10x23x—x33.11, vacant; Adelaide V Black, Bklyn, NY, to Ida Keese, at Maywood, NJ; Nov27; Nov29'11. O C & 100

Nelson av, (11:2876) ws, 400 s Brandt pl, 25x113.4x25x111.8, vacant; Thos Longstaff et al to Benj C Brown, 1643 Nelson av; ½ pt; AT; B&S & C a G; Nov18; Nov 24'11. O C & 100

Old Albany Post rd, (13:3415) ws, at nec land of Jos H Jennings, runs se along rd 59.6x115x155xne35.10xe141.8 to beg; also OLD ALBANY POST RD, (13:3415) ws, at sec of land heretofore conveyed by parties 1st pt to parties 2d pt, runs nw155xsw5.6x se156.6 to rd xnw5.6 to beg, being at South Yonkers, subject to right of way, &c; Martha E Geer to Martha L Shady, 521 W 157; AL; Nov20; Nov24'11. O C & 200

Prospect av, 2446, (11:3115) es, 460 n 187th, 20x95, 2-sty bk dwg; Chas Dammeyer & ano to Chas H Zumbuehl, 1041 Clay av; mtg \$7,000 & AL; Nov9; Nov24 '11. nom

Park av, (11:3038) sec 184th, 50x100, vacant; Mary Deeley to Hope Constn Co, 150 Bway; mtg \$5,000; Nov23; Nov24'11. nom

Perry av, 3329-31, (12:3343), ws, 389.11 s Reservoir pl, late Old rd, runs w104.8 to es the Drive or Reservoir Oval E xe29.6xe94 to ws Perry av xn17xn37.1 to beg, 2 2-sty fr dwgs; Theo Bingenheimer to Hermine Osmitz, 3058 3 av; mtg \$12,000; Nov25; Nov 27'11. O C & 100

Palisade av, 1811, (11:2877) ss, 159.11 nw & w Popham av, 50x122.11x—x112.3, 2-sty fr dwg; Abram Goldsmith to Adelheid Goldsmith, 1811 Palisade pl; QC; mtg \$5,000; Nov27; Nov29'11. nom

Prospect av, 1790, (12:2952), es, 95.10 s 175th, 44x40, 3-sty bk tnt; Ida Keese of Maywood, NJ, to Adelaide V Black, 829 Ocean av, Bklyn; mtg \$13,000; Sept20; Nov 29'11. O C & 100

Perry av, 3321, (12:3343), ws, 488.1 s Reservoir pl, late Old road, 22x83.8 to es of "Drive" now Reservoir Oval E, x22x 84.5, 2-sty fr dwg; Saml R Waldron to Herman Reiner, 712 Oakland pl; mtg \$6,000; Oct30; Nov29'11. O C & 100

Reservoir Oval E, es, abt 390 s Reservoir pl, see Perry av, 3329-31.

Stebbins av, 1275, (11:2970) nws 54.1 sw Chisholm, runs nw91.9xn17.2xw29.6xs24.10 xse109.4 to av, xne25 to beg, 1-sty rr dwg; Edw Sauber to Carmine Giannini, 1116 Intervale av; mtg \$2,000; Nov24; Nov 25'11. O C & 100

So Boulevard, (11:2980) es, 186.5 n Freeman, 50x100, vacant; Geo M Fleischmann Co to Danl Augustus Realty Co, 920 St Johns av; mtg \$7,000; Nov23; Nov24'11. O C & 100

St Pauls av, (*) es, 378 s Bronx & Pelham Parkway, 125x121x125x124; Richd Dickson to Matilda McC Frazee, 324 W 43; mtg \$3,500 & AL; Nov27; Nov28'11. O C & 100

St Pauls av, (*) es, 378 s Bronx & Pelham Parkway, 125x121x125x124; Matilda McC Frazee to Bertha Kaufmann, 141 W 127; mtg \$4,900; Nov27; Nov28'11. nom

St Pauls av, (*) ws, 437 s Bronx & Pelham Parkway, 100x124; Richd Dickson to Bertha Kaufmann, 141 W 127; mtg \$2,800 & AL; Nov27; Nov28'11. O C & 100

St Pauls av, (*) ws, 437 s Bronx & Pelham Parkway, 50x125; Bertha Kaufmann to Saml Newman, E 23d, Sheepshead Bay, Bklyn; mtg \$2,800; Nov27; Nov28'11. nom

St Lawrence av, 1226-28, (*) es 225 n Gleason av; Benenson Realty Co to Michl T Donnelly, 138 Main, Norwalk, Conn; mtg \$11,000; Nov28; Nov29'11. O C & 100

Stebbins av, 1401, (11:2964), swc 170th, 28x100, vacant; Bellewood Constn Co to Martin J Cregan, 850 E 170; mtg \$24,000; Nov29'11. nom

Stebbins av, 1402, (11:2965), sec 170th, (No 840), 33.8x88, vacant; also 170TH ST, 850, (11:2965), ss, 88 e Stebbins av, 30.8 x33.9x28.10x33.8, 3-sty fr tnt; Martin J Cregan to Bellewood Constn Co, 200 Bway; mtg \$6,000; Nov29'11. O C & 100

Tremont av, (11:2877) ss, abt 480 w Montgomery av, 50x100x—x100.3, except part for Tremont av, vacant; Olof Johanson or Johnson, 222 W 116 to Alvin F Johnson, 602 W 145 & Clark B Augustine, 479 W 152; mtg \$4,500; June7; Nov24'11. O C & 100

Timpson av, (*) ws, 150 n 205th, 75x100; Helen A Huestis to Guarino & Pecci Constn Co, 3687 White Plains av; mtg \$2,400; Nov23; Nov29'11. O C & 100

Tinton av, 1001, (10:2659) ws, 90 s 165th, 53.8x109.8x53.8x109.10, 2-sty & b fr dwg, 1-sty ext & 1-sty fr rear bldg; Jas T Barry to Cioffi Co, 1116 Intervale av; mtg \$9,000; Nov24; Nov25'11. O C & 100

Theriot av, (*) ws, 100 s Cornell av, 50x 100; Lillian B Springsteel to Mary E Springsteel, 1355 Theriot av; mtg \$2,000; Nov24; Nov27'11. nom

Tiebout av, 2096, (11:3143) es, 185.1 n 180th, 20x100, 2-sty fr dwg; John A Donnelly to Minnie Kelly, 408 Clermont av, Bklyn; AL; Nov22; Nov27'11. nom

Union av, 834, (10:2666) sec 160th (No 810-4) 39.2x105, 5-sty bk tnt & str; Katie Lauber to Wm Pacher, 341 Broome; mtg \$44,800; Aug4; Nov25'11. nom

Union av, 1143, (11:2671) ws, 89.7 s Home, 16.10x100, except part for av, 2-sty & b fr dwg; Aug W Kurz to Chas F Horne, 1230 E 3, Cleveland, Ohio; QC; AL; Nov23; Nov24'11. nom

Valentine av, (12:3301), ws, 115 s 197th, 77.8x100x80x100, 4-sty bk tnt, except pt for Valentine av, & so much as lies e of es of Valentine av; August Nelson to Geo E Buckbee, 1941 Grand Boulevard & Concourse; mtg \$23,000; Nov22; Nov24'11. O C & 100

Washington av, 2000 (11:3044) es, 80.11 s 179th, 69.10x93.2, vacant; Wm D Hoxie et al EXRS, Harriet H Wilcox to Chas V Halley Jr, 756 E 175; Nov14; Nov24'11. 5,250

Washington av, 1281 on map 1283, (9:2390) ws, 100 s 169th, 35x150, except part for av, 1-sty bk str; Sophie Knepper to Sarah Cohen, 14 E 116; AL; May3; Nov25 '11. nom

Webster av, (12:3331), ws, 175 s Woodlawn rd, 50x120, vacant; Frank J Bicak to Concourse Bldg Co, 391 E 149; mtg \$5,700 & AL; Nov28; Nov29'11. O C & 100

Waldo av, (13:3414), es, 25 s 238th, 75x 100.1x75x101.6, vacant; Reeve A Silk & Co to Edw Silk, 538 W 136; mtg \$2,520; Nov28'11. nom

Webb av, 2460, (11:3219), es, 400 n Devoe ter, 24.9x100x24x100, 2-sty fr dwg; Jas R Waterhouse to Jennie H Waterhouse, 2460 Webb av; mtg \$4,400 & AL; Nov29'11. O C & 100

Westchester av, 546, (9:2276), ss, 102.4 w St Anns av, 51.8x100, 2 1-sty bk str; Pauline Miehling to Lorenz Zeller, 2013 Mad av; B&S; AL; June27; Nov29'11. nom

Westchester av, 546, (9:2276), ss, 102.4 w St Anns av, 51.8x100; 2 1-sty bk str; re mtg; U S Life Ins Co to Lorenz Zeller, 2013 Mad av; QC; Nov28; Nov29'11. 9,000

Webster av, (12:3356) ws, 78.1 n Gun Hill rd, runs n54.2 to ss Woodlawn Cemetery xw169.11x584.7 to ns Gun Hill rd xe130.5xn51.7xe31x55.1.7 to ns of Gun Hill rd xe30xn76.9xe22.2 to beg, 3 2-sty fr dwgs & vacant; Fanny A Dodge, EXTRX Sarah E Gilbert to Benj Benenson, 407 E 153; Nov27; Nov28'11. 37,000

3D av, (11:2930) es, 89.10 n 174th, 50x 100, vacant; Leo C Dessar to Zarlard Realty Co, 813 Westchester av; mtg \$8,000; Nov24; Nov25'11. O C & 100

Lot (12:3356) begins at ss of Woodlawn cemetery, 208.6 w Webster av, runs s398 to ws land of Gilbert xn415.1 to cemetery xw38.6 to beg, gore, vacant; Adeline D Weeks to Benj Benenson, 407 E 153; Nov27; Nov28'11. O C & 100

Lot 115 (*) amended map (1038 in Westchester Co), of Bronxwood Park; Herman F Epple to Columbia Basso, 184 Lincoln av; Nov28; Nov29'11. 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.

NOV. 24, 25, 27, 28 & 29.

Bleecker st, 385-7, (2:622), all; C Margt Timm to M Groh's Sons, 238 W 28; 5 1-12 yf Sept1; Nov28'11. 1,500

Clinton st, (2:347) swc Delancey, s str & b; Abr Collier to Saml Ruwman & Saml Rubinstein, both at 122 Clinton; 3 1-12yf Apr1 (2y ren at \$1,200); Nov28 '11. 960 to 1,200

Cathedral Parkway, (7:1846) 4th str f w wall of bldg adj on e the Elevated R R station, bet 8 & Manhattan avs; United Stores Realty Co to Cornelia Rose, 305 W 110; f Sept15'10 to Apr28'16; Nov28'11. 780 & 900

Cherry st, 45, (1:109) all Denis Sullivan to Jos O'Shaughnessy, 45 Cherry; 10yf Decl; Nov29'11. 2,000

Delancey st, swc Clinton, see Clinton, swc Delancey.

Front st, 180 (1:71) all; Wm McDonagh to Wm, Wm Jr, & Jos B McDonagh all at Linden, NJ, firm Wm McDonagh & Son, 180 Front, NY; 3yf Nov1; Nov27'11. taxes &c & 2,600

Market st, 65-9, (1:253) two houses; Saml Lampel to Max Beylen, 69 Market & Abr Perlman, 949 Av St John; 3yf Feb 1'11; Nov27'11. 6,000

Monroe st, 201, (1:268) ns, 106.1 w Gouverneur, runs n86.5xnw20.5xs87.10 to st, xe 20.5 to beg, the lot; Stephen Whitney Est Co to Robt J Hubbard, 571 Bedford av, Bklyn; 21yf May1'11; Nov29'11. taxes &c & 400

Monroe st, 199, (1:268) ns, 126.6 w Gouverneur, 20.5x89.4x20.5xs87.10 the lot; Georgiana L wife Geo B McClellan et al to Robt J Hubbard, 571 Bedford av, Bklyn; 21yf May1; Nov29'11. taxes, &c, & 400

Monroe st, 27-9, (1:276) all; Sadie Paskevitz to Giuseppe Giudice, 78 Roosevelt 4yf Nov1; Nov29'11. 5,710

Oak st, 50, (1:278) oven in b; Sergio Carlucci to Michele & Carlo Carlucci, 50 Oak; 10yf Nov6; Nov27'11. 600

5TH st, 621 E, (2:388) str; Sam & Max Knee to Wiener & Wolfsohn Co, 630 E 5; 2 4-12 yf Decl; Nov27'11. 300

5TH st, 23 E, (2:566) str & b; Wm E Podesta to Fred Kern, 23 E 8; 6 4-12 yf Decl, Nov29'11. 4,000

8TH st, 23 E, (2:566) sur Ls; Lorenzo A Cuneo to Wm E Podesta, 20 E 8; AT; Nov29'11. O C & 100

21ST st, 36 E, (3:849) str & b; Rachel Schiff to Ernest Lyman, 36 E 21; 7yf May 1; Nov29'11. 2,400 to 2,750

23D st, 149 E, (3:879) asn Ls; Alwold Realty Co to Kate C Alton, 331 W 85; Nov28; Nov29'11. nom

25TH st, 118-20 E, (3:880) ss, 141.8 w Lex av, 41.8x98.9, all; Louise C H Dyckman to Tingue, Brown & Co, 64 Reade; Nov22, f 15th day after completion of bldg to Apr30'33; Nov28'11. taxes, &c, & 16,500

28TH st, 43 W, (3:830) all; Geo E Moray to Alfred L Wagner, 189 Duane; 8 7-12 yf Nov1; Nov27'11. 5,500 & 6,000

28TH st 527 W, (3:700) front bldg; Frank Farrell to M Groh's Sons, 238 W 28; 5yf Nov1; Nov28'11. 1,200

29TH st W, nwc 8 av, see 8 av, 383.

30TH st, 36-8 W, (3:831) all; Althea R Ward, TRSTE Geo Rudd to Michl J Shay, 36 W 30; f Nov1'08 to May1'13; Nov28'11. 4,000 to 5,000

30TH st, 36-8 W, (3:831, asn Ls; Michl J Shay to Casper Hillmeyer, 36 W 30; June1; Nov28'11. nom

33D st, 133 W, (3:809); sobrn of Ls to mtg for \$70,000; Franklin S Jerome, at Norwich, Conn, et al with Lawyers Title Ins & Trust Co, 160 Bway; Nov25; Nov28 '11. nom

41ST st, 220 E, (5:1314) all; Robt E Kelly to Martin F Schrenkeisen, 2291 Aqueduct av; 10yf Mar1'12; Nov27'11. 2,200 & 2,500

46TH st, 238 W, (4:1017); asn Ls; Annie Ryder to Herman Warmhoff, 242 W 46; Nov23; Nov28'11. 1,000

50TH st, 512 E, (5:1576) str fl & c; J Rumore Realty Co to Santa Pirri, 512 E 80; 4yf Nov1; Nov27'11. 480

90TH st, 100 W, see Col av, 608.

101ST st, 108 E, (6:1628) all; Estelle B Gilbert to Mathilda Wolf, 108 E 101; 2yf Nov1; Nov29'11. 660

112TH st, 160-2 E, (6:1639) hall balcony & office; Morris Levy & ano to Jacob Pollak & Isidore Abramowitz, both at 24 E 104; 17 days (Jewish Holydays) from Sept6'12; Nov25'11. for term 310

116TH st E, nwc Lex av, see Lex av, nwc 116.

122D st, 431 E (6:1810) sur Ls; Domenco Sabatino to Jos Weinstein, 1639 Mt Hope av; AT; Nov25; Nov29'11. 333.32

125TH st, 69 E, (6:1750), all; Mary O Slawson et al to Jno W Lyon, 33 W 131; 5yf May1; Nov28'11. 2,700

125TH st, 309-11 W, (7:1952), ns, 150 w 8 av, 50x irreg to 126th (Nos 314); consent to asn Ls; Adelaide B Cromwell et al to Walter A Wells, 81 Manhattan av; Nov22; Nov24'11.

125TH st, 309-11 W & 126th st, 314 W, (7:1952); asn Ls; Elmer E Sanborn & ano to Walter A Wells; Nov24'11. 100

125TH st, 309-11 W, (7:1952), ns, 150 w 8 av, runs n150xw35.8xn49.10 to ss 126th (No 314), xw18x89.10xe38x110 to 125th, xe50 to beg, all; party 2d pt to erect new bldgs, &c; Adelaide B Cromwell et al to Elmer E Sanborn & Saml Wallach, 99yf May1'06 (option of 50ys renewal); Nov24 '11. taxes, &c, & 4,000 & 4,500

126TH st, 314 W, see 125th, 309-11 W.

132D st, 163-5 W, (7:1917) s ½ top fl; David J McClary to Wm M & Francis J Hartog, both at 217 W 117; 5yf Nov1'11; Nov25'11. 780 & 900

143D st, 308 W (7:2043), all; Giovanni de Maio to Gus Vaseleu, 203 W 106; 5yf Nov1; Nov24'11. 2,400

146TH st, 506-12 W, (7:2077) all; Jno Martin to Henry N Braude, 538 W 136 & Archibald Papae, 530 W 136; 5yf Apr1; Nov27'11. 7,650

Av A, 1485 (5:1473) re asn Ls; Davies J Marshall to Mary Brogli, 385 E 136; AT; mtg \$6,550; Nov28; Nov29'11. nom

Columbus av, 608, (4:1220), & 100 W 90th, s ½ of str; Chas Gahren to Isidor Dillon, 608 Col av; 4yf Oct1; Nov24'11. 660

Lexington av, (6:1644) nwc 116th, 100.11 x24, all; Robt S Lloyd to David A Schulte, 272 W 90; 21 5-12 y f Decl'11; Nov25'11. taxes, &c, & 3,500 & 4,169.27

Lenox av, 490 (6:1732) re asn Ls; Jno D Haase to Isaac Goldgraben, 504 Lenox av; AT; mtg \$1,250; Nov28; Nov29'11. nom

Lenox av, 536, (6:1735) str & pt c; Dietrich Basse to Harry Schlingplessner, 71 W 137; 10yf Decl'11; Nov29'11. 1,500 to 2,000

St Nicholas av, 1367, (8:2162) all; Jno Mara to Thos Mortimer, — Main, Douglaston, LI & Wm J Coyle, 660 W 180; 10yf Aug1; Nov29'11. 1,500 to 2,400

1ST av, 139-41, (2:450) asn Ls; Jos Wolf to S Kraus & Bro, 36 Av C; AT; Nov27; Nov29'11. O C & 100

1ST av, 1941-3, (6:1671) agt as to sur & cancellation of Ls; Martin M & David Stone with Angelo & Maria Macioce, 2126-8 1 av; Nov24; Nov27'11. nom

1ST av, 1941-3, (6:1671) all; Martin M Stone & ano to Angelo Macioce, 2126-8 1 av; 3yf May1; Nov27'11. 3,180

1ST av, 139-41, (2:450) parts of bldgs; Jno W Poole gdn Constance Poole to Jos Wolf, 61 St Marks pl; 1-5 pt; 6 ½ yf & 4 days from Oct26; Nov27'11. 612

1ST av, 139-41, (2:450) parts of bldgs; Adolph Fuller et al to same; 4-5 pts; 6 7-12y&11 days f Oct1; Nov27'11. 2,448

1ST av, 139, (2:450) str fl; Jno W Poole special gdn Constance Poole to Jos Wolf, 61 St Marks pl; 1-5 pt; 6 ½ yf Oct27; Nov 27'11. 300

1ST av, 139; Adolph Fuller et al to same; 4-5 pt; 6 7-12y&11 days f Oct20; Nov27'11. 1,200

2D av, 629, (3:915), str & b; Thos F Quinlan to Chas Feldman, 629 2 av; 5yf Nov1; Nov24'11. 720 & 780

3D av, 2354, (6:1776) all; Elise Tiedeman to Henry Kaufman, 4 9-12y&15 days f July15'10; Nov27'11. 1,200

3D av, 176, (3:872) str & b; Jos M Lichtenauer to Louis Draudt, 176 3 av; 3yf May1'12; Nov29'11. 1,200

17TH av, 2080, (7:1929) str & pt c; Mary J Cunningham to Jos A Farrell, 2080 7 av & 1058 St Nich av; 3 5-12yf Dec1; Nov29'11. 2,700 & 2,800

18TH av, 2050, (7:1827), str & b in bldg 257 W 111; Saml Bookman to Jas Canavan, 257 W 111; 5yf Feb1'16; Nov28'11. 2,850

18TH av, 383, (3:753) nwc 29th, str & b; Sarah F Sands to Saml Holzman, 414 W 23; 5 4-12yf Jan1; Nov28'11. 2,100

10TH av, 564-6, (4:1051) str; Sumner Gerard (agent) to Michl J Casey, 352 W 46; 5yf July1; Nov27'11. 1,440 & 1,500

11TH av, 635, (4:1094) all; Obermeyer & Liebmann to Morgan J O'Brien, 484 Hudson av, West New York, NJ; 5yf Dec1; (5y ren); Nov29'11. 1,440

LEASES

Borough of the Bronx.

Freeman st, 904, (11:2975) str & fr b; Louis Levy to Ernest Wider, 906 Freeman; 3yf Sept1'11; (2y ren); Nov27'11. 960

138TH st, (9:2313) ss, 75 w Alex av, 25 x100; asn Ls; Benj Newman & ano to N & ment Co, 314 E 138; f Nov28 to May1'16; Nov28'11. 3,000

138TH st, 613 E, (10:2552), all; Abe G Michaels to Isidor Zimmer, 514 E 139, & ano; 3yf Dec1'11; Nov24'11. 3,000

138TH st, (9:2313) ss, 75 w Alex av, 25 x100; asn Ls; Benj Newman & ano to N & P Amusement Co, 314 E 138; Nov28'11. nom

138TH st, (9:2313) ss, 75 w Alex av, 25 x100; sur Ls; N & P Amusement Co to Alex H Sharp, 916 Union, Bklyn; Nov28'11. nom

170TH st, nwc Boston rd, see Boston rd, nwc 170th.

187TH st, nec Beaumont av, see Beaumont av, nec 187th.

Alexander av, 276, (9:2302) all Ann Bullock to Leo Droll on premises; 3yf May1'12; Nov29'11. 900

Boston rd, (11:3136) nwc 170th, cor str & adj str on 178th; Isaiah Honigman & ano to Patk Spillane on premises; 10yf Dec1; Nov29'11. 1,000 to 1,500

Brook av, 464, (9:2272) all; Harry Shwitzer to Benj Rubenstein, 542 Brook av & ano; 3yf May1'11; 2y ren; Nov29'11. 1,200

Brook av, 464, (9:2272) agmt as to option of renewals of Ls to extend to May1'26 at \$1,500 per annum; Harry Shwitzer et al with Pastime Amusement Co, 75 3 av; Nov28; Nov29'11. nom

Boston rd, 1416, (11:2962) ses, 192.9 e from an angle opposite Jefferson, runs e 25x100xw7.9 to-a la, xn81.10 to beg, all; Julius Knopf & ano to Julius M Adelson, 1165 Jackson av, from Nov25 to Nov1'14; Nov27'11. 800

Boston rd, 1416; consent to sub-let lease etc; Jacob & Abr Mendelsohn with Julius Knopf, 302 E 34 & Abr H Krystall, 215 E 113; Nov25; Nov27'11. nom

Beaumont av, (11:3105) nec 187th, 21x50 str & b; Scalzo Realty Co to Wm Sudbrink, 564 Robbins av; 10yf May1; Nov27'11. 780 to 1,200

Courtlandt av, 769, (9:2416), str floor; Henry Wilker to Adolf Link, 368 E 159; 7yf Nov1; Nov24'11. 360

Prospect av, (11:2962) ws 275 n Jennings 40x—, ground fl; asn Ls; Julius Knopf & ano to Julius M Adelson, 1165 Jackson av; Nov25; Nov27'11. O C & 100

Prospect av, 875, (10:2677) rear pt of str; Sol Fried to Jack Kurtag; 5yf June1'09; Nov28'11. 450 to 540

Tinton av, 1170, (10:2672) es, 252.6 s 168th, 25x132.4x31.5x132.4; agmt as to asn Ls for \$3,250; also as to modification of Ls for 7½ yrs at \$1,200 per annum; also agmt as to note for \$300 with renewals of same; Saml Schwartz, 1170 Tinton av, with Max Freeman, 1121 Tinton av; Nov3; Nov24'11. nom

Tremont av, (11:2951) ss, 20 e Clinton av, str, Aug Kuhn to Wm Landgrebe, 851 E 169; 4 5-12yf Dec1'10; Nov28'11. 480 to 720

Unionport rd, 1679-81 (*) Van Nest; re asn Ls; Wm Zoll to Emil H Hagemann, 1661 Unionport rd; AT; mtg \$5,500; Nov29'11. nom

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.

NOV. 24, 25, 27, 28 & 29.

Allen st, 101, (2:414), 25x87.6; ext of mtg for \$25,000 to Nov27'16 at 5%; Nov27; Nov28'11; Jenny Rosenfield, 131 Riverside Dr, with Chas Rubinger, 1990 7 av. —

Bond st, 22, (2:530) ns, abt 35 e Lafayette, 25x200.8 to Great Jones (No 25); PM; Nov28; Nov29'11, 5y4¼%; Anna S wife Joel S de Selding, of Bklyn, to Henry A C Taylor, South Portsmouth, RI. 37,500

Beach st, 40-2, (4:190) sec Hudson (Nos 128-30), 53.11x92; Nov23; Nov29'11, due Nov23'21, 5%; Mortimer V Lenane to Thos Lenane, 18 W 83, & ano. 11,770.02

Broome st, 376, (2:480) ns, 50.9 w Mott, 25.2x106.5x25x111.7; PM; Nov20; Nov27'11; 3y5%; Tilmil Realty Co to Josephine B Hamlin, 750 St Nicholas av & ano trste Geo S Hamlin. 23,000

Broome st, 396, (2:481) ns, 75.11 w Mulberry, runs n45.2&72xsw30.7xs94.7 to st x e25.1 to beg; Nov20; Nov28'11, 3y4¼%; Alessandro Delli Paoli, 216 E 19, to Wm Jay, at Katonah, NY, & ano, trstes E Randolph Robinson. 17,000

Clinton st, 87, (2:348), ws, 100 s Rivington, 25x100; Nov24'11; 5y5%; Jos Holzman to Nicholas C Benziger, Summit, NJ, & ano, exrs, & c, Louis Benziger. 30,000

Clinton st, 87; sobrn agmt; Nov22; Nov24'11; same & Breinchen & Sidney Wallach; Milton M Dryfoos & Dina Block exrs Karl M Wallach with same. nom

Columbia st, 84, (2:334), es, 125 n Rivington, 25x117.8; pr mtg \$—; Nov22; Nov24'11; 4 mths, 6%; Barnett Michelman to Frank Gens, 204 W 119. 600

Chrystie st, 118, (2:418) es, 75.5 s Broome, 25x100; Nov15; Nov27'11; 5y5%; Louis Tanz & Herman Fichter to Abt G Morganstern, 14 E 78. 23,000

Chrystie st, 118; pr mtg \$23,000; Nov27'11; 3y6%; same to Leah Cohn, Kensington Gardens, Far Rockaway. 4,000

Chrystie st, 118; pr mtg \$27,000; Nov27'11; 1y6%; Herman Fichter & Louis Tanz to Saml Rosenberg, 56 Lenox av & ano. 1,000

Cherry st, (1:109) sec Roosevelt, —, leasehold; pr mtg \$5,000; Nov29'11, demand, 6%; Jos O'Shaughnessy to Geo Ehret, 1197 Park av. 1,000

Duane st, 161, (1:144) ns, 40.10 e Hudson, 24.9x50.6, except pt for st; Nov28; Nov29'11, due, & c, as per bond; Robt L Shepard, Warwick, NY, to Title Guar & Trust Co. 10,000

Delancey st, 192½, (2:343) ns, 41.10 w Ridge, 25x51; PM; Nov29'11, 3y5½%; Minnie Hirsch to Eliz B Lynde, 54 E 54, & ano, trstes. 20,000

Grand st, 466-70, (2:336) ns, 24.10 e Pitt, 49.10x100; PM; Nov27; Nov28'11, 3y5%; Rudolph Wallach Co to American Mtg Co. 24,000

Greenwich st, 696, (2:630) ws, 45 s 10th, runs w40.1xw32.3xsl6.3xe69.7 to Greenwich xn19.11 to beg; pr mtg \$—; Nov28'11, 1y6%; May E Brady, 1214 Jerome av, to Alema Realty Exchange Co, 1 W 34. 600

Great Jones st, 25, see Bond, 22.

Grand st, 391, (1:313) sec Suffolk (No 32), 20.1x80; pr mtg \$49,000; Nov16; Nov29'11, demand, 6%; Rebecca I Goldsmith, 50 Hillside av, Newark, NJ, to Abr L Kass, 226 S 9, Bklyn. 8,000

Hudson st, 128-30, see Beach, 40-2.

Hudson st, 503-7, (2:630) ws, 26.6 n Christopher, runs w100xn23.1 to alley xe 15xn47xe85 to st xs70.2 to beg; AT to alley 15 ft wide; pr mtg \$—; Nov29'11, demand, 6%; Greenwich Investing Co to Jas H Cruikshank, Freeport, LI, & ano. 1,000

Hudson st, 505-7; certf as to above mtg; Nov29'11; same to same. —

Hudson st, 563-7, (2:630), ws, 26.6 n Christopher, runs w100xn23.1 to an alley, xe15xn47xe85 to st, xs70.2 to beg; certf as to mtg for \$2,500; Nov16; Nov24'11; Greenwich Investing Co to Jas H Cruikshank & ano. —

Little West 12TH st, 15, (2:645) ns, 150 w 9 av, 25x103.3; also BOWERY, 360-4, (2:531) swc 4th, (Nos 40-2 E) 62.5x96.6x irreg x101.2; also 39TH ST, 245 E, (3:920) ns, 111.11 w 2 av, 27.11x98.9; agmt as to assignment of 3 mtgs to be held in trust for benefit of Eliz F & Wm A Kane; Nov24; Nov28'11; Wm A Kane with Peter F Kane, 981 Mad av, & Wm A Kane, 126 E 70. nom

Murray st, 70, (1:127) ss, 25x75, leasehold; July31; Nov29'11, 3y5%; Mary J Heuer to Wilhelm Staffeldt, Inwood, LI. 6,500

Murray st, 299, (1:127); consent to mtg on Ls; June13; Nov29'11; Trstes Columbia College in City NY to Mary J Heuer, — W 27. —

Mangin st, 123-35, (2:325) ws, 70 n Stanton, 155.8x99.11; PM; pr mtg \$30,000; Nov23; Nov29'11, 1y6%; Alcott Realty Co, 309 Bway, to Chas Buermann Realty Co, 507 Grand & ano. 16,000

Mangin st, 123-35; certf as to above mtg; Nov23; Nov29'11; same to same. —

Norfolk st, 115, (2:353) ws, 125 s Rivington, 26.7x100x26.6x100; pr mtg \$—; Nov27'11, due Jan1'17; % as per bond; Fannie wife of & Solomon Frankel to Ida Semel, Hotel Empire, 63d & Bway. 32,000

Norfolk st, 115; sobrn agmt; Nov18; Nov27'11; same & Aug Ruff with same. nom

Oak st, 52, (1:276) ns, 91 e Oliver, 20x 50; also OAK ST, 54, (1:276) ns, 111 e Oliver, 20x—x20x50.3; Nov27; Nov28'11, due, & c, as per bond; Hannah V C Bassett to Title Guar & Trust Co. 10,000

Oak st, 54, see Oak, 52.

Pell st, 26-30, (1:163) ns, 73.5 e Mott, runs e68.8xn66.1xw0.2xn24.6xw45.7xs0.4xw23.5xs22.8xsel.2xs75.8; PM; Nov28'11, due, & c, as per bond; Bridge Cafe, a corpn, to Title Guar & Trust Co. 30,000

Roosevelt st, sec Cherry, see Cherry, see Roosevelt.

Ridge st, 61, see 2 av, 1901.

Spring st, 34-6, (2:480) ss, 50.9 w Mott 51.1x136.1x49.7x125.9; Nov20; Nov27'11; 1y 5%; Anna Nicolini to Italian Savgs Bank, 64 Spring. 32,500

Suffolk st, 102, (2:348) es, 125.6 n Delancey, 25.2x100x25.3x100; Nov27'11; 5y5% S & W Realty Co to Kath Chambers at Morristown, NJ. 29,000

Suffolk st, 102; certf as to above mtg; Nov27'11; same to same. —

Spring st, 10, (2:478) ss, 25.4 e Eliz, 25.1 x51.9x24.9x57.8; PM; Nov24; Nov25'11; 1y 5%; Donato Sposta, 21 Spring to Peter Massoth, — Lockwood av, New Rochelle, NY. 4,500

Stanton st, 196, (2:345); ext of mtg for \$22,000 to Dec14'16 at 5%; Nov11; Nov28'11; Kingston Savgs Bank with Max Schwartz. nom

Suffolk st, 143-5, (2:354) ws, 40 s Stanton, 40x75; pr mtg \$—; Nov22; Nov28'11, due June1'12, 6%; Rachel Rubel to Saml Ullman, 108 Highpoint av, Weehawken Heights, NJ. 3,000

Suffolk st, 169, (2:355) nws, 126 s w Houston, 24x100; given as collateral security for deposit of \$10,000; Feb19'10; Nov28'11, 1y6%; Kath K Phelan to Hampton Howell. 10,000

West st, 60, (1:55), es, 56.8 n Rector, 19.4x88.5; Oct30; Nov28'11, due, & c, as per bond; Kath C Mead, Mary L Abney & Chas W Mead to Geo W Folsom, as com Margt W Folsom, at Lenox, Mass. 3,000

Washington Sq S, 64, see W Bway, 566-76.

2D st, 105 E, (2:429) ss, 142.11 e 1 av, 20 x105.11; pr mtg \$—; Nov28'11, 2y6%; Abt H & Jno H Rogge, of South New Brunswick, NJ, to Emil Altman, 746 E 5. 1,500

2D st, 223 E, (2:384) sws, abt 220 e Av B, 24.9x½ blk; pr mtg \$32,000; Nov28; Nov29'11, 3y6%; Harris Lustgarten to Julius Zweig, 438 E 88. 6,000

3D st, 65-7 W, see W Bway, 566-76.

4TH st, 40-2 E, see Little West 12th, 15.

4TH st, 72 W, see W Bway, 566-76.

4TH st, 72 E, (2:459); agmt changing interest days from Apr1 to Oct1; Nov24'11; Henry & Chas Reese with German Savings Bank, 157 4 av. nom

5TH st, 696-8 E, (2:387); ext of \$38,000 mtg to Nov14'14 at 5%; Nov10; Nov29'11; Geraldine F Adee, gdn Geraldine F Adee, Jr, & ano with Adolph Rand. nom

8TH st, 23 E, (2:566); sal Ls; pr mtg \$7,000; Nov29'11, demand, 6%; Fred Kern to Geo Ehret, 1197 Park av. 1,000

10TH st, 170-2 W, (2:610) ss, 161.1 e 4th 40.11x93.2x18.2x111.4; pr mtg \$—; Nov28'11, 1y5%; Mary E Cole, Yonkers, NY, to Annie F Shardlow, 20 5 av. 5,000

12TH st, 21 W, (2:576) ns, 250 w 5 av, 25 x106.6; Nov27'11; 3y% as per bond; Helen A Huggins to Farmers Loan & Trust Co, 22 Wm. 1,800

15TH st, 31-5 W, (3:817) ns, 420 e 6 av, 75 x 103.3; PM; pr mtg \$165,000; Nov27; Nov29'11; 5y; 6%; Augusta wife Bernard Katz & Rosa Katz, wid, of Paterson, NJ, to Bertha Lesinsky, 77 E 89, et al, exrs, & c, Chas Lesinsky. 14,000

17TH st, 342 E, (3:922) sws, 168 nw 1 av, 23x92; Nov29'11, 5y5%; Rosine Merklen, of Noroton Heights, Conn, to Lawyers Mtg Co, 59 Liberty. 14,000

19TH st, 135 E, (3:875), ns, 206 w 3 av, 22x75, equal lien with mtg dated Dec26'06; Nov27'11; 3y5%; Jos B Thomas Jr to Eliz M Bunting, 44 E 73, & Jeannie R B Moore, 44 E 73. 5,500

21ST st, 257 W, (3:771) ns, 125 e 8 av, 25x98.9; Nov15; Nov28'11, 3y4¼%; Mary M & Gwladys E Jones, exrs, & c, Robt O Jones, & Mary M Jones, individ & as wid to Equitable Life Assur Soc of the U S. 15,000

22D st, 128 E, (3:877), ss, 75 w Lex av, 20x98.9; PM; Nov23; Nov24'11; due as per bond; Alex P W Kinnan, 320 W 78, to Title Guar & Trust Co, 176 Bway. 16,000

25TH st, 134-6 W, (3:800) ss, 375 w 6 av, 50x81.1; PM; pr mtg \$85,000; Nov24; Nov25'11; 2y6%; Abr Mann to Wm H Brevoort, 15 Rue Lesueur, Paris, France; office, 111 Bway, NY. 20,000

25TH st, 101 W, see 6 av, 411.

29TH st, 12 E, (3:858) ss, 192 w Mad av, 10'14 at 5%; Nov13; Nov27'11; Jessie W 27.6x98.9; ½ pt; ext of \$5,000 mtg to Nov wife Jno T Brodhead, of Detroit, Mich, with Henrietta Hutton, of Orange, NJ. nom

29TH st, 12 E; ext of \$2,500 mtg to Nov 10'14 at 5%; Nov13; Nov27'11; same with same. nom

29TH st, 12 E; ext of \$5,000 mtg to Nov 10'14 at 5%; Nov16; Nov27'11; Blanche W wife Wm H Emory, of Roslyn, LI, with same. nom

THE GEORGE A. JUST CO.

239 VERNON AVENUE
LONG ISLAND CITY NEW YORK

IRON WORK FOR BUILDINGS

30TH st, 529-31 W. (3:702) ns, 400 w 10 av, runs n32.10xw62xs31.6 to st, xe62 to beg; PM; pr mtg \$5,000; Nov24; Nov27'11, due Nov27'14; 6%; Mulchay Realty Co, 100 Bway to Edw Lapsley, 529 W 30. 10,000

30TH st, 114-20 W. (3:805) Ls; certf as to mtg for \$1,101; Nov22; Nov27'11; Hugo Klahre Co to J B McCoy & Son. 2,500

30TH st, 36-8 W. (3:831); sal Ls; Nov18; Nov28'11, demand, 6%; Casper Hillmeyer to M Groh's Sons, Inc, 238 W 28. 2,500

30TH st, 251 W. (3:780), ns, 250 e 8 av, 25x98.9; Nov1; Nov24'11, 3y6%; Lorenzo Lagamarsino to Wealthy H Lewis, 118 W 76. 2,000

31ST st, 300-6 W. see 8 av, 415-9.

31ST st, 300-6 W. see 8 av, 415-9.

33D st, 33-43 E. (3:863), ns, 125 e Mad av, runs n98.9xe28xn98.9 to ss 34th (Nos 48-52), xe56xs98.9xe31.3xs98.9 to 33d, xw 115.6 to beg; pr mtg \$600,000; also 34TH ST, 54 E, (3:863), ss, 209.3 e Mad av, 16x 98.9; pr mtg \$90,000; Nov23; Nov24'11, due as per bond; Madison Realty Co to Virgil P Gibney, 16 Park av, & Jno B Walker, 7 E 54. 50,000

33D st, 33-43 E. also 34TH ST, 48-52 E; also 34TH ST, 54 E; certf as to above mtg Nov23; Nov24'11; same to same.

33D st, 22 E. (3:862); leasehold; asn Ls by way of mtg to secure \$2,500; May26; Nov24'11; 2y6%; Benj W Levitan to Geo Widmer, 128 East End av. 2,500

33D st, 133 W. (3:809) ns, 331.8 e 7 av, 18.4x98.9x49.3x103.6; Nov25; Nov28'11, due Jan1'17, 4½%; Franklin S Jerome, of Norwich, Conn, & Jos H H Wright, of NY, to Lawyers Title Ins & Trust Co. 70,000

34TH st, 314-6 W. (3:757) ss, 225 w 8 av, 33.4x98.9; Sept25; Nov29'11, 1y6%; Apartment Leasing Co to Hilda Hickie, 112 Riverside Dr. 800

34TH st, 54 E. see 33d, 33-43 E.

34TH st, 48-52 E. see 33d, 33-43 E.

39TH st, 245 E. see Little West 12th, 15.

40TH st, 223 E. (5:1314) ext of \$40,000 mtg to Nov23'16 at 5%; Nov2; Nov25'11; Fredk W Gunther trste Cornelius McCoom with Prospect Hill Realty Co. nom

43D st, 200-2 W. see 7 av, swc 43.

43D st, 200-2 W. see Bway, 1491.

47TH st, 243-5 W. (4:1019) ns, 325 e 8 av, 50x100.5; pr mtg \$58,500; Nov28; Nov29'11, 4y6%; Geo Bickelhaupt to Augusta Breitwieser, 369 W 51. 8,000

48TH st, 633 W. see 49th, 618-34 W.

48TH st, 138-46 W. (4:1000) ss, 300 e 7 av, 95x100.5; PM; Nov27; Nov28'11, 3y5%; Edw B Corey, on Franklin av, Far Rockaway, LI, to Jno H Hindley, 131 W 75. 185,000

49TH st, 618-34 W. (4:1096) ss, 300 e 12 av, runs s200.10 to 48th (No 633) xe50xn75 xe175xn124 to 49th xw225 to beg; also 48TH ST, 633 W, (4:1096) ns, 300 e 12 av, runs e50xn75.10xe25xn125 to 49th (No 634) xw75xs200.10 to beg; leasehold; Nov29'11, 5y6%; Hardman, Peck & Co to Jos Ullman, at White Plains, NY. 25,000

49TH st, 618-34 W & 48TH st, 633 W. certf as to above mtg; Nov29'11; same to same.

50TH st, 515-7 W. (4:1079), ns, 200 w 10 av, 50x100.5; Nov25'11; 5y5%; Chas Beck to Franklin Savings Bank, 656 8 av. 24,000

50TH st, 515-7 W. pr mtg \$24,000; Nov24'11; 3y6%; same to Robt E Burkhardt, Bergenfields, NJ. 4,000

52D st, 251 W. (4:1024); ext of \$13,500 mtg to Dec27'14 at 5%; Nov20; Nov28'11; Edith W Tiemann with Jessie E Snyder, 265 W 52. nom

54TH st, 162 W. see 7 av, 829-37.

55TH st, 446 W. (4:1064) ss, 230 e 10 av, 25x100.5; Nov29'11, 3y5%; Thos F Devine to Bowery Savgs Bank, 128 Bowery. 3,000

61ST st, 44 E. (5:1375), ss, 229 e Mad av, 16x100.5; PM; pr mtg \$20,000; Nov24'11, due, &c, as per bond; Cortlandt S Van Rensselaer to Chas M Brooks, 114 E 55. 20,000

66TH st E, nwc Av A. see Av A, nwc 66.

67TH st, 226 E. (5:1421) ext of \$40,000 mtg to Nov21'16 at 5%; Oct21; Nov25'11; Fredk W Gunther trste Cornelius McCoom with Chas Werner. nom

68TH st, 306 W. (4:1179) ss, 150 w West End av, 25x100.5; ext of mtg for \$10,000 to Oct25'21; 5%; Nov28; Nov29'11; Perpetual Realty Co with Amelia I Ludlow & Mary L Harris. nom

71ST st, 322 W. (4:1182) ss, 224.6 w West End av, 17x100.5; pr mtg \$16,000; Nov28'11, 1y6%; Margt McKeon, of Rossville, Richmond Boro, NY, to Gotham Mtg Co, 38 Park Row. 2,500

73D st, 112 E. (5:1407); ext of \$27,000 mtg to Nov9'14 at 5%; Nov4; Nov29'11; U S Trust Co with Jane F Hoyt. nom

73D st, 277 W. see West End av, 280.

74TH st, 144 E. see Lex av, sec 74.

74TH st, 35-9 W. (4:1166) ns, 250 e West End av, 60x102.2; certf as to mtg for \$15,000; Nov24; Nov29'11; Jos H Davis Bldg Co to Maryland Mtg Co. 5,000

74TH st, 45 W. (4:1127) ns, 240 e Col av, 20x102.2; Nov28'11, due, &c, as per bond; Jno I D Bristol to Title Guar & Trust Co. 30,000

74TH st, 235-9 W. (4:1166) ns, 250 e West End av, 60x102.2; pr mtg \$220,000; Nov24'11, due, &c, as per bond; Jos H Davis Bldg Co to Maryland Mtg Co, 143 Avd. 15,000

77TH st, 335 E. (5:1452), ns, 275 w 1 av, 25.4x102.2; pr mtg \$15,000; Nov24'11, 2y 6%; Josef Lustig to Flora L Root, 1763 E 13, Bklyn. 1,000

80TH st, 331 E. (5:1543), ns, 200 w 1 av, 25x102.2; Nov22; Nov24'11, installs, 6%; Henry Heuser to Bronx Security & Brokerage Co, 258 E 138. 300

80TH st, 512 E. (5:1576); sal Ls; Nov21; Nov27'11; demand, 6%; Santa Pirri to Kips Bay Bwg & Maltng Co, 650 1 av. 800

82D st, 62 W. (4:1195) ss, 206 e Col av, 19.6x irreg x19x102.2; certf as to payment of \$6,000 on a/c of mtg of \$15,000; Nov11; Nov24'11; Johanna M Moller to Andw M Davies, 62 W 82. 1,000

85TH st, 119 W. (4:1216) ext of \$15,000 mtg to Nov11'14 at 5%; Nov10; Nov27'11; Mary E Hastings with Martha T F Johnson. nom

87TH st, 150 E. see Lex av, 1291.

88TH st, 61 W. (4:1202); ext of \$25,000 mtg to Nov11'14 at 5%; Oct30; Nov29'11; Willie W Wilmot, trste Chas E Wilmot with Louis Steckler. nom

89TH st, 542 E. (5:1585) ss, 121 w East End av, 25x100.8; PM; Nov28'11, 5y5%; Tessie Strobert to Sarah Magdalin, 542 E 89. 14,000

90TH st, 316 E. (5:1552) ss, 275 e 2 av, 24.6x100.8; PM; Nov25; Nov27'11; 5y4½%; Sadie Samuels to Geo Cook, 316 E 90. 14,000

90TH st, 409 E. (5:1570) ns, 169 e 1 av, 25x100.8; certf as to mtg for \$7,000; Apr 17'08; Nov25'11; Bohemian Slavonian Realty Assn Prague to Adolf & Mary Konas. nom

94TH st, 28 E. see Mad av, swc 94.

95TH st, 216 E. (5:1540) ss, 323.9 w 2 av, 25x100.8; PM; pr mtg \$11,500; Nov25; Nov27'11; 3y6%; Margt Buckingham, 2224 Ams av to Adelia M Lankenau, 301 E 162. 4,000

95TH st, 218 E. (5:1540) ss, 298.9 w 2 av, 25x100.8; PM; pr mtg \$13,000; Nov25; Nov27'11; 3y6%; Margt Buckingham, 2224 Ams av to Adelia M Lankenau, 301 E 162. 3,000

96TH st, 21 W. (7:1832) ns, 300 w Central Park W, 19x100.11; Nov24'11, due, &c, as per bond; Jno O'Connor, 1127 Park av to Jno W Sterling, 912 5 av. 20,000

98TH st, 293 E. see 2 av, 1901.

99TH st, 207-9 E. (6:1649); ext of mtg for \$30,000 to Oct23'14 at 5%; Nov4; Nov28'11; Rondout Savgs Bank with Efroim Samstein. nom

99TH st, 311-3 W. (7:1888) ns, 200 w West End av, 75x100.11; pr mtg \$215,000; Nov24; Nov29'11, installs, 6%; M R L Bldg Co to Jacob Axelrod, 322 W 100. 30,000

99TH st, 311-3 W. certf as to above mtg; Nov24; Nov29'11; same to same.

100TH st, 65 E. (6:1606) ns, 80 w Park av, 20x100.11; ext of \$17,000 mtg to Jan 1'17 at 5%; Nov23; Nov29'11; Fredk Hoeger with Nathan Shapiro, 5622 14 av, Bklyn. nom

101ST st, 205 W. (7:1873) ns, 154.9 e Bway, 75 to cl Bloomingdale rd (closed) x100.11; Nov29'11, 3y4½%; Zadah H Reakirt, at Hohndel, NJ, to Trstes Columbia College in City NY, 63 Wall. 105,000

102D st, 65 E. (6:1608) ns, 25 w Park av, 37.6x100.11; pr mtg \$35,000; Nov27; Nov28'11, 2y6%; Dora wife of & Barnett Michelman, 1644 Mad av, to Beckie Kadin, 1800 7 av. 1,000

102D st, 53 E. (6:1608) ns, 100 e Mad av, 40x100.11; PM; pr mtg \$37,000; Nov24; Nov25'11; 3y6%; Thos McKennell, 105 Overlook, Mt Vernon, NY, to Belwood Realty Co, 35 Nassau. 2,500

105TH st, 252 W. (7:1876) ss, 119.11 e West End av, 15x100.11; pr mtg \$13,000; Nov28'11, due, &c, as per bond; Anna L French to Archie M McNeil, 202 Lenox rd, Bklyn. 3,500

109TH st, 231 E. (6:1659) ns, 353.7 e 3 av, runs n 100.10xe6.5xs9.2xe12.2xs91.8 to st, xw18.7; PM; Nov24; Nov25'11, due, &c, as per bond; Wm Ehrenhauss to Title Guar & Trust Co. 6,000

110TH st, 141 E. see Lex av, 1774.

115TH st, 610 W. (7:1896) ss, 175 w Bway 50x100.11; pr mtg \$140,000; Nov23; Nov24'11; 3y6%; Carnegie Constn Co to Matthew M Edelman, 1737 Mad av. 20,000

115TH st, 610 W. (7:1896) certf as to above mtg; Nov23; Nov24'11; Carnegie Constn Co to Matthew M Edelman. nom

115TH st, 162 E. (6:1642) ext of \$9,000 mtg to Nov19'14 at 6% as per bond; Nov23; Nov24'11; Harmon W Hendricks trste Fanny Hendricks for Helen I Hendricks, 10 E 44 with Thos P Rushby, 161 W 130. nom

117TH st, 212-14 E. (6:1666) ss, 140 e 3 av, 40x100.11; pr mtg \$—; Nov22; Nov25'11; demand; 6%; Fischeal Realty Co to Morris Kraus, 148 E 83. 5,000

117TH st, 351 W. see Manhattan av, 411.

117TH st, 515-7 E. (6:1716) ns, 168.6 e Pleasant av, 36x100.10; ext of \$25,000 mtg to July2'14 at 5%; June29; Nov28'11; Mary H & Elias D Smith, exrs Jno J Smith with Max Aaron, 23 Lewis. nom

119TH st, 314 W. (7:1945) ss, 225 w 8 av, 25x100.11; pr mtg \$16,500; Nov27'11; 5y6%; Emma Hatch to Henry C Noble, 347 E 19. 2,900

120TH st W. (7:1963) ns, 200 e Ams av, 75x100.11; PM; Nov27'11; 3y5%; Jno J Falahee, 120 W 59 to Curtis B Pierce, 56 E 133. 21,000

121ST st, 308 W. (7:1947) ss, 187.6 w 8 av, 27x100.11; pr mtg \$20,000; Nov15; Nov28'11, 3y6%; Jacob M Goldstein, 308 W 121, & Eliz Hardy, 250 W 21, to Max Block, 23 W 111. 4,000

123D st, 254 W. (7:1928) ss, 250 e 8 av, 16.8x100.11; Nov1; Nov24'11; 3y5%; Sarah Butler to Commonwealth Savgs Bank, 2007 Ams av. 8,000

124TH st, 446 W. (7:1964) ss, 100 e Ams av, 25x100.11; pr mtg \$21,000; Nov28'11; 5y 6%; Aquilin W Kohler to Carl Schauble, 751 Forest av. 5,000

124TH st, 542 W. (7:1978) ss, 100 e Bway, —; asn rents; Nov25; Nov29'11; Hoyt Realty & Leasing Co to Freybell Realty Co, 160 Bway. nom

125TH st, 11 E. (6:1750); ext of \$14,000 mtg to Nov7'16 at 5%; Oct3; Nov28'11; Bankers Trust Co, trste with Carrie A Henrietta A & B Walter Barnett, all at 11 E 125, exrs Moses Barnett. nom

126TH st, 181 W. see 7 av, nec 126.

130TH st, 126 W. (7:1914) ss, 266.8 w Lenox av, 16.8x99.11; PM; pr mtg \$9,500; Nov24; Nov25'11; due, &c, as per bond; Albt G Haver to Jas G Wilson, 288 St Nicholas av. 1,100

132D st, 32 W. (6:1729); ext of \$14,000 mtg to Jan1'15 at 5%; Nov21; Nov25'11; Minnie Glauber, 1222 Mad av; Hannah Kaliski, 103 E 103 & Jno E Kaliski, 103 E 103 with Wilhelm Lauter, 420 E 141 & Henry Herrlich, 300 E 141. nom

132D st, 274 W. (7:1937) ext of \$10,000 mtg to Dec1'14; 5½%; Nov13; Nov24'11; Danl J Quinlan with Henry Goodwin. nom

134TH st, 30 W. (6:1731) ss, 438 w 5 av, 22x99.11; pr mtg \$20,350; Nov10; Nov25'11, due &c as per bond; Harrison M Stewart to Wm Aplewhaite, 66 Pine. 500

135TH st, 266-72 W. (7:1940) ss, 100 e 8 av, 100x99.11; Nov22'11, 1y5%; Saml Rouse to Emigrant Indust Savgs Bank. Corrects error in last issue when amount of mtg was \$49,000. 45,000

136TH st, 607-13 W. (7:2002) ns, 100 w Bway, 108.6x99.11; Sept25; Nov29'11, 1y6%; Apartment Leasing Co to Hilda Hickie, 112 Riverside Dr. 1,700

138TH st, 604 W. (7:2086) sws, 116.8 nw Bway, 16.8x99.11; Nov24'11; 5y4½%; Edmund L Beaumont, Newark, NJ & Arthur Beaumont, Bklyn to German Savgs Bank, 100 E 14. 5,000

145TH st, 201 W. (7:2031) nwc 7 av, —x—; certf that mtg of \$22,000 has been reduced to \$17,250; Nov25; Nov28'11; Bernard Freund with Isidor Wilsboder, 621 Col av. 45,000

147TH st, 544 W. (7:2078); ext of \$32,500 mtg to May14'16 at 4½%; Nov10; Nov28'11; Lee Real Estate Co with Jno A Aspinwall, 17 Dupont Circle, Washington, D C, & ano, trstes of Louisa Minturn, will Wm H Aspinwall. nom

151ST st W, sec Riversdale dr. see Riversdale dr sec 151st.

160TH st W, nwc Ft Washington av. see Ft Washington av, nwc 160.

161ST st, 558 W. (8:2119) ss, 284.6 e Bway, 16x99.11; Nov28'11, 5y4½%; Bertha H Heintz, 558 W 161, to Knickerbocker Trust Co, 358 5 av. 8,000

163D st, 430 W. (8:2110) ss, 350 e Ams av, 27x112.6; ext of \$3,000 mtg to Oct26'15, at 5%; Nov20; Nov24'11; Louis A Rodenstein with Mary J Andrews exr Chas S Andrews. nom

169TH st, 524 W. see Audubon av, sec 169.

207TH st W, swc Bway. see Bway, swc 207.

Av A, 1235-7. (5:1461); agmt as to share ownership in bond & mtg; Nov3; Nov28'11; Lawyers Mtg Co, 59 Liberty, with N Y Orthopaedic Dispensary & Hospital, 70 Worth. nom

Av A, 1235-7. (5:1461); ext of mtg for \$40,000 to June12'16 at 5%; July17; Nov28'11; N Y Orthopaedic Dispensary & Hospital with City Real Estate Co. nom

Av A. (5:1461) nwc 66th, 40.5x100; ext of mtg for \$50,000 to June12'16 at 5%; Oct14; Nov27'11; N Y Life Ins Co with the Ullmann Realty Co. nom

Av A, 115. (2:390) ws, 40.1 n 7th, 19.7x 63; PM; Nov29'11, due, &c, as per bond; Jacob Lehrer & Chas Steinhauser to Benj Lichtenstein, 1990 7 av. 13,000

Audubon av. (8:2125) sec 169th (No 524), 30x95; Nov28'11, 5y5%; Geo H Jacob Constn Co to General Theological Seminary of the Prot Epis Church in U S, 175 9 av. 36,000

Audubon av. (8:2125); same prop; certf as to above mtg; Nov28'11; same to same.

Broadway. (8:2235) swc 207th, 100x101x 100x100; PM; Nov24'11; 2y6%; T G Galardi & Co to Realty Operating Co, 15 Wall. 50,000

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Bway, 1491 or 7th av. (4:1014) swc 43d, (Nos 200-2) runs w80xs60.5xe20xn40xe60 to av xn20.5; PM; Nov24; Nov25'11; 5y % as per bond; Michl Dowling to Farmers' Loan & Trust Co, 22 Wm. 220,000

Bowery, 10. (1:162) ws, 80.4 n Doyers, runs w34.10xw45xn17.1xe79.10 to av, xs17 to beg; PM; Nov27'11; 5y5%; Rudolph Wallach Co to American Mtg Co, 31 Nassau. 9,000

Bowery, 193. (2:425) es, 125 n Delancey, 25.1x99.11x25x98.9; PM; Nov27; Nov28'11, 5y5%; Jos H & Harris Schwartz to Esther Surut, 138 W 121. 25,000

Bowery, 360-4. see Little West 12th, 15.

Columbus av, 244-6. (4:1143) ws, 74.2 n 71st, 28x68; ext of \$30,000 mtg to Nov11'14 at 5%; Nov24; Nov28'11; Harriet Boas with Lewis, J Campbell & Benj M Phillips, exrs Adeline I Phillips. nom

Et Washington av. (8:2136) nwc 160th, 102.2x100x99.11x121.7; Nov28'11, due Oct1 '16, 6% until completion of bldg & 5 1/2% thereafter; Dayton Realty Co to Met Life Ins Co, 1 Mad av. 155,000

Et Washington av. (8:2136); same prop; certf as to above mtg; Nov28'11; same to same. nom

Lexington av, 326. (3:894) ws, 59.2 s 39th, 19.7x75; PM; Nov28'11, 5y5%; Saml Marcus to Geo G DeWitt, exr, & C, Fredk H Grosz, 39 W 51. 24,000

Lexington av. (5:1408) sec 74th (No 144) 68.2x18.9; Nov29'11, 1y5%; Frank O Manning to Emigrant Indust Savgs Bank. 2,000

Lexington av. (5:1408), sec 74th, (No 144) 68.2x18.9; sobr n agmt; Nov27; Nov29'11; Ellen E Stoddard with same. nom

Lexington av, 1774. (6:1638) nwc 110th, (No 141) 100.11x25; pr mtg \$42,000; Nov25; Nov29'11, 3y6%; Hyman Adelstein & Abram Avrutine to Bronja N Chanalis, Chatham, NY. 8,000

Lexington av, 1291. (5:1515) sec 87th, (No 150) 100.8x35.2; pr mtg \$70,000; Nov 29'11, 1y6%; Frank J Moore, 128 E 93, to Richd C Doggett, 1809 Ocean Parkway, Bklyn. 4,500

Madison av. (5:1505) swc 94th (No 28), 100.8x87.9; pr mtg \$—; Aug3; Nov28'11, due, &c, as per bond; Fredk S Weinberger to Edw Herrmann, 207 E 71. 24,000

Madison av, 1935. (6:1749) es, 44 n 124th 22x85; pr mtg \$—; Nov27'11; 2y6%; Wm M Eisen to Cecile M McGrann, 793 Argyle rd, Bklyn. 3,500

Manhattan av, 417. (7:1944) ws, 50 n 117th, 50x50.11; Nov22; Nov29'11, due, &c, as per bond; Richd C Kipp, Bklyn, to Excelsior Savgs Bank, 50 W 24. 22,000

Manhattan av, 411. (7:1944) nwc 117th, (No 351) 50x50; Nov22; Nov29'11, due, &c, as per bond; Richd C Kipp, Bklyn, to Excelsior Savgs Bank, 50 W 24. 32,000

Park av, 1084. (5:1500) ws, 50.8 n 88th, 25x82.2; PM; Nov29'11, due Nov1'16, 5%; Peter Reilly to Francis D Kouwenhoven, Shore rd, Steinway, LI. 25,000

Park av, 1086. (5:1500) ws, 75.8 n 88th, 25x82.2; PM; Nov29'11, due Nov1'16, 5%; Peter Reilly to Luke Kouwenhoven, Shore rd, Steinway, LI. 25,000

Riverside Dr, 454-S. (7:1990) es, 225 s 119th, 113.4x100, 2-12-sty bk tnnts; pr mtg \$—; Nov24; Nov25'11; 1y6%; B Crystal & Son to State Realty & Mtg Co, 11 Pine. 60,000

Riverside Dr, 454-S; certf as to above mtg; Nov24; Nov25'11; same to same. nom

Riverside Dr. (7:2097) sec 151st, 103.7x 153.1; sobr n agmt; Nov21; Nov24'11; Jacob Axelrod with Chelsea Realty Co, 135 Bway. nom

Suffolk st, 32. see Grand, 391.

West Broadway, 566-76. (2:538) nwc 3d, (Nos 65-7) runs n209.6 to Washington Sq S, (No 64 or 4th, 72) xw25xs56.8xw25xs153 to st xe50 to beg; PM; pr mtg \$—; Nov 28; Nov29'11, due Jan1'13, 5%; Third St Realty Co to Robt L Ireland, trste Charlotte Brinckerhoff, Brathenahl, Ohio. 50,000

West End av, 280. (4:1165) nec 73d, (No 277) 24.4x80; Oct26; Nov29'11, due, &c, as per bond; Saml T Shaw to Title Guar & Trust Co. 40,000

1st av, 403. (3:929) ws, 118.1 n 23d, 19.4 x100; pr mtg \$12,500; July15; Nov27'11, due &c, as per bond; Henry Henning to Emil Henning, 414 E 89. 3,000

1st av, 1109. (5:1435) ws, 25.5 s 61st, 25 x91; also UNIONPORT RD (*) ws, 199 n Van Nest av, 25x—; also TAYLOR AV (*) es, 230 n Van Nest av, 25x100, except part for Taylor av; Nov20; Nov24'11; 1y6%; Chas Ringelstein to Clarence S McClellan, Mt Vernon, NY. 8,000

1st av, 139-41. (2:450); asn Ls by way of mtg to secure \$2,000; Nov27; Nov29'11; Jos Wolf to Sigmund Kraus, 11 E 94, & ano. O C & 100

2D av, 1901. (6:1648) nwc 98th, (No 293) 26x75; also RIDGE ST, 61, (2:343) ws, 150.2 n Delancey, runs w73xs25xw27.6xn 48.2xe100.5 to st xs23.3 to beg; AT; pr mtg \$—; Nov29'11, demand, 6%; Annie Davis to Mary M Johnston, 52 E 75. 500

2D av, 1901, & Ridge st, 61; AT; pr mtg \$—; Nov29'11, demand, 6%; Madeline Balfour to same. 1,500

3D av, 360-2. (3:882) ws, 24.8 n 26th, 49.4 x112 to es alley 13 ft wide; Nov28; Nov29'11, 3y4 1/2%; Henry Gucker to German Savgs Bank, 157 4 av. 45,000

5TH av, 1449. (6:1623) es, 75.11 s 118th, 25x85; Nov28'11, 5y4 1/2%; Richd A Farrelly to Ethel W Kingsland, 62 5 av. 18,000

6TH av, 411. (3:801) nwc 25th (No 101) 20x60; Nov27'11; 3y4 1/2%; Josephine L Kuhlke of Bklyn & Pauline Kuhlke of Hoboken, NJ to German Savgs Bank, 157 4 av. 40,000

7TH av. (7:1911) nec 126th (No 181), 16.8x99.11; Nov28'11, due, &c, as per bond; Arthur Weisbecker & Matilda & Chas Weisbecker, exrs, & C, Chas Weisbecker to Title Guar & Trust Co. 21,500

7TH av, nwc 145TH. see 145th, 201 W.

7TH av, 2680. (7:1929); sal Ls; Nov28; Nov29'11, demand, 6%; Jos A Farrell to A Hupfel's Sons, a corpn, 842 St Anns av. 1,000

7TH av, 2504-6. (7:2031) ws, 119.10 s 146th, 40x100; certf as to payment of \$924 on account of mtg of \$15,000; Nov27; Nov 28'11; Isaac Samuelson to Isidor Wiesbader, 621 Col av. nom

7TH av, 829-37. (4:1006) sec 54th, (No 162) 100.5x100; estoppel certf; Nov28'11; Oregon Apartments Co to Mutual Life Ins Co of NY, 32 Nassau. nom

8TH av, 415-9. (3:754) swc 31st (Nos 300-6), 49.4x100; ext of \$60,000 mtg to Nov 1'14 at 4%; Nov24; Nov27'11; Lawyers Title Ins & Trust Co with Fay Realty Co. nom

8TH av, 415-9 (3:754) swc 31st (Nos 300-6), 49.4x100; agmt cancelling three agmts & extending mtg of \$80,000 for 5yf Mar 24'15 at 5%; Oct31; Nov25'11; Harriet C Warren with Fay Realty Co, 141 Bway. nom

10TH av. (8:2204) ses, 74.11 sw 208th, 25 x100; pr mtg \$2,500; Nov22; Nov24'11, due, &c, as per bond; Wm H Lewis, 47 Albany av, Bklyn to Thos M Weed, 464 W 145. 1,500

MISCELLANEOUS MORTGAGES.

Borough of Manhattan.

Certf as to chattel mtg \$255; Oct13; Nov 24'11; Modern Cafe Co to Hyman Cohen. nom

Certf as to chattel mtg for \$18,000 to secure advertising; Nov16; Nov24'11; International Institute of Music to Nelson Chesman & Co. nom

Certf as to mtg for \$50,000; July31; Nov 27'11; Dennison & Sons, a corpn to U S Trust Co as trste. nom

MORTGAGES

Borough of the Bronx.

Adams st. (*) es, 172 n Van Nest av, 25x 100; Aug1; Nov27'11, due Sept1'14, 5%; Angelo Covi to A Rezzano Constn Co, 1126 Walker av. 3,000

Charlotte st. (11:2977) es, 164.6 n Jennings, 91.9x63.5x107.4x16.11; Nov25'11; 1y 6%; Regina Constn Co, 731 E 147 to Comity Mtg Co, 40 Wall. 32,000

Charlotte st. (11:2977) same prop; certf as to above mtg; Nov25'11; same to same. nom

Dawson st, 820. (10:2702) es, 106 n Longwood av, 50x100; PM; Nov20; Nov27'11, 3y 6%; Max Reinitz of La Grangeville, NY, to Jos S Israel, 203 E 174. 5,000

Dyre st (*) es, 5 s from swc lot 123, runs s28.5xe99.7xn2.5xe42xn26.2xw100 to beg, being pt lot 124 & pt of the lot adj lot 124 on ss, map 1542 of 277 lots Dyre Av Realty Co; Nov23; Nov24'11; 2y6%; Annie B Russell to Mary E Cowenhoven, 142 North Col av, Mt Vernon, NY. 1,500

Fox st, 651. (10:2684) ns, 231.10 e Av St John, 40.7x125; Nov24; Nov25'11, due, &c, as per bond; Maze Realty Co of NY to City Real Estate Co, 176 Bway. 29,000

Fox st, 651; certf as to above mtg; Nov 24; Nov25'11; same to same. nom

Fox st, swc, 163d. see 163d, swc Fox.

Kelly st, 1060. (10:2716) es, 400.3 n 165th, 60x100; pr mtg \$45,000; Nov28; Nov29'11, due, &c, as per bond; Kelly St Impt Co to Adeline Khodoff, 1421 Mad av. 6,000

Kelly st, 1060; certf as to above mtg; Nov28; Nov29'11; same to same. nom

Lafayette st. (*) ws, 425 n Railroad av; Nov1; Nov27'11, 1y—; Vito Pantuosco to Pasquale Farenaga, — Walnut, Bklyn Hills, Fourth Ward, B of Q. 345

Prospect ter (*) swc 227th see 227th swc Prospect ter.

Tiffany st. (10:2711) ws, 240 s 163d, 35 x105; ext of \$14,500 mtg to July24'14; at 5%; July22; Nov29'11; Morgan G Barnwell & Chas H Thieriot trste Peter Marie with Henry Hill, 257 W 136 & Israel Lewis, 216 W 100. nom

West st. (11:3124) ss, abt 12 w Honeywell av, runs s81.4 to ns 181st xw50.6xn 88.7 to st, xe50 to beg; Nov23; Nov24'11, due, &c, as per bond; A Warren Constn Co to Ely Greenblatt, 36 W 139. 3,400

2D st (*) ws, being all the n 25 ft & all the s 25 ft of all that lot 1137 map Wakefield bounded n by lot 1136, e by 2d, s by lot 1138 & w by lot 1180; being 109.6 ft on rear & 105 on ea side also LOT 1322, map (No 1114) 329 lots pt Schieffelin Est; Nov20; Nov24'11; 1y6%; Louise Ringelstein to Clarence S McClellan, Mt Vernon, NY. 1,500

152D st, 378 E. (9:2398) ss, 225 e Courtlandt av, 25x115.1; sobr n agmt; Nov22; Nov29'11; Lizzie Shidlowky with Moses L Rosenfeld, 431 E 138. nom

152D st, 378 E. (9:2398); sobr n agmt; Nov22; Nov29'11; same with Amelia Kapes, 169 W 130. nom

158TH st, nwc Park av. see Park av, nwc 158.

159TH st. (9:2381) ns, 100 w Elton av, 50x100; pr mtg \$5,000; Nov25; Nov28'11, due, &c, as per bond; Regula Mau to Wm I Brown, 2789 Valentine av. 2,000

163D st. (10:2712) swc Fox, 108x100x 109.6x100; Nov16; Nov24'11; 5y5%; Utility Realty Co to N Y Life Ins Co, 346 Bway. 5,000

163D st. (10:2712) swc Fox; same prop; certf as to above mtg; Nov22; Nov24'11; same to same. nom

170TH st, swc Stebbins av. see Stebbins av, swc 170.

171ST st, nwc Brook av. see Brook av, nwc 171.

171ST st (11:2903) ns, 100.5 e Park av, 50x100; pr mtg \$30,000; Nov22; Nov25'11, due Jan1'12; 6%; Chas Meisel to Henry Frohwitter, 67 Avondale, Woodhaven, NY. 8,000

176TH st. (11:2802) ns, 209 e Mt Hope av late Monroe av, 41x109.9x40.9x114.3; Nov 24; Nov25'11; 5y5%; Wm C Bergen to Jas M Anderson, 128 2d, Mt Vernon trste Jas W Anderson. 22,500

178TH st. (11:2810) ss, 195 w Anthony av, 100x100; Bldg Loan; Nov22; Nov24'11; due July22'12; 6%; Aug Nelson to Paragon Mtg Co, 507 E Tremont av. 50,000

178TH st. (11:2810); PM; pr mtg \$50,000 Nov22; Nov24'11, due, &c, as per bond; same to Geo E Buckbee, 1941 Grand Blvd & Concourse. 8,000

178TH st, nwc Boston rd. see Boston rd, nwc 178.

179TH st, nec Washington av. see Washington av, nec 179.

180TH st E, sec Daly av. see Daly av, sec 180.

180TH st. (11:3127) ss, 91.8 e Daly av, runs s100xe14.2xs10xe25.9xn110 to 180th x w40 to beg; pr mtg \$—; Nov27; Nov29'11; 6mos without interest; Krabo-Ernst Realty Co to Jas Black, 138 W 96. 8,000

180TH st. (11:3127); same prop; certf as to above mtg; Nov27; Nov29'11; same to same. nom

180TH st. (11:3127) ss, 51.8 e Daly av, 40x100; pr mtg \$—; Nov27; Nov29'11; 6 mos without interest; same to same. 8,000

180TH st. (11:3127); same prop; certf as to above mtg; Nov27; Nov29'11; same to same. nom

180TH st. (11:3128) ns, 66.6 e Daly av, 42x109.11x42x108.4; ext of \$32,000 mtg to Nov24'16 at 5%; Nov24; Nov29'11; Lawyers Title Ins & Trust Co with Arc Realty Co. nom

181ST st, ns, abt 21.6 w Honeywell av. see West st, ss, abt 12 w Honeywell av.

182D st. (11:3083-84) ss, 54.4 e Belmont av, 26.9x115.8x25.6x100.9; Nov25; Nov28'11, 3y6%; Jno P Duff, 565 1st, Bklyn, to Warren B Sammis, at Huntington, LI. 2,800

184TH st E, sec Park av. see Park av, sec 184.

185TH st E, nwc So Boulevard. see So Boulevard, nwc 185.

187TH st, sec Belmont av. see Belmont av, sec 187th.

187TH st, nec Beaumont av. see Beaumont av, nec 187th.

188TH st. (11:3219) ns, 683.11 e Tee Taw av, 25x95.3x25x96.10; Nov23; Nov24'11; 5y 5 1/2%; Nellie M Bancroft to Benj F Elgar 109 W 78, et al exrs, & C, Jas Elgar. 6,000

199TH st, 380 E. see Decatur av, 2340-2.

217TH st, 1021-3 E. (*) ss, 50x114.4; pr mtg \$5,054.47; Nov17; Nov24'11, due &c, as per bond; Caterina Sammartano, 412 E 117 & Gaetana Barone, 170 E 122 to Chas J Carroll, 1496 Blondell av. 2,445

227TH st (*) swc Prospect ter, 100x25; Nov23; Nov24'11; 2y6%; Domenico Mascolo & Paola M wife Vincenzo Ungaro to Henrieta Shotten, 258 E 138. 610

232D st (*) ns, 255 w Paulding av, 50x 114, Wakefield; Nov22; Nov24'11; 3y5 1/2%; Lisa J wife of & Swan Monson to Eliz K Dooling, 179 E 80. 6,000

235TH st. (12:3370) ns, 175 e Oneida av, 25x100; Nov1; Nov29'11, 3y5 1/2%; Wesley Constn Co to Central Mtg Co, 60 Wall. 3,500

238TH st E. (12:3373), ns, 125 w Keppler av, 25x100; PM; pr mtg \$4,700; Nov25; Nov 27'11, due Aug25'15, 6%; Edgar J Hill, Bklyn, to Chas Peterson, 16 Thomas pl, Yonkers, NY. 1,125

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Av St John, 1024, (10:2683); certf as to mtg for \$5,000; Nov21; Nov24'11; McKeon Realty Co to Wm F Donnelly.

Aqueduct av, (11:3212) es, abt 130 s Fordham rd, 73.6x100.6x75x87.9; PM; Nov24; Nov25'11, due Jan15'13; 5%; Thos English to Louis Pincus, 92 St Nicholas av, 11,000

Anthony av, ws, old line, 596.10 n Bedford Park Blvd, see Grand Blvd & Concourse or Anthony av, ws, old line, 569.10 n Bedford Park Blvd.

Aqueduct av, (11:3213) es, 215 s 188th, 215x153x217x177; Nov28; Nov29'11, 2y5%; Gaines-Roberts Co to Fredk W Devoe, 59 Park av. 34,400

Blackrock av (*) ss, 125 w Olmstead av 25x108, Unionport Nov24'11 due Jan1'15; 5½%; Gustav Killenberg to Geo Hauser, 1762 Walker av. 3,500

Blackrock av (*) ss, 150 w Olmstead av, 25x108, Unionport; Nov24'11, due as per bond; Gustav Killenberg to Rowena W Southworth, 410 Riverside dr. 3,500

Blackrock av (*) ss, 175 w Olmstead av, 25x108, Unionport; Nov24'11, due, &c, as per bond; Gustav Killenberg to Wm Luden, 221 Gates av, Bklyn. 3,500

Barnes av (*) es, abt 85 n 213th, 26.5x144.7x25x153.4; Nov21; Nov25'11; 3y6%; Frank Morello to Frank C Mayhew & Ralph Hickox trste Levi H Mace, both at 3832 White Plains av. 240

Belmont av, (11:3074) sec 187th, 34x100; Nov27'11, 5y5%; De Feo & Del Gaudio Constn Co to Jane T Lough, at Paget West, Bermuda. 35,000

Belmont av, (11:3074), same prop; certf as to above mtg; Nov27'11; same to same.

Belmont av, (11:3074), same prop; sobr agmt; same & Michl A De Feo with same. nom

Belmont av, (11:3074) es, 34 s 187th, 36 x100; Nov27'11, 5y5%; De Feo & Del Gaudio Constn Co to Atala W Thayer, Port Washington, LI. 23,000

Belmont av, (11:3074) same prop; certf as to above mtg; Nov27'11; same to same.

Belmont av, (11:3074) same prop; sobr agmt; Nov27'11; same & Michl A De Feo with same. nom

Beaumont av, (11:3105) nec 187th, 100x50; bldg loan; Nov24; Nov27'11, due May 1'12, 6%; Scalzo Realty Co to Jas G Wentz 335 West End av. 37,000

Beaumont av, (11:3105), same prop; certf as to above mtg; Nov24; Nov27'11; same to same.

Bear Swamp rd, (*) ws, 150.10 nw 3d, 50.3x112.6x50x118, except pt for West Farms rd or Walker av & Benson av, Westchester; Nov27; Nov28'11, 3y6%; Fred M Weiss to Margt Elgar, 19 Starling av, White Plains, NY. 2,500

Barnes av, 1724, (*) es, 200 s Morris Park av, 25x100; pr mtg \$4,000; Nov28'11, due May28'13, 6%; Sarah A McTurl to Jacob Cooper, 92 Morningside av E. 800

Brook av, (11:2896) nwc 171st, 100x44.10 to ws Mill brook; ext of mtg for \$50,000 to Nov24'16 at 5¼%; Nov24; Nov28'11; Sidney C Borg et al, firm Simon Borg & Co, with 171st St & Brook Av Co, 115 Bway. nom

Boston rd, (11:3136) nwc 178th, —; sal Ls; Nov27; Nov29'11; Patk Spillane to A Hupfel's Sons, a corpn, 842 St Anns av. 7,000

Barnes av, (*) ns, 175 e 239th, 150x115.11x151x106.9; also NEREID AV, (*) ss, 49 e Wickham av, 100x100; Nov24; Nov27'11, due Jan1'14, 6%; Nicholas Vogel to Lina Butt, 200 W 128. 5,000

Castle Hill av (*) es, 58 n Gleason av, 50x105, except part for Castle Hill av; pr mtg \$2,000; Nov8; Nov24'11; 1y6%; Albt Buttner & Jas J Ward to David A Rosow, 20 Morgan, Hartford, Conn. 1,000

College av, 377, (9:2323) ws, 75 s 143d, 25x100; ext of \$4,000 mtg to Nov23'16 at 5%; Nov23; Nov24'11; Mary Moore with Edw F Rayens, 377 College av. nom

Cornell av (*) nec Taylor av, see Taylor av (*) nec Cornell av.

Crotona av, (11:3102) es, 100 n 183d, 50x100; bldg loan; Nov27; Nov29'11, demand, 6%; O'Leary Realty & Constn Co to City Mtg Co, 15 Wall. 34,000

Crotona av, (11:3102); same prop; certf as to above mtg; Nov27; Nov29'11; same to same.

Concord av, (10:2573) ws, 100 s St Joseph, 137.9x125.6x62.1x100; PM; Nov27; Nov29'11, 5y5%; Henry A Dewey to Albt F Brugman, 163 W 85. 8,000

Clinton av, 1323, (11:2933) ws, 250 n 169th, 25.11x137.11x25.11x138; PM; Nov29'11, 3y5½%; Alfonso Masucci to Charlotte Kirchhof, 813 E 163, et al, exrs, &c, Wm Korchhof. 22,000

Clay av, 1819, (11:2800) ws, 70.3 s 176th, 25x95; Nov27; Nov28'11, 3y5%; Wm McNabb to Bronx Savgs Bank, 429 Tremont av. 5,000

Daly av, (11:3127) sec 180th, 100.10x38.9 x100x51.8; pr mtg \$—; Nov27; Nov29'11; 6mos without interest; Krabo-Ernst Realty Co to Jas Black, 138 W 96. 14,000

Daly av, (11:3127); same prop; certf as to above mtg; Nov27; Nov29'11; same to same.

De Milt av (*) sws, 33.4 e Matilda av, 33.4x100; PM; Oct27; Nov25'11, due Nov16'14; 5%; Wm T Bates to Augustus C Bechstein at Davenport's Neck, New Rochelle, NY. 2,900

Decatur av, 2340-2, (12:3279) sec 199th (No 380), 49.6x100; Nov24; Nov27'11, 5y5%; Pirk Realty Co to Isabella Runk, 10 W 77. 40,000

Decatur av, 2340-2; certf as to above mtg; Nov24; Nov27'11; same to same.

Decatur av, 2340-2; sobr agmt; Nov25; Nov27'11; Pirk Realty Co with Henry G Silleck, Jr, 2370 Bway. nom

Eastern Boulevard, (*) nws, 284.2 n Willow la, 179x307.6x100x200; Nov24'11, due Oct1'12; 6%; Colorado Realty Co to Patk Higgins, 38 Barrow. 5,000

Eastern Boulevard (*); same prop; certf as to above mtg; Nov24'11; same to same.

Findlay av, 1260, (9:2436) es, 240 s 169th, 16.8x100; pr mtg \$3,000; Nov27; Nov28'11, installs, 6%; Saml Rosenberg to Thornton Bros Co, 1320 Clay av. 1,700

Findlay av, 1260, (9:2436); ext of \$3,000 mtg to Jan26'15 at 5%; Nov27; Nov28'11; Lawyers Mtg Co with Thornton Bros Co. nom

Findlay av, 1260, (9:2436); ext of mtg for \$3,000 to Jan26'15 at 5%; Nov27; Nov28'11; Lawyers Mtg Co with Thornton Bros Co. nom

Grand Boulevard & Concourse, late Anthony av, (12:3310) ws, old line, 569.10 n Bedford Park Blvd, old line, 50.3x88.8x50x91.2; also ANTHONY AV, (12:3310) ws, old line, 569.10 n Bedford PK Blvd or Southern Blvd as originally laid out, runs e17.7 to Grand Blvd & Concourse xn50xw22.8 to av xs50.3 to beg; PM; Nov22; Nov28'11, 3y5%; Robt Adelman to Marie Adelman, 335 E 189. 2,500

Gun Hill rd, nec Norwood or Decatur av, see Webster av, ws, 78.1 n Gun Hill rd.

Gifford av (*) ss, 476.10 e Balcom av, 25x100, Westchester; ext of \$2,000 mtg to Apr29'15 at % as per bond; Oct30; Nov24'11; Karl Kienitz with Annie Norz, indiv & as extrx Martin Norz, East Orange, NJ. nom

Heath av, 2880-2, (12:3256) agmt that two mtgs for \$6,500 ea made by Pouch Realty Co on Oct9'11 are held by Thos M Crowley & Hannah M his wife both at 568 Greene av, Bklyn as tenants by entirety; Oct9; Nov25'11. nom

Honeywell av, (11:3123) ws, 250.4 s 180th, 66.10x140.3; sobr agmt; Nov23; Nov24'11; Frank Ramsteck with Lilian W Shiff, 457 Franklin av, Bklyn. nom

Hughes av, (11:3069) nws, 207.3 s 180th, 50x200, except part for av; PM; Nov29'11, due, &c, as per bond; Antonio Mungo to Ignatz Modry, 140 E 74. 7,000

Inwood av, (11:2856) es, 429.11 n Clarke pl 25x225 to old MacCombs Dam rd; PM; pr mtg \$18,000; Nov15; Nov24'11, due Decl 1'16; 5%; Mary Schmidt & Carmela Zeto to Pauline Cerbrelli, 28 Clark pl. 5,000

Longfellow av, (10:2761) ws, 125 n Seneca av, 25x100; Nov29'11, 3y5½%; Geo Costar to Chas Spillner, 1624 Aqueduct av. 6,000

Longfellow av, (10:2761) ws, 100 n Seneca av, 25x100; Nov29'11, 3y5½%; same to same. 6,000

Magenta av, (*) nec Rosewood av, 55.7 x95x55.7x95.1; Nov25; Nov27'11, 3y5½%; Bartolomeo Giordano to Eliz K Dooling, 179 E 80. 4,750

Magenta av, (*) nec Rosewood av, 55.7 x95x55.7x95.1; sobr agmt; Nov25; Nov27'11; Maria F Di Nardo with same. nom

Morris av, (11:3183) nws, 322 ne 183d, 50x104x50x105; Nov16; Nov24'11; 3y5%; Lena Sternschuss to Commonwealth Savgs Bank, 2007 Ams av. 8,000

Morris av, (11:3183); same prop; sobr agmt; Nov23; Nov24'11; Henry Block with same. nom

MacCombs Dam rd, ws, 429.11 n Clarke pl, see Inwood av, es, 429.11 n Clarke pl.

Nereid av, (*) ss, 49 e Wickham av, see Barnes av, (*) ss, 175 e 239.

Nelson av, (11:2876) ws, 400 s Brandt pl, 25x113.4x25x111.8; Nov22; Nov24'11; 3 y5%; Benj C Brown to Jos McConnell, 78 Jessup pl. 9,500

Nelson av, (11:2876); same prop; pr mtg \$9,500; Nov22; Nov24'11, due, &c, as per bond; same to Wm Ash, 316 W 103. 1,200

Park av, (11:3038) sec 184th, 50x100; PM; pr mtg \$5,000; Nov23; Nov24'11; 1y 6%; Hope Constn Co to Mary Deeley, 526 W 149. 4,500

Park av, (11:3031) ws, 437.8 s 187th, 100.2x93.3x100x98.3, bldg loan; Nov24; Nov25'11, due, &c, as per bond; Hope Constn Co to Hamilton Securities Co, 165 Bway. 15,000

Park av, (11:3031); same prop; certf as to above mtg; Nov24; Nov25'11; same to same.

Pleasant av, (*) es, 366.8 s 2d, 33.4x100, except pt for Olinville av, Olinville; Nov25; Nov28'11, due, &c, as per bond; Jas J Mary A, Wm J, Anna G, Thos F & Eugene T Doherty, heirs Cath A Doherty to Foster L Haviland, trste Fisher F Valentine, 6 Morningside av. 2,450

Park av, (9:2420) nwc 158th, 87.6x86.11x78x47; Nov28'11, 5y5%; Laura S Manning, 1062 Walton av, to Clara H Gould, Santa Barbara, Cal. 31,000

Park av, (9:2420); same prop; pr mtg \$—; Nov28'11, 2y6%; same to Johanna H Seebeck, 439 E 135. 6,000

Robbins (Jackson) av, (10:2557) ws, 125 s 147th, 25x175 to Morrisania Branch R R; pr mtg \$—; Nov27'11, 5y5½%; Jno A Schaefer, Eliz wife Edw Fisher & Jno Schaefer to Sophia Lerch, 152 Chester, Mt Vernon, NY, trste for Chas A Freutel with Aug Freutel. 2,500

Rochambeau av, (12:3328) ws, 146.2 n Gun Hill rd, 51.10x128.7x50.5x137.4; Nov28'11, 3y6%; Gustav H Rottgardt to Edw McK Whiting, gdn Jno S Wilson, 606 W 116. 2,000

Richardson av, (*) es, 100 n 236th, 30x120x25x120; Oct1; Nov24'11; 3y5½%; Annie Gindera to Central Mtg Co, 60 Wall. 12,000

Rosewood av, (*) nec Magenta av, see Magenta av, (*) nec Rosewood av.

St Lawrence av, 1226-S (*) es, 225 n Gleason av; PM; pr mtg \$11,000; Nov28; Nov29'11, due, &c, as per bond; Michl T Donnelly, of Norwalk, Conn to Benenson Realty Co, 407 E 153. 700

So Boulevard, (11:3114) nwc 185th, 40.5x113.11x39.11x120; Nov29'11, 3y5%; Cioffi Co to Empire City Savgs Bank, 231 W 125. 42,000

So Boulevard, (11:3114); same prop; certf as to above mtg; Nov29'11; same to same.

Stebbins av, (11:2964) swc 170th, 28x100; PM; pr mtg \$24,000; Martin J & Cecilia E Cregan to Bellewood Constn Co, 200 Bway. 5,500

So Boulevard, (11:2980) es, 186.6 n Freeman, 50x100x50x99.11; PM; pr mtg \$7,000; Nov23; Nov24'11; 1y6%; Danl Augustus Realty Co to Geo M Fleischmann Realty Co, 901 Eagle av. 7,000

St Pauls av, (*) es, 378 s Bronx & Pelham Parkway, 125x121x125x124; PM; pr mtg \$3,500; Nov27; Nov28'11, due, &c, as per bond; Matilda McC Frazee to Richd Dickson, 96 Fischer av. 1,400

St Pauls av, (*) ws, lots 28 & 29 map 968 (West Co) of lots offered for sale by Eliz Schuh in Westchester; PM; pr mtg \$2,800; Nov27; Nov28'11, due, &c, as per bond; Bertha Kaufman to Richd Dickson, 96 Fischer av, White Plains, NY. 500

So Boulevard, (9:2261) ns, 125 w St Anns av, 25x100; ext of mtg for \$13,000 to Oct 21'14 at 5%; Oct21; Nov27'11; Geo Inness, Jr, & Julia G Inness, at Cragmoor, Ulster Co, NY, exrs, &c, Eliz Inness, decd, with Johanna C Velje, 545 E 133. nom

Taylor av (*) es, 230 n Van Nest av, see 1 av, 1109 Manhattan.

Taylor av (*) nec Cornell av, 25x100; Nov23; Nov25'11; 3y5%; Jas Garvey to Jno H Corwin, Acquebogue, NY & ano, Committee Ann M Storer. 3,000

Tinton av, (10:2659) ws, 90 s 165th, 53.7 x109.9; PM; pr mtg \$9,000; Nov24; Nov25'11, due, &c, as per bond; Cioffi Co to Jas T Barry, 1149 Boston rd. 500

Topping av, 1757, (11:2798) ws, abt 270 n 174th, 50x100; except pt for av; pr mtg \$—; Nov27; Nov29'11, 1y6%; Topping Av Co to Fredk Saland, 243 E 5. 2,500

Topping av, 1757; certf as to above mtg; Nov27; Nov29'11; same to same.

Undercliff av, 1455, (9:2538) ws, abt 776 n Sedgwick av, 75x100x60x89.5; Nov24'11; 5y5%; High Bridge Bldg Co to Otto Gerdaun, Stamford, Conn. gold 55,000

Undercliff av, 1455; certf as to above mtg; Nov24'11; same to same.

Undercliff av, 1455; sobr agmt; Nov23; Nov24'11; same & Thos H Reynolds with same. nom

Unionport rd (*) ws 199 n Van Nest av, see 1 av, 1109 Manhattan.

Washington av, (11:3046) nec 179th, 60.5x94.2; pr mtg \$—; June22; Nov25'11; demand; 6%; A Feldmann Constn Co to Theo C Wood, 322 W 139. 15,500

Westchester av, (*) ss, 296.5 w Av C, 24.6x175x24x175.6; Nov27'11, 5y5½%; Anna Morstatt, 2150 Westchester av to Chas Hoenninger, 529 3 av. 4,000

Walfon av, (9:2472) es, 196.4 n 165th, 20 x100; agmt as to correction of description in mtg dated Nov10'09; Nov17; Nov28'11; Wm E Diller with Isaac Metzger, 2 W 86. nom

Webster av, (12:3356) ws, 78.1 n Gun Hill rd, runs n54.2xw169.11x584.7x130.5 xn51.7x138.51.7 to rd xe30xn76.9xe22.2 to beg; Nov27; Nov28'11, 5y5½%; Benj Benenson, 407 E 153, to Fanny A Dodge, extrx Sara E Gilbert, Gun Hill rd, near Webster av. 20,000

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Westchester av, (9:2276) ss, 102.4 w St Anns av, 51.8x100; Nov27; Nov29'11, 3y5%; Lorenz Zeller to Chas E Appleby, Glen Cove, LI, & ano, trsts Leonard Appleby, 12,000

3D av, (11:2930) es, 89.10 n 174th, 50x 100; PM; Nov24'11, due April'12, 6%; Zarl-land Realty Co to Leo C Dessar, 238 W 72, 2,000

Lot (12:3356) begins at ss Woodlawn Cemetery, 208.6 w Webster av, runs s 398 xn415.10 to ss Woodlawn Cemetery xw38.6 to beg; Nov27; Nov28'11, 5y6%; Benj Ben-enson, 407 E 153, to Adeline D Weeks, 339 Gun Hill rd, 3,500

Lot 115 (*) amended map 1038 of Bronx-wood Park; PM; Nov28; Nov29'11, 3y6%; Columba Basso to Herman F Epple, 2516 Grand av, 900

Lots 21-3 (*) amended map 1131 Adeo Park; PM; Nov28; Nov29'11, 1y6%; Guar-ino & Pecci Constn Co to Helen A Huestis, 299 E 206, 2,400

JUDGMENTS IN FORECLOSURE SUITS.

NOV. 23.

Lots 67 & 68, map of Hudson Park, Bronx; Mary Schnaefer agt Eugene Buck-ley; Hays, Hershneid & Wolf, attys; Pho-enix Ingraham, ref. Amt due, \$5,265.

139TH st, ss, 462.6 e Lenox av, 37.6x 99.11; Clara Bloomingdale et al agt Isaac J Danziger; Action No 1; Eugene E Spie-gelberg, atty; Adam Wiener, ref. Amt due, \$33,319.95.

139TH st, ss, 425 e Lenox av, 37.6x99.11; Same agt same; Action No 2; same atty; same ref. Amt due, \$33,319.95.

NOV. 24.

7TH av, 215-215 1/2; August Ruff agt Jos Cohen et al; Jno C Ruff, atty; Phoenix In-graham, ref. Amt due, \$6,503.52.

NOV. 25.

111TH st, 53 W; Helena A Banks et al agt Chas Mesnel et al; Jno D Prince, Jr, atty; Louis B Hasbrouck, ref. Amt due, \$5,724.58.

Franklin av, ss, lots 101 & 104, map of Village of Morrisania; Geo N Reinhardt agt Chas King; Geo M S Schuz, atty; Louis F Doyle, ref. Amt due, \$10,448.64.

NOV. 27.

Ludlow av, ss, & Houghton av, ns, lot 103, map of Unionport, Bronx; Thos Flem-ing agt Emma Reuiner et al; N Henry W Scutt, atty; Adam Wiener, ref. Amt due, \$3,087.50.

Riverdale av, es, 27.1 n 261st, 40x75; Eliza W Gibson agt Jos Tepfenhart et al; Simpson & Simpson, attys; Royal E T Ruggs, ref. Amt due, \$5,823.22.

NOV. 28.

207TH st, ns, 50.7 e Decatur av, 50.7x 94.5; City Real Estate Co agt Morris Gin-ther; Harold Swain, atty; Fredk J Swift, ref. Amt due, \$6,289.84.

5TH av, 2148; Jno H White agt Jennie Kind; Chas F Kelley, atty; Jno H Judge, ref. Amt due, \$10,423.61.

2D av, ws, 50 n 127th, 25x100; J Black-burn Miller agt Katie Jacoby et al; Arthur Furber, atty; Melvin G Paliser, ref. Amt due, \$16,900.

LIS PENDENS.

NOV. 25.

No Lis Pendens filed this day.

NOV. 27.

35TH st, 311 W; Geo W Sturges agt Eleanor or Elnora Sturges et al; parti-tion; Scharps & Scharps, attys.

St Marks pl, 30; People of the State of N Y agt Frank H Gens; notice of levy; C S Whitman, atty.

35TH st, 412 W; Raoul Dupuy agt Marie B Dupuy et al; partition; F D Arthur, atty.

12TH st, 507 E; Abr Silver agt Nathan Silver et al; partition; C Brandt, Jr, atty.

NOV. 28.

Lenox av, sec 138th, 99.11x100; Chas Tschannett agt C L Nassauer Estate; no-tice of levy; atty not given.

Lenox av, sec 138th, 99.11x100; Jno C Liederman agt same; notice of levy; atty not given.

157TH st, ss, 200 e Bway, 75x99.11; also EDGECOMB AV, ws, 100 s 159th, 89.10x 111.6x89.10x108.10; also ST NICHOLAS AV, nec 158th, 40.5x113.9, except parts re-lased; Colwell Lead Co agt Sun Constn Co; notice of levy; atty not given.

3D av, sec 175th, 138.2x113.10; Kenney Mfg Co agt Codae Realty Co; notice of levy; atty not given.

127TH st, ns, 192.8 w Bway, 100x150; also 118TH st, ss, 75 w Lenox av, 17x 100.11; Pfothenhauer-Nesbit Co agt Israel Lippmann; notice of levy; atty not given.

157TH st, ss, 200 e Bway, 75x99.11; also EDGECOMB AV, ws, 100 s 159th, 89.10x 111.6x89.10x108.10; also ST NICHOLAS AV, nec 158th, 40.5x113.9, except parts re-lased; Colwell Lead Co agt Sun Constn Co; notice of levy; atty not given.

5TH av, 331; American Bar Lock Ca agt Jno M Martin et al; action to foreclose mechanics lien; Thompson, Warren & Pel-gram, attys.

NOV. 28.

127TH st, ns, 192.8 w Bway, 100x150; also 118TH ST, ss, 75 w Lenox av, 17x 100.11; Frank Galotte agt Israel Lipp-mann; notice of levy; atty not given.

127TH st, ns, 192.8 w Bway, 100x150; also 118TH ST, ss, 75 w Lenox av, 17x 100.11; Lee Heating Co agt Israel Lipp-mann; notice of levy; atty not given.

127TH st, ns, 192.8 w Bway, 100x150; also 118TH ST, ss, 75 w Lenox av, 17x 100.11; Gordon L Burnham agt Israel Lippmann; notice of levy; atty not given.

127TH st, ns, 192.8 w Bway, 100x150; also 118TH ST, ss, 75 w Lenox av, 17x 100.11; Meyer Denker et al agt same; no-tice of levy; atty not given.

Willett av, ws, 125.2 n 2d, 24.10x98.9; Louis Larson agt Eleanor J Phean et al; action to declare trust; M H Beall, atty.

Hughes av, nec 179th, 66.5x96.1xirreg; also BELMONT AV, nwc 179th, 81.7x1.1x irreg; Edwin M Houghtaling et al agt Salvatore Varisco et al; action to fore-close mechanics lien; Philips & Avery, attys.

Lots 1080 & 1081, map of village of Wakefield, Bronx; Stephen Hoye agt Pel-ham Realty Co; action to debar claim, &c; M E Finnigan, atty.

134TH st, ns, 200 w St Ann's av, 25x100; Nathan Paris agt One Hundred & Ninety Fourth Street Co et al; action to fore-close mechanics lien; Conen Bros, attys.

Montgomery st, 29; Henry Wasserman agt Bessie Sarason; notice of levy; atty not given.

NOV. 29.

Brook av, ws, bet 167th & 168th, Lot 18; Bessie Ronginsky agt maude m Overing-ton et al; amended foreclosure of trans-fer of tax lien; J. Haberman, atty.

DEC. 1.

Grand st, sec Thompson, 26x72.8; Wilber C Goodale agt Jno K Meyer et al; action to declare lien; W F Peacock, atty.

FORECLOSURE SUITS.

NOV. 25.

101ST st, 106 E; Frank G Bossey agt Anna M Timmermann et al; Watson & Kristeier, attys.

148TH st, ns, 137 e Convent av, 18x99.11; Morris S Thompson et al agt Jno W Haaren et al; G F Warren, Jr, atty.

Bryant av, es, 155 s 173d, 20x100; Daisy E Booss agt Catharine A Lavelle et al; Dutton & Kilsheimer, attys.

NOV. 27.

Essex st, 167; Jacob A Geissenhainer et al agt Israel Wolfish or Walsh et al; Norwood & Marden, attys.

175TH st, ns, 27 w Clinton av, 61.4x94; two actions; Michl E von Schoening agt Weidhopf Construction Co et al; Wolf & Kohn, attys.

Walton av, es, 100 s 181st, 25x100; Jas H Brewster agt Hyman Axelrod et al; E H Miller, atty.

Convent av, es, 52 n 148th, 16x85; David Lippmann agt Nora A Mullany et al; S H Schwarz, atty.

115TH st, 426-430 E; Waterford W Smith agt Michl Marrone et al; F E M Bullowa, atty.

90TH st, 409 E; Gasko Americti Strelci Svonrost agt Bohemian Slavonian Realty Assn et al; Hymes, Woytisek & Schaap, attys.

88TH st, ss, 302 e Columbus av, 22x 100.8; also CHARLES ST, 50; Wm A Nash, trste, agt Jno Boyd, Jr, et al; Bowers & Sands, attys.

Tiebout av, swc 184th, 23.3x91.9; Jno H Marsching et al agt Walton Building Co et al; H C Kudlich, atty.

62D st, ns, 473 se 2 av, 17x100.5; Ger-mania Life Ins Co agt Julius S Rosenfeld et al; Dulon & Roe, attys.

119TH st, ss, 98 w Pleasant av, 16.8x 100.11; Geo H Coutts agt Rosanna Rosen-feld; F G Wild, atty.

Morris av, sec 144th, 26.11x48xirreg; Patk E Dempsey et al agt Benj J Weil et al; O E Davis, atty.

25TH st, ns, 177.6 w 9 av, 22.6x98.9; Em-igrant Industrial Savings Bank agt Jno Keynolds et al; R & E J O'Gorman, attys.

71ST st, 416-18 E; Henrietta M Pica-bia agt Adolph S Miller et al; M S Bor-land, atty.

NOV. 28.

Brook av, nwc 134th, 100x45.1; Marga-retta Card agt Meyer Goldberg et al; W G Whaley, atty.

Union av, es, 38.4 s 150th, 36.7x90; Jo-sephine Hall agt Mary B Cunningham et al; Neier & Vanderveer, attys.

107TH st, 64 E; Chas Rutenberg agt Wm J Suhr et al; Spiro & Wasservogel, attys.

107TH st, 62 E; Julius Horwitz agt Wm J Suhr et al; Spiro & Wasservogel, attys.

132D st, 110 W; Sarah A Brush agt Anna M Ashman et al; Arrowsmith & Dunn, attys.

Hoe st or av, ws, 67.3 s Home, 30x68.5; Public Bank of N Y agt Nathan Passman et al; C L Marcus, atty.

Audubon av, nec 174th, 63x100; Louise A Moody agt Ralph P Blake et al; Car-lington & Pierce, attys.

16TH st, 512 E; Geo P Sanborn, trste, agt Vincenzo Ciuti et al; Baylis & San-born, attys.

Concord av, 355; Mary Bay agt Jennie Kind et al; G Frey, atty.

NOV. 29.

105TH st, 315-17 E; Julius Samuels agt Hyman Levin et al; Davis & Mansfield, atty.

13TH st, 234 E; Jno Merkel agt Jno T Oakley; Ferris, Roeser & Storck, attys.

Burnside av, ns, 20.4 e Morris av, 41.4x 91.1xirreg; two actions; Anna G Ferris et al agt Mary E Robinson et al; Fletcher, McCutcheon & Brown, attys.

Concord av, 349; Norman L Archer agt Minnie A Blanchard et al; Davis & Kauf-man, attys.

6TH av, ss, Lot 1002, east 1/2, map of Village of Wakefield; Aug Freutel agt Micni Brennan et al; C P Hallock, atty.

138TH st, 507 W; Edw R Stehl agt Isaac Levy et al; C H Friedrich, atty.

5TH st, ss, 263.10 e Av B, 24.9x96; Philip Liberman et al agt Aaron Grantz et al; Goldfarb & Singerman, attys.

DEC. 1.

AV B, sec 18th, 36x100; Minnie Blanche-ard agt Jno E Olson Construction Co et al; W F Clare, atty.

Christopher st, 75; Chas Danewitz agt Anna A C E Von Bartenfels; O J Kait, atty.

52D st, 343 W; Wm McGuire admr agt Thos McGuire et al; C M Kiefer, atty.

114TH st, 212 E; Ethel Turnbull agt Morris Fogel et al; G Waddington, atty.

85TH st, ss, 239 w Col av, 18.6x102.2; Mathilde E Weber agt Veda E Snyder et al; T A McKennell, atty.

111TH st, 31 E; State Bank agt Syl-vester G Bryan et al; J A Kohn, atty.

111TH st, 29 E; State Bank agt Elanseo Realty Co et al; J A Kohn, atty.

JUDGMENTS.

In these lists of Judgments the names alphabetically arranged and which are first on each line are those of the judgment debtor. The letter (D) means judgment for deficiency. (*) means not summoned. (†) Signi-fies that the first name is fictitious, real name being unknown. Judg-ments entered during the week and satisfied before day of publication do not appear in this column, but in list of Satisfied Judgments. The Judgments filed against cor-porations, etc., will be found at the end of the list.

Table with 2 columns: Date and Judgment details. Includes entries for Nov. & Dec. such as '25 Allison, Jas M—Eaves Costume Co.. 340.11', '27 Amabile, Frank—C Shapiro... 169.72', etc.

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- 28 Bunker, Jno W—W N Baker 22.67
28 Baxter, Thos G—Hollywood Co. 74.41
28 Brockway, Chas—F Welker 70.61
28 Beinfeld, Jacob—Jos Stern & Sons, Inc 303.76
28 Bowers, Walter H—H J Grant 1,019.97
28 Barnofsky, Philip* & Sam Slarsky—M J Drummond 87.72
28 Bethune, Wm D by gdn—S Alpert et al costs, 111.38
28 BJORKEGREN, Chas—A Neil 266.53
28 Birmingham, Eliz—N Y Lubricating Oil Co. 96.66
28 Bursch, Gustavus A—P Sieverine 90.29
28 Berman, Benj—Copland Raymond Co. 116.90
28 Brown, Willet L—A B Amos 1,062.55
28 Barker, Wm H—W Holdrith 33.27
28 Brandstator, Frank—B Freitag 250.11
28 Beck, Benedict M—C C Bohn Electric Co. 447.15
28 Bedell, Harry exr, &c—J L Martin 11.04
28 Brockway, Robt O & Theresa Segkin*—Hall's Safe Co. 65.51
28 Bokarsky, Wm—Geo W Jackson, Inc. costs, 13.03
28 Brooks, Lawrence R—G R Sutherland 244.31
28 Bergen, Dennis—H Held 215.33
28 Bough, Jno—Geo Ringler & Co. 1,261.70
28 Borello, Jos—R F Knochenauer et al 167.72
29 Benehr, or Bonner, Albt A—N Y Tel Co 37.75
29 Bonn, Alphonse—the same 16.92
29 Bonnick, Albt—the same 37.80
29 Ball, Eustace N—the same 76.80
29 Brinkman, Israel—the same 74.89
29 Birnbaum, Jacob—the same 25.58
29 Bernstein, Flora—J Hallahan et al 123.41
29 Barker, Alfred K & Alfred K Barker Inc—Rodgers & Hagerty 249.25
29 Blaine, Jas J—City of N Y 38.56
29 Butler, David J—the same 220.36
29 Birge, Chas E—the same 48.04
29 Block, Danl—the same 116.15
29 Brode, Fredk—the same 116.15
29 Butterly, Geo P—the same 220.36
29 Boker, Hans R—the same 116.15
29 Bissinger, Jno P—the same 116.15
29 Burns, Thos—the same 220.36
29 Brown, Oliver H—E C Van Dyke 436.82
29 Byrd, Abram H—A Ruff et al 37.31
29 Baker, Chas S—A F Hyde 273.40
29 Butler, Israel—City of N Y 220.36
29 Bernfeld, Benj—Frank V Strauss & Co. 14.65
29 Beggs, Jno E—Richmond Storage & Warehouse Co. 77.25
29 Brous, Philip & Herman D*—N Whitman et al 531.65
29 Berkman, David & Abr Gutterman—M Goodside 128.55
29 Booth, David M—A aHrtman 157.41
29 Bogul, Abr—Lord Electric Co. 63.75
29 Bowman, Myrtle—Plaza Operating Co 496.97
29 Bailey, Jas H—J B Brady 234.41
1 Boyer, Jas F—C L Bauman & Co. 62.71
1 Bensamon, Edmond—Alpha Sign Corp. 16.61
1 Beyan, Marie—S J Bloomingdale et al 209.37
1 Barnett, Louis & Florence—American Woolen Co of N Y 142.41
25 Cullen, Marie E—A H Joline et al 27.31
25 Carroll, Mattie L—Same costs, 17.41
27 Colin, David by gdn—Friendship Dairy Co. 153.55
27 Colucci, Jas—Reliable Radiator Co. 32.60
27 Crow, David—National Alumni 61.59
27 Christensen, Louis—Jos B Friedlander Co. 183.11
27 Carley, Frank—A Budde 77.05
27 Calloway, Jas F—Hall's Safe Co. 64.41
27 Cordes, Henry—Crawford Auto Co of N Y 78.67
27 Cohen, Abr—Givcen Mfg Co. costs, 137.29
27 Cleveland, Wm S—J J Ryan costs, 88.33
27 Cohen, Benj & Edw Solomon—Freeman Bros 173.09
27 Close, Jas—S Poillon 23.41
27 Corrier, Vincent C & Abram Shatz—Murtha & Schmolh Co. 1,381.64
28 Chiappa, Poupe—J Seeman et al 70.62
28 Christman, Chas A—A De Negro 507.43
28 the same—the same 100.00
28 Cannella, Frank admr—G Weill costs, 22.85
28 Carey, Jas—International Wine & Liquor Co 42.68
28 Cantor, Rosa—M S Scheinman 101.36
28 Coleman, Jno S, Daniel Jr & Edw—T H Hoy 115.17
28 the same—the same 115.16
28 the same—J S Hoy 300.46
28 the same—T Hoy 118.00
28 Cohen, Wm M—Hall's Safe Co. 49.41
28 Carpenter, Alice T—WL Penny et al 2,353.75
28 Collin, Louis—H Simons 163.13
28 Collins, Henry J & Delia—Geo Ringler & Co 3,670.64
28 Coyle, Mrs O Irwin—Hall's Safe Co. 35.81
28 Cohen, Maria & Elias F Herbert—L Perlstein et al 1,239.94
28 Cohen, David—J Rosenthal 113.05
28 Cornish, Geo H—E H Coal Co. 357.56
29 Crawford, Albt G—Equitable Trust Co of N Y 361.41
29 Cotter, Patk F & Jno J Martin—Ellison Construction Co. 1,099.93
29 Collins, Chas G—G S Lings 1,209.48
29 Cantor, Rose—Belle Cloak & Suit Co 194.76
1 Cagnina, Cosimo—C E Heymann 1,276.32
1 Cohen, Isidor L—Long Lumber Co. 931.53
1 Cangro, Frank—G Mauro 131.91
1 Chrisemallis, Daisy B—R R Smith 26.39
1 Curran, Edw T—Lawyers Co-Operative Pub Co 37.73
1 Cusimano, Guiseppe*, Filippo Saladino, Draz La Cagnina*, Paolo Tumminelli* & Paul Vitali*—Italian Union Realty & Security Co. 79.27
1 Cohen, Isaac—Public Bank of N Y City 217.02
1 Christgau, Henry—Wm Peter Bwg Co 2,219.76
25 Drevermann, Rudolf—N Y Tel Co. 21.33
25 Dolinsky, Isidor or Dolins—Same 14.78
25 Dantzm, Abr & Barnett Friedman*—N Y Tel Co 18.07
25 Dugan, Dennis—A H Joline et al 32.31
25 Dryer, Geo—A Solomon 386.39
27 Duncan, Henry S—M I Fox 196.47
27 David, Henri—Jno Wanamaker, N Y 460.74
27 Ditrano, Frank—R L Graziano 153.49
27 Delu, Carlos—Isaac Mayer & Son 99.51
27 Dean, Wm J—Manhattan Leasing Co. 64.73
27 Deckenbrock, Bernard—T Lamb 53.29
28 Drake, Marion R—E E Drake costs, 453.94
28 Draper, Albt—L Waters 90.61
28 Dixon, Saml—W T Smith 25,075.70
28 Dunn, Bart—F J Delehanty 1,690.07
28 Dickstein, Saml—E B McKinney 34.41
28 Duncan, Fredk A—the same 28.71
28 Durgan, Fredk—the same 104.71
28 De Pierce, Herbt—the same 43.13
28 Demar, Jos E—the same 20.58
28 Dolan, Louise—the same 15.92
28 Davis, Ralph W—Gibbs & Van Vleck Inc 30.80
28 Duncan, Frank J—W G Motley 34.41
28 Dix, Edw J—Thread Agency 26.01
28 De Lacey, Thos R—J McGowan 28.60
28 the same—M J McGowan costs, 26.60
29 Ditmars, Chas E—N Y Tel Co. 154.55
1 Doelger, Jos, Chas A Doelger & Louise also Carrie Kramer—J Mayer Maltng Co 11,093.84
1 De Stefani, Michele—Kips Bay Bwg & Maltng Co 150.00
1 De Siano, Almerie—J Marks 34.65
1 Di Pace, Savino—J F Hogan 514.17
27 Egner, Wm O—Hutwelker & Briggs Co. 38.71
27 Ennis, Thos A & Chas F Stoppani—Sabath & Levinson 284.51
27 Epstein, Philip—M Langfelder 28.42
28 Elliott, Margt—S Albert et al costs, 111.38
29 Ehrsgott, Oscar J—N Y Tel Co. 35.56
29 Etlinger, Frank & Frank E Klein—People, &c 1,000.00
29 Effenberger, Theresa—Victor Noustadt 611.70
29 Eline, Chas—M Eline costs, 92.60
29 Egner, Wm O, Caroline & Otto C—T F Devine 198.16
1 Elson, Herman & Jno McCarthy—A Silz Inc 312.60
1 Egner, Otto & Caroline*—J T Loew 137.19
25 Friebl, Wm & G Albt Lang—N Y Tel Co 48.18
25 Frankel, Jacob J & Frank—G Hersh-kowitz 189.48
25 Ficken, Jno C F Gennerich & Co. 742.46
25 Friedman, Louis S—S S Gass 88.76
25 Frost, Jno F—A M Grant 301.16
25 Same—P Englander 34.01
25 Frankel, Frank—Iroquois Door Co. 1,387.26
27 Feldman, Albt E—M Goldstein 194.41
27 Finnegan, Mary A & Jas Jardine admr—J McGuffog costs, 122.57
27 Friedman, Edw—M Friedman 223.41
27 Faber, Wm—G Daily et al 136.81
27 Frawley, Patk J—J L Holland 1,623.60
27 Fiske, Geo B—La Hacienda Co. 155.50
28 Falvey, Jno—Manhattan Color Works 47.76
28 Feldman, Barnet—I Feldman 82.91
28 Ford, Franklin—M Schuman 391.91
28 Fromberg, Chas J, Beatrice Hirsch*, Universal Hotel Co,* Adolph Meth*, Simon Friedman*, Eugene Caria*, Carrie Lewis*, Benj Feingold*, Jno Doe*, Richd Roe* & Jno Smith*—H Mandelbaum; possession of premises, &c, and 152.75
28 Fox, Benj—Hall's Safe Co. 50.79
28 Forshaw, Chas A & Lawrence R Brooks—G R Sutherland 609.13
28 Fehn, Harry—Geo Ringler & Co. 396.05
28 Fehn, Henry, Chas Eiles & Jno O'Cal-laghan—Geo Ringler & Co. 1,385.70
29 Fiebert, Adolf—N Y Tel Co. 24.59
29 Fuller, Winfield C—the same 19.63
29 Farquhar, Cosmo—Eidinoff & Crabo-wotsky 152.91
29 Feldman, Herman—S Katz 192.15
29 Fichera, Sebastino & Guiseppe—Mey-er & Nelson 227.55
29 Freundlich, Annie—J Gardoshofsky costs, 108.78
1 Feder, Morris H—Columbia Bank 215.41
1 Fording, Jno D—A Littauer 28.87
1 Pontana, Vincenzo—J L Taylor 174.40
1 Flashberg, Abr & Barnet Glekel—R M Lewson 1,397.50
1 Frank Bernhart—H Pomerantz 104.75
25 Greenblatt, Herman—N Y Tel Co. 34.52
25 Gordon, Abr—Same 15.60
25 Goldstone, Barnett—A Hammerschlag 42.70
25 Greenblatt, Herman—D Midlor 218.15
25 Goldberg, Saml & Isidor—American Woolen Co of N Y, possession of property and 150.90
27 Goetz, Margery or Matgery H Blyth—J. P. Leo 939.61
27 Goldsmith, Saml—I Vogel 93.44
27 Goldsmith, Saml—H Katz et al 125.35
27 Gamache, Jos, Nelson Black & Andrew Kitchen—C Shapiro 114.42
27 Gerhard, Thos—B C Samuels et al 48.25
27 Gleason, Minnie—J Seeman et al 97.38
27 Greenblatt, Harry—J Feingold 28.00
27 Garfinkle, Chas—W Gershel 98.57
28 Garfinkel, Morris & Harry Levine—M Sandler 99.54
28 Graham, Harry C—S W Chandler 49.41
28 Green, Emil—G K George 40.25
28 Gagliardi, Francesco—G Ferri 72.10
28 Gittins, Jos N—Balfour Bros 141.26
28 Gray, Florida C—L Schapira et al 27.31
28 Graham, Jas—J Wall costs, 67.78
28 Gesswein, Fredk W—P Hanke costs, 12.41
28 Garone, Martin—J Rosenreich 124.21
28 Gerson, Hyman W—S Fischer 421.31
28 Giovannone, Pasquale—Geo Ringler & Co. 549.41
28 Geer, Calvin O & Ruth N Heinze—O Harriman et al 5,727.68
29 Gay, Asa L—N Y Tel Co. 24.30
29 Goldhaar, David—Frank V Strauss & Co. 23.65
29 Ginsberg, Saml—N Silverman 89.20
29 Guttman, Rosalie—E C Boles et al costs, 115.78
29 Green, C Douglass—F Waddington costs, 67.25
29 Grinberg, David & Adolph Morris—J Shepherd Clark Co 113.91
1 Grand, A Victor—P A Peterson 270.85
1 Godward, Geo E—Rockfall Apart-ments 1,044.51
1 Gilmartin, Shaw E—E H Beach 65.01
1 Goodwin, Harry—M Lewine et al 151.50
1 Goldstein, Anna—M Mleanista 215.16
1 Goldberg, Maurice—Mutual Life Ins Co of N Y 5,531.13
1 Getmansky, Saml—E Ostroff 190.36
25 Hickey, Chas—C L Hicklas 115.64
25 Harris, Leopold—St Paul Fire & Ma-rine Ins Co costs, 89.95
25 Harvey, Jennie—H Bohlen et al 1,253.11
25 Hopson, Jno H—Rector, &c, of Trin-ity Church costs, 107.80
27 Herschel, Bernard B—Stern Bros 486.33
27 Harris, Geo—A Ely 38.20
27 Harrison, Isaac—S A Kors 15.81
27 Harris, Max—the same 51.67
27 Hening, Chas T—Swan & Finch Co. 84.93
27 Hauswirth, Hugo F & Louis Zander—M Klein 92.65
27 Hickey, Chas F—C C Watkins Jr et al costs, 117.67
27 Hartwell, H Edgar—J H Smith 91.44
27 Haff, Robt W—W T Evans 1,055.07
27 Hundley, Jas J—R Wessolgot 98.99
27 Hendrick, Wm J—E B Van Realte 132.77
27 Hendrick, Wm J—I Loewenwald 412.66
27 Heimerdinger, Eugene—S Pollack 59.71
27 Hatfield, Jno G—Modern Fireproofing & Reconstruction Co. 357.17
27 Hiebink, Theo G & Theo—H L Cal-man 132.91
27 Honan, Wm J—W D Morton 526.90
28 Housch, Adolph—S Singer 55.00
28 Haff, Robt W—W R H Martin 694.58
28 Hecht, Sol—B Lustgarten et al 872.35
28 Hunt, Jno J—Rudolph Wurlitzer Co. 221.41
28 Hannigan, Mary A—Jno H Springer Realty Co. 154.31
28 Harder, Bertrand J—Dauphin Hosiery Co 370.96
28 Herblun, Benj—Hall's Safe Co. 52.41
28 Hagemeyer, Geo—G Limbach 139.41
28 Holly, Jas K—H C Copeland 126.04
28 Hoeler, Wm—P Langlor et al 557.88
28 Harrman, Eugene P—O'Neill Adams Co. 38.30
28 Haycock, Scot* & Wilbur Draper—Michelin Tire Co. 219.11
28 Harder, Bertrand J—Dauphin Hosiery Co. 116.90
28 Herwig, Justus Jr—State Bank 485.95
29 Hurlbut, Bessie M—N Y Tel Co. 36.20
29 Harms, Jno W—the same 22.53
29 Hasketh, Jas—the same 26.92
29 Hofess, Peter—the same 20.58
29 Horowitz, Sarah & Max Ash—the same 21.13
29 Hooper, Wm* & Waler J Watson—the same 32.76
29 Hurd, Anderson T—City of N Y 547.72
29 Huntington, Dwight F—J Jardine 32.48
29 Hanrahan, Jas—J C Fitzsimmons 225.60
29 Hoffman, Meyer—S Abramowitz 35.13
29 Holland, Gustave—J L Graf 218.42
29 Hyman, Gabriel H—Quadriborough Land & Development Co. 26.91
29 Hoppeck, Leland—A B Walker 167.41
29 Hoey, Sidney—M E Kilduff costs, 159.58
29 Hauswirth, Hugo—J L Graf 242.43
29 Hilands, Wm J & Rufus W—D S Hard-ing 4,388.00
29 Hauf, Hugo J—G A Newgold 417.37
29 Horowitz, Harry & Borich Glassman—J Elfenbein 26.76
1 Hanauer, Jno—Fagan Iron Works 41.61
1 Heberd, Lester C—Associated Mer-chants of N Y 32.41
25 Israel, Arthur—A Berliner et al 127.81
25 Isbill, Chas—G J Kay 1,340.55
25 James, Morris—N Zierler et al 127.21
27 John, Geo C—N Y & Bklyn Auto Sup-ply Co. 154.15
27 Jackier, Sidney & Hattie—Fredk Hol-tender & Co. 724.90
27 James, Morgan T—Sheffield Farms Slawson Decker Co. 54.05
27 Joline, Adrian H & Douglas Robin-son recvrs & M Stern Inc—S L Frank 591.03
28 Julliard, Augustus D, Duncan E Mac Kenzie, Chester A Braman, Fredk A Julliard, Duncan D Sutphen & Jno

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of Portland Cement is too favorably known in EVERY COUNTRY where cement is used to need further description.

- 27 Jacobinis, Philip L & Minnie—V Low-
ere's Gambirius Brewery Co. 773.09
Mackenzie—M Trokie et al. 122.99
costs, 122.99
29 Johnson, Jane admr—Clarence L
Smith Co. 108.18
1 Johnson, Edw—Hall's Safe Co. 53.21
1 Johnson, Chester B—Powers Photo
Engraving Co. 90.84
25 Kleinberg, Jacob—N Y Tel Co. 25.53
25 Kling, Max—N Y Tel Co. 24.09
25 Krieger, Jos J & Marc Martile*—A
Berliner 284.31
25 Kolbe, Annie—A H Joline et al. 32.65
25 Keidam, Wolf H—Peerless Mfg Co. 91.26
25 Kelley, Edw B—T L Smith Co. 229.40
costs, 229.40
25 Kingsbury, Chas A—Colt Stratton Co.
405.32
25 Kissam, Ella—M F Hough. costs, 27.41
25 Kalisher, Eliz—M Bunderoff. 28.90
25 Koewing, Frank—E Thalman et al.
costs, 114.45
27 Kaidensky, Abe & Brooklyn Cornice
& Roofing Co—J Meurer. 127.75
27 Kilgannon, Margt A—J Lesser. 86.95
27 Kaufmas, Morris B—L Gordon. 171.89
27 Klein, Geo—Chas F Splittorf Inc. 78.35
costs, 78.35
27 Koronsky, Benj & Jos—C F Schmall.
176.65
28 King, Saml J—F A Thomas. 276.27
28 Katzko, Peter—Geo W Jackson, Inc.
costs, 13.03
28 Kibbie, Albt R—H C Little. 129.25
29 Klausner, Emanuel S—A Perlstein.
393.50
29 Kaplan, Louis—L Landesberger. 43.30
1 Kremer, Benj—Adolph Zierer Co. 74.40
1 Klein, Jos S—Oliver Typewriter Co.
34.41
1 King, Philip M—Princeton Univer-
sity Store. 23.51
1 Kitchen, Jane & Andw—S M Israel. 62.26
25 Lifshay, Oscar—N Y Tel Co. 24.04
25 Littman, Sam—Same. 41.25
25 Locke, Chas E—First Nat'l Bank of
Salamanca. 2,592.58
25 Licht, Nathan—M Raubfogel. 45.41
25 Linch, Geo W, rec'r—F Dunn. 250.00
25 Lawson, Wm C—E P Rice. 137.21
27 Le Roy, Stanislaus—A Losourd. 234.10
27 Levy, Ike—Metropolitan Hotel Supply
Co. 45.23
27 Lipschitz, Anna & Malvin—M Kraus.
1,467.94
27 Lyons, Robt & Henry S—G A Amos.
762.51
28 Long, Thos F—G A Rader. 44.67
28 Levin, Louis H & Frances Hessberg—
M J Drummond. 44.72
28 Leuffer, Aug F—R N Brower. 159.65
28 Levin, Nathan B & Nathan B Levin
Co—Church E Gates & Co. 1,288.05
28 Ludwig, Henrietta—Jno Eichler Brew-
ing Co. 362.22
28 Lynch, Leonora A—Saks & Co. 68.40
28 Lewe, Robt—N Y Tel Co. 28.43
28 Lane, Geo—N Y Tel Co. 40.61
29 Lottimer, Myrtilia F—the same. 18.97
29 Lathrop, Mary E—the same. 41.41
29 Katz, Louis—Cohen & Weiss. 50.51
29 Lecee, Domenico—J Rosenblatt. 106.44
29 Lipnick, Jos & Selig Victor*—Adolph
Spear & Co. 202.60
29 Littman, Saml—Ad Weil Inc. 30.62
29 Lawrence, Benj B—Frank V Strauss
& Co. 138.63
29 Lindenaer, Louis J, Nathan Greve or
Solomon Cohen—H Drucker. 112.15
29 Levitan, Benj W—A Strackeb. 258.31
29 Lesser, Myron—Bodenmann Mfg Co.
167.68
29 Lubelsky, Louis Y—A Barnett et al.
146.17
1 Levitan, Benj W—H Goldman. 154.01
1 Liotta, Nunzie—M Prisco. 1,219.93
1 Levine, Albt, Bessie Levine, Jos Ep-
stein & Liebe Epstein—W R Lyman.
130.46
25 Marquez, Louis J—N Y Tel Co. 38.28
25 Meyer, Isidor—Same. 21.04
25 Mackenzie, Eliz I—Same. 40.20
25 Murov, Abr—A Hammerschlag. 103.33
25 Muller, Edw J—Oliver Typewriter Co.
114.14
25 Messinger, Jacob—L Pisetzner. 783.92
27 Morales, Jessie L & Lincoln Sivina—H
Nechols. 112.17
27 the same—the same. 59.67
27 Morgan, Geo—L Metzger. 84.31
27 Maclay, Jas R—A H Ashley. 569.36
27 Morando, Jos S—T A Watson & Co.
137.91
27 Maffei, Carmine—A Russo. 39.41
27 Murray, Jack—Clarence L Smith Co.
costs, 38.36
27 Madden, Peter—C E Gwynn et al. 34.41
28 Malgadev, Chas E—Winter & Gast.
51.17
28 Murray, Reginald H—Hotchkiss, Vail
& Garrison Co. costs, 22.41
28 Moerman, Richd—E A Young. 596.38
28 Muratori, Alex, Maria* & Harry*—
Hall's Safe Co. 69.41
28 Mestanz, Lee R—Germania Bank. 1,033.02
28 Mendel, Julius—W J Williamson. 61.59
28 Mahler, Adolph—Manhattan Color
Works. 31.39
28 Murray, Agnes A—N E Baylis. 101.34
28 Mengis, Margt—N Y Tel Co. 101.58
28 McCarthy, Mary—S C Edwards. 5,122.18
28 Mastracchio, Antonio—M W Del Gau-
dio. 34.72
28 McDowell, Anna M—C Lane. 97.74
29 Maidhof, Louis J—M Maidhof. 180.52
29 Moran, Jos B—J A Murphy. 825.60
29 Mullaney, Luke—J Bolger. 232.58
29 Miller, Jno T—Julius King Optical
Co. costs, 68.89
29 Melville, Richd—American Exchange
Cigar Co. 45.56
29 Mitchell, Chas F—M Biel. 973.78
29 Manash, Wm A—J Hungerford Smith
Co. 139.77
29 Margovitz, Morris, Adolph Kronengold
& Abr Dluzevish—G B Hays. costs, 58.32
1 Michael, Chas* & Celia—I D Morris-
son et al. 45.46
1 Mallach, Eliz—United Electric Light
& Power Co. 16.15
1 Messler, Sol L—Metropolitan Tobacco
Co. 232.73
1 Middlemiss, J Rollo—M J Waldheiner.
114.16
1 Mayer, Marcus, Geo R Leslie & Abr
B Baylis—A R Monzo. 43,623.81
1 Madden, Jno J—Chalmers Chem Co.
19.16
1 Miller, Bernard—Murphy Varnish Co.
89.47
1 Meyer, Herbert A—M Arnheim. 39.00
1 Migliaccio, Arnold—P Pisapia et al.
19.31
1 Messler, Solomin—S G Salomon et al.
120.68
1 McKane, Jas—Amer Compound Door
Co. 53.83
1 Meyer, Arthur L—C F Cavanaugh. 1,135.48
1 Milliken, Conrad, trste—E Caruso.
costs, 37.23
25 Norton, Patk—N Y Tel Co. 52.24
27 Nichols, Grace M—C A Ogren. 32.76
27 Nollman, Lucy A & Walter F—F J
Frye. 751.57
27 Newman, Arthur & Stanley—Eastern
Reclaimed Rubber Co. 164.78
27 Neufield, Leon—Metropolitan Electric
Protective Assn. 96.43
29 Neme, Marie or Falton—Brodsky &
Sorak. 116.81
29 Nichols, Fredk C—E R Brook. 679.95
29 Natanson, Max N—A Levinsky. 64.65
1 Niglutsch, Wm C—H Boymann. costs, 27.67
25 Opdyke, Eliz B—Alfred M Stewart et
al. costs, 87.65
25 Ostroosky, Clara—A H Joline. costs, 22.65
25 Oberle, Jno E—L Rothschild et al. 461.80
25 O'Brien, Thos A—United Shirt & Col-
lar Co. 938.59
25 O'Connor, Jeremiah—G Mahoney. 70.79
28 O'Connor, Geo L—Hall's Safe Co. 45.64
29 Oppenheimer, Richd—Frank V Strauss
& Co. 33.65
29 Oestreicher, Leo & Abr Glass—Anchor
Laundry Co. 11.41
1 Orange, Michl, Saml & Henry—Werba-
leuscher Co. costs, 27.67
1 O'Brien, Thos—Henry Kroeger & Co.
178.35
25 Papassimakes, Jno K—N Y Tel Co.
106.03
25 Plotnick, Saml—Same. 16.49
25 Palladino, Angelo—F McSorley. 127.28
25 Polonsky, Max L, St Gallen Mfg Co,
Solon H Newmark, Morris Lesser &
Isaac Gerstein—Columbia Bank. 1,342.29
25 Phelps, Fred Z—E R Brack. 202.25
27 Pascale, Harry & Hyman Spund—J J
Atanasio. costs, 27.65
27 Perrin, Arthur W—H H Levey. 67.53
27 Plasum, Echir—Fred Fear & Co. 29.41
27 Picket, Saml—F Gadson. 22.15
27 Perkins, Jas L—F Crewe-Jones. 10,132.62
28 Peiser, Isaac—N Rosenbaum. 390.16
28 Pappas, Heracles—A Antoniadis. costs, 17.65
28 Pizzutiello, Vincenzo, Jos Zicardi &
Pasquale Di Lizia—J Lundy. 242.22
28 Pollard, Louis A—D M Cahill. 435.10
28 Pearl, Robt P & Louis Joseph—State
Bank. 102.51
29 Purtell, Jas—Geo Ringler & Co. 522.90
29 Presutti, Nicholas—City of N Y. 102.69
29 Piva, Celestine—Gilmore & Tompkins
Inc. costs, 90.03
29 Pearl, Robt F & Chas Joseph—S Hoch-
stadter. 64.79
29 Povill, Morris—L Rosenson. 354.81
29 Praskin, Benj—A J Schwartz. 357.81
29 Pierson, Thos F—L Greenberg. 119.60
29 Pennington, Harper—F D Somers. 230.63
1 Pollock, Harry—United Elec Light &
Power Co. 197.11
1 Peters, Aug J—E Playfair et al. 50.66
1 Prentice, Ezra F, trste—H London. costs, 32.65
1 Papa, Felix—Jacob Kulla Co. 80.67
1 Pizzuto, Adam—M S Herrmann & Co.
costs, 68.70
25 Rosenberg, Armind—N Y Tel Co. 20.66
25 Rest, Victor G—Same. 25.63
25 Roth, Lillian B—Same. 48.08
25 Rogow, Saml—Same. 35.17
25 Rosenberg, Louis—C Blier et al. 734.37
25 Roberts, Jesse—A Hirsch. 213.59
25 Reiss, Emil—F W Devoe & C T Ray-
nolds Co. 388.48
25 Rattner, Saml J & Ideal Button Co—
C Burstein et al. 624.27
27 Rappe, Edw—Equitable Trust Co of
N Y. 82.25
27 Reich, David—P Kief. 101.30
27 Rogers, Chas A—N Y Central Stor-
age Co. 37.41
27 Rubin, Isaac & Ike Slimovitz—S
Adelson. costs, 32.65
27 Rosner, Isaac & Louis—M M Lessler.
411.82
27 Ryan, Jno—J Saul. 47.35
27 Roche, Wm A—H L Calman. 69.70
27 Rubly, Wm—F D Ciprice. 189.86
28 Rowe, Eliz—Richter Mfg Co. 32.76
27 Rosoff, Saml R—Fitzpatrick & Coombe
Inc. 398.01
28 Razzano, Vincenzo, Pasquale Curzio—
Klenner & Rosenbluth, Inc. 340.75
28 Rieger, Carl L—L Linder. 107.01
28 Russak, Edw B—Hallett, Esterguard
& Clark, Inc. 106.01
28 Reed, Lindsley S—E T Welcome. costs, 109.18
28 Roys, Herman—C S Horowitz. 119.41
28 Ragne, Jos—H Tannenbaum et al. 42.35
28 Reichard, Herman & Martin Gelber—I
Weissberger. 22.40
28 Rosen, Benj & Nathan Macher—Four-
teenth Street Bank. 64.49
29 Rosen, Harry B—J Thedford. 239.85
29 Ruddock, Mary C & Wm—L Ander-
son. 161.17
29 Ryan, Jas by gdn—R Fitzpatrick. costs, 108.18
29 Reinitz, Adolph & Morris—First Co-
operative Steam Laundry. 547.92
29 Rosenberg, Julius—I Goldsmith et al.
239.00
29 Rothman, Benj & David Offenber—S
Abel. 86.95
1 Rowohlt, Louis—E H Sayre et al. 240.39
1 Rubenstein, Nathan—R Lathers, Jr,
et al. 10,573.61
1 Rosett, Louis J—Lawyers Co-Operative
Pub Co. 36.58
1 Rodriguez, Adelaide—Central Chan-
delier Co. 66.91
1 Rosenheim, Benj—T M McCarthy et
al. 36.87
1 Rand, Leavill or Leavill S—R Green-
berg. 145.01
1 Riche, Pasquale A—W Morrissey et
al. costs, 104.55
25 Sternberg, Adolph—N Y Tel Co. 46.37
25 Storms, A' Rae—Same. 171.79
25 Steinberg, Jacob—Same. 64.54
25 Siegel, Benj—S Thau. 117.00
25 Shea, Christopher A—A Rosa. 64.67
25 Shanley, Wm & Jno P Palmer*—
Corn Exchange Bank. 62.35
25 Sternfeld, Benj, by gdn—A H Joline
costs, 32.65
25 Seltzer, Rebecca & Sophie—Same. costs, 32.65
25 Stoller, Sophie—L Krulewich. costs, 68.78
25 Spinner, Rebecca—Rubin Resler et al.
110.95
25 Simon, Wm C—Interborough Rapid
Transit Co. costs, 68.88
25 Stahl, Clarence—R Andre. 378.81
27 Stiefel, Adolph S—Ehrich Bros. 21.82
27 Springer, Jno H—American Newspaper
Pub Assn. 77.79
27 Smith, Wm J—Chas Leffler & Co. 106.69
27 Steinmetz, Antoine—R B Henry Co. 28.49
27 Sigloch, Louis—V Loewers Gambirius
Brewery Co. 156.95
27 Salzman, Saml—N Y Baby Shoe Co.
34.45
27 Shoer, Abr—M Langfelder et al. 28.84
27 Stephanidis, Stephen D—T B Couman-
daros. 104.81
27 Sack, Solomon—A Kronick & Co. 101.15
27 Solow, Saml—L Bernstein. 27.65
27 Sweet, Sewel J—S D Covill. 123.04
27 Stackhouse, Oscar G—E T Grady. 36.29
28 Smith, Jno—Hollywood Co. 102.71
28 Star, Philip, & Aaron Stavesky—M I
Feinsilver. 96.10
28 Simms, Jas H—E S Clark et al. 30.72
28 Schanne, Chas D—J M McCrum et al.
166.41
28 Schnaue, Fred—Adolph Prince Co. 59.41
28 Strazzen, Filippe—G Feni. 82.75
28 Smith, Fitz Hugh—L Squires. 379.41
28 Spelman, Haskel & Robt Kosh—N Y
Tel Co. 21.56
28 Schiffman, Saml—M Kohl et al. 33.31
28 Solomon, Max—M Cohen. 1,095.98
28 Senor, Louis H & Mary Chinnici—E W
Gray et al. 241.90
28 Saunders, Thos—Rudolph Wurlitzer
Co. 30.61
28 Still, Fred—Hall's Safe Co. 44.41
28 Serviss, Jean R—L R Boynton. 33.83
28 Shapiro, Osias—L Katz. 262.97
28 Silken, Maurice—M F Tilton. 197.22
28 Sanderlin, Jno W—Hall's Safe Co. 50.76
28 Sutton, Mack—Hall's Safe Co. 121.90
28 Specht, Augustus R—F C Wagner.
costs, 69.36
28 Smith, Wm J, Frank W Felch & Chas
Tompkins—G R Sutherland. 612.66
28 Simon, Jos & Philip Miller—N Y Tele-
phone Co. 25.25
28 Strunsky, Maurice I—Manhattan
Leasing Co. 546.45
28 Smith, Theron L—H Goodman. 149.18
29 Scholl, Dora—City of N Y. 57.00
29 Schroff, Josephine—H J Schubert. 250.00
29 Schultz, Bernard—Abendroth Bros. 152.29
29 Stack, Cornelius—J N Finkelstein. 644.51
29 Schlessinger, Esther—L Hochman. 49.21
29 Simon, Dora—C H Bailey. 90.81
29 Schapiro, Louis—M J Block. 53.78
29 Springmeyer, Gustav A & Carl Bier
—E S Hamilton. 294.85
29 Seliger, Bernard—Cornell University
64.56
29 Schliep, Mary—Geo Ringler & Co.
3,410.04
29 Schultz, Isaac—H Sulzer. 26.91
29 Silvestri, Paul & Amelia—United
Plumbers Supply Co. 215.87
29 Schultz, Bernard & Indiana Cut Stone
Co—C W Nisbett. 422.05
29 Silpa, Jacob* & Chas Ashendorf—S
Katz. 162.15
29 Segall, Chas—E Dressler. 76.91
29 Sutherland, Clarence E & Fred V
Austin—H W McCandless & Co. 126.31

ATLAS PORTLAND CEMENT

30 BROAD STREET, NEW YORK

29 Stern, Jno & Lee Praglin*—D Gerstein 47.93	25 R P G Embroidery Co—E Santangelo & Co 128.29	29 Levin & Levin Contracting Co—Steckler & Feder 867.49
29 Skinner, Edw N—E V Harmon 577.32	25 Randall Plumbing & Heating Co—Voska, Falsch & Sidlo, Inc. 68.41	29 Metropolitan Granite & Supply Co—N Y Tel Co 69.41
29 Stewart, W M S—D G Eldridge 30.37	25 Geo W Wilder & Steinmetz Co—N Y Tel Co 150.57	29 Wynkoop Frank & Co—Universal Textile Co 98.67
1 Saunderson, Edw J—United Electric Light & Power Co 15.66	25 J Josephson & Sons Co—Same 32.33	29 A Moffat Co—City of N Y 79.77
1 Sussman, Wm—I Weinstein 181.91	25 Carlson Auto Co—Diamond Rubber Co of N Y 342.76	29 Bizwood Lunch Co—Same 38.23
1 Spiegelthal, Theo L & Mae A—H A R Mills et al 163.53	25 Codae Realty Co—N Y Tel Co 32.80	29 Brooklyn School & Dental Surgery—the same 38.91
1 Sire, Leander S—A W Sanbern 89.74	25 Lenox Realty Co—Same 39.84	29 Bodner, Townsend & Co—the same 38.23
1 Saunders, Fredk W & Wm J Macey—Murphy Varnish Co 188.00	25 Naturler Co of N Y—Same 45.36	29 Book, Clearing Co House—the same 38.23
1 Scheuerman, Gus—P C Ott 334.27	25 Progressive Trading Co—Same 25.39	29 Boost Club of N Y—City of N Y 38.23
1 Scher, Saml—H Itzcowitz 742.62	25 De Nevens Stanley C Co—Union Construction & Waterproofing Co 464.81	29 Boovini Electric Copper Co—the same 57.74
1 Salzman, Saml—A Hauptman 81.86	25 National Reserve Bank of City of N Y—Walnut Hill Bank 1,445.54	29 Brighton Heights Development Co—the same 57.81
1 Solomon, Max—J E Bates & Co 248.54	25 Van Cortlandt Hotel Co—Jno A Roebbling's Son Co of N Y 222.48	29 Bronze & Klein Bakery—the same 38.91
1 Singer, Morris—A Vandenweghe et al 179.21	25 Pirk Realty Co & Amelia Pirk—C Schmidt 63.36	29 De Wolf Hopper Co—the same 176.28
1 Siegel, Jos—Brooklyn, Queens County & Suburban R R Co 124.12	25 Behringer Radiator Works—G T Montgomery et al 114.05	29 O'Reilly Bros Storage Warehouse Co—City of N Y 175.23
1 Saul, H Nat—A Wolff 372.17	25 Hastings Land Improvement Co—F G Zinsser 100.00	29 Ringlus Supplies Co—the same 39.76
1 Schwartz, Aaron—Baumgold Bros 71.52	25 Hermann Furniture & Plumbers Cabinet Works—W A Hauff costs, 102.55	29 H Becker Co, N Y—the same 38.23
1 Sexton, Herbert & Wm F Scanlon—E R Brock 1,126.03	25 Alpha Copper Co, Alfred Schwarz & Saml M Marcus—O David 4,127.42	29 Harlem River Park Amusement Co—the same 228.85
1 Seider, Jacob—P Levitt 69.01	25 National Surety Co—American Trust & Savings Bank Co 184.39	29 J K Brown Co—City of N Y 38.91
1 Stella, Caterina—B S Vitale 83.90	25 the same—the same 202.41	29 J W Scott Ice Co—the same 102.69
1 Turner, Richd F—N Y Tel Co 30.49	25 National Surety Co—American Trust & Savings Bank Co 27.51	29 Thomas S Moran Co—Goodwin Sand & Gravel Co 459.52
25 Tierce, Gustave H—W U Osborn 1,000.00	25 Simon Ginsberg & Bro—H Goldstein 69.13	29 Shenfield, Joseph & Co—J Shenfield 155.75
28 Tomlinson, Wm—S L Storer & Co 100.05	25 Grand Machine & Button Co—S S Noble 638.99	29 the same—M Lobell 50.84
28 Trachtman, Solomon & Ronya—Jefferson Bank 535.49	25 Jno E Olson Construction Co, Jno E Olson & Builders Marble Works—S H Schwarz 519.41	29 the same—J Shenfield 317.48
28 Thatcher, Edw S—H Ascher 214.72	25 Astor Trust Co—Landay Bros Furriers Inc 797.18	29 the same—S Schleiff 80.41
28 Tibbits, Henry B—General Electric Co 60.08	25 Hadden Realty Co—Iroquois Door Co 1,443.10	29 Auto Spring Repairer Co—Paul M Marks & Co 86.41
29 Tames, Peter—N A Polonsky 1,051.78	25 Buckley-Newhall Co—C Murphy 1,138.07	29 Brown Weiss Realities—S Rothaus 46.68
29 Tananbaum, Morris—Frank V Strauss & Co 21.32	27 Sun Construction Co & Benj Nieberg—Gledhill Wall Paper Co 305.14	29 Joseph Shenfield & Co—A J Wilner 534.41
1 Thayer, Russell—G B Schley et al costs, 95.28	27 C N Shurman Investing Co—Metropolitan Savings Bank 83.44	29 Omaha Water Co—H G Harnickell costs, 68.08
1 Trumpeter, Raffelo—Troy Wagon Works Co 272.48	27 Stewart Automobile Co—C Skalla 1,666.48	29 A E Norton Co—E D Pratt et al 11,315.78
1 Tonelli, Castono & Auguste—Societa Farmingham di Prodotti Alimentari 4,031.04	27 Geron Construction Co—Michael Cohen & Co 479.65	29 Boston Colony Fruit Exchange—J F Jacobs 1,213.93
27 Uhlfelder, Simon & Abr Weinberg—H H Urus costs, 94.55	27 Jno P Cash Plumbing & Heating Co—Occidental Co 162.74	29 Star Suburban Realty Co—A Elowitz 172.15
28 Underwood, E Rogers—O A Samuels 59.67	27 S J Freeman Co—Logan Tobacco Co 534.41	29 Central Park North & East River R R Co—J Healy 1,385.21
1 Uhlfelder, Simon & Abr Weinberg—S Brummer 50.41	27 Cerra Realty & Construction Co—G Elias et al 1,221.84	29 Hampton Iron & Steel Co—O Hall 139.70
25 Van Wagner, Geo—Caesar Misch, Inc 49.01	27 Hayes Rubber Co—Ajax Grieb Rubber Co 185.07	29 J F Walsh Construction Co—A E Loewenthal 293.29
27 Vitacca, Nicola—R L Graziano 173.90	27 Perlberg, Haberman Iron Works—State Bank 332.89	29 Hanna & Co Inc—B Evans et al 106.26
27 Vincenzo, Brailo—Hall's Safe Co 50.87	27 Stevens Construction Co—L E Landen 79.31	29 Jno P Gilbert Co—Illinois Surety Co 227.26
28 Vail, Arabella B—F E Stripe et al 102.08	27 Appian Paving & Construction Co—Keystone Varnish Co 1,148.54	1 Hasbrouck Piano Co—United Electric Light & Power Co 24.67
28 Van Drann, or Von Drann, Paul—Hall's Safe Co 30.16	27 Han Construction Co & Maurice Adelman—E Rappaport 166.52	1 Thos L Reynolds Co—H D Slatwer 139.21
29 Voigt, Emil—Moore & Munger Co 27.41	27 N Y Terrian & Building Co—Hall's Safe Co 73.41	1 Zust Motor Co—Pearsons Pub Co 132.15
29 Ventimiglia, Guisepe—Tompkins Kiel Marble Co 257.97	27 R P S Embroidery Co—I Blumenson 19.98	1 Ehrmann Drug Co—J Kimpel, Jr 599.08
1 Vasio, Vito—C Ciccimollo et al 485.41	27 Tangiers Development Co—Van Beuren & N Y Bill Posting Co 3,658.67	1 Apartment House Roofing Co—Standard Paint Co 18.72
1 Vanderhof, Augustus S—Pres., & Co, of Manhattan Co 241.64	27 A E Klotz Fireproofing Co—Kennell Contracting Co 72.22	1 Neal & Scott Co—Standard Paint Co 49.97
25 Warburton, Wm H—Van Cleve Co 384.42	27 Rex Baking Co—International Folding Paper Box Co 80.45	1 French American Stores Co—E H Sayre et al 88.82
25 Wolff, Jules* & Edmund J—Watson Wagon Co 65.16	27 Manhattan Mutual Realty Co—Standard Paint Co 146.15	1 Riviera Restaurant Co—G Giolitte 42.50
25 Watson, Edw F—H M Johnson 1,810.26	27 Teller Realty & Construction Co, Ernest Califano, Savino Di Paso*—Northern Bank of N Y 334.28	1 Air Flex Co—Greenpoint Fire Brick Co 163.90
25 Wilkerson, Lee R—A H Joline costs, 17.41	28 House of Mercy of N Y—I Straus 739.78	1 Godwin Construction Co—L Cagliardi 4,118.34
27 Wise, Louis M—M I Fox 90.25	28 Fritz & Pearson Co—Mfrs National Bank of Brooklyn, N Y 401.60	1 Brooklyn Heights R R Co—M Siegel 1,388.23
27 Williams, Mamie—People, & Co 100.00	28 Lenox Hotel & Restaurant Co—St Regis Cigar Co 76.51	1 Jno Kissel & Son—E Zelmanowitz 250.00
27 Ward, Jos A—A Weigner et al 150.50	28 Hayes Rubber Co, David Grinberg & Adolf Morris—Canfield Rubber Co 2,346.09	1 West 189th Street Realty Co—Amboy Works 36.71
27 Webber, Wm—C Ackert 596.11	28 Rooney Electric Lamp Co—P Sievering 40.86	1 Human Life, Inc—U S Addressing & Printing Co 37.30
27 Ward, Marshall E—P MacDonald 102.95	28 Plate & Clarke Co—M Nydegger 456.80	1 Time Table & Information Co—Same 14.91
27 Weiser, Max—U S M Motor Co 66.49	28 Codae Realty Co & Emanuel Doctor—McMann & Taylor Co 545.48	1 P Coleman Co—M Toomey 1,499.38
27 Weinberger, Jos* & Morris Satmory—East Side Cash Register Exchange 74.15	28 Auto Spring Repairer Co—Nathan Anklet Support Co 27.16	1 Iron Clad Mfg Co—Pierson & Co 4,292.26
28 Wolf, Abr—M Schalmsky 158.75	28 Allenhurst Garage Co—J C Clark 24.65	1 F French Co—United Plumbers Supply Co 1,278.93
28 Weber, Annie—German Exchange Bank 2,423.53	28 Arabe Constr Co—N Y Tel Co 36.32	1 Beth David Hospital—A Davey 238.42
29 Wein, Chas—L J Peeler costs, 97.60	28 Initial Realty & Constr Co—City of N Y 59.41	1 Iron Clad Mfg Co & Eliz C Seaman—Pierson & Co 14,152.12
29 Wilson, Geo A & Geo A Jr—M L Stevens et al 588.82	28 North Shore Constr Co—N Y Tel Co 65.59	1 Clementine Realty Co & Maximilian Zipkes—P Alperin et al 320.29
29 Wasserman, David—T J Mooney 349.32	28 Kessler's Lyric Theatre Co—C C Sibley et al 51.38	1 Zipkes Constn Co, Henry Zipkes* & Maximilian Zipkes—Savoy Glass Co 218.70
29 Wallace, Wm—E B Bruch 59.66	28 Hadden Realty Co—J Sragow 196.04	
29 Wahn, Chas & Henry Theiss—American Exchange Cigar Co 123.91	28 Greenwich Garment Co—A Weinreb et al 74.47	
29 Weaver, Jas—J W Jackson et al costs, 108.18	29 Thomas Flyer Renting Agency, Benedict Goldfinger & Maude F Goldfinger—D V Moses 727.74	
29 Wortzman, David—Colwell Lead Co 2,550.34	29 Alliegro & Spallone Constr Co—E I Dupont de Nemours Powder Co 721.79	
29 Winton, Albt J—S Martin et al costs, 114.82	29 De Leon Realty Co—N Y Tel Co 105.91	
29 Weil, Markus—J Norden 491.68	29 Chester N Jones Co—the same 27.31	
29 Wittner, Hyman—N A Ferrand costs, 109.26	29 Le Roy Construction Co—the same 107.93	
29 Youmans, Alfred—B J Fox 156.46		
1 Wilner, Harry M—United Electric Light & Power Co 340.31		
1 Wulmurt, Saml K—C Pardee Works 81.88		
1 Weller, Fredk, Jr & Ernest L Moecker—Unionport Lumber & Mfg Co 642.88		
1 Wagner, Jos—H G Silleck, Jr 461.52		
1 Weinstein, Ida & Ike—H Pomerantz 169.18		
1 Watin, Louis & Wm J Diamond—People, & Co 100.00		
1 Weber, Wm & Jas J Hines—People, & Co 500.00		
1 Wilson, Fred B—R T Lyons costs, 98.98		
29 Zagarella, Michele—L Manuccia 49.41		

CORPORATIONS.

25 City & Suburban Delivery Co of N Y City—S T Knapp 3,506.67
25 Financial Encyclopaedia Co—A Rose 139.67
25 Independent Order of Brith Abraham—E Fried 604.82

SATISFIED JUDGMENTS.

NOV. 24, 25, 27, 28 & 29.

Abrams, Isidor—G I Miller; 1911 484.40
Bram, Chas M—Title Guarantee & Trust Co; 1911 120.20
Boettcher, Albt S & Dominick Milone—G B Raymond & Co; 1911 479.37
Bauman, Emanuel W—S E White et al; 1910 34.67
Byrne, Thos F—City of N Y; 1909 366.14
Brill, Max—City of N Y; 1908 218.35
Back, Moses—United Stores Realty Co; 1911 564.56
Beck, Benedict M—A Levin; 1911 82.66
Corcoran, Mary A—A D Shaw et al; 1911 335.43
Caspe, Abram—Garfield Building Co; 1911 92.64
Same—same; 1911 178.68



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Cantor, Lizzie—H B Robinson; 1909 103.67
 Caro, Lillye—O J Wells; 1911.....678.23
 Constable, Fredk A & Alfred G Evans—
 H Rosener; 1903.....costs, 25.62
 De Vitto, Leopold—J S Sills et al; 1911.....
 108.17
 Dickson, Saml S—J A Colliver; 1911.....
 4,484.53
 Deckler, Isidor, Saml Kocker & Chas
 Sachar—M J Zink; 1911.....256.07
 Elmenhardt, Fredk W, Geo A N Gravin-
 horst & Edgar A Remicke—Motley
 Greene & Co; 1909.....800.61
 Ehret, Geo—Tenement House Dept;
 1911.....264.72
 Edgar C Riebe & Co—E H Peck; 1911.....
 1,259.61
 Same—same; 1911.....155.97
 Eisen, Louis—L Ritter et al; 1911.....617.41
 Frankel, Jno—S Wolf's Sons; 1911.....40.12
 Freulich, Jno—City of N Y; 1910.....105.30
 Frank, Geo J—W Rosenbush; 1911.....300.00
 Grodsky, Edw I & Bella—M Ehrlich et
 al; 1911.....23.03
 Gilbert, Marguerite—I V Adams; 1909.....
 116.59
 Goldstein, Anna—M Malowista; 1911.....
 207.66
 Griffiths, Chas W—S W Bowne et al;
 1906.....2,401.50
 Gilroy, Rose—P Whelan; 1911.....150.00
 Gaites, Jos M—Strobridge Lithographing
 Co; 1910.....1,707.81
 Golde, Louis & David Cohen—Fiss, Doerr
 & Carroll Horse Co; 1910.....141.97
 Same—same; 1909.....15,473.96
 Gombarts, Geo K—E S Craddock; 1911.....
 146.19
 Henle, Ernst A—C Salomon et al; 1909.....
 50.16
 Hendrickson, Edgar & Katie J—Internat-
 ional Heater Co; 1911.....225.76
 Hutton, Edw F, Geo A Ellis Jr, Wm D
 Hutton, Franklyn L Hutton—J B
 Smith; 1910.....106.10
 Same—same; 1909.....973.26
 Hochstein, Max—National Printing & En-
 graving Co; 1909.....477.94
 Handelman, Henry & Jos Grossman—M
 Kopetsky; 1911.....2,122.32
 Hyman, Oscar & Wm A Schutz—D Van
 Schaick; 1910.....103.40
 Same—same; 1909.....5,396.54
 Heddendorf, Wm H—Bottler & Mfrs Sup-
 ply Co; 1910.....401.23
 Helbron, Chas—H B Davis; 1911.....1,536.96
 Henry Wahler Co—W E McCabe; 1911.....
 320.27
 Jacobson, Benj & Michl—B S Brody;
 1908.....341.43
 Kamber, Bernard—M Schwitzer; 1907.....
 666.85
 Kann, Geo E—J H Powell et al; 1911.....
 40.18
 Same—R A McKee; 1911.....59.79
 Keller, Louis & Fritz Joseph—A P Bie-
 low; 1911.....1,911.60
 Londner, Isidore—State Bank; 1910.....154.60
 Lindsley, Van Sinderen—W H Fearing;
 1909.....3,278.51
 Same—same; 1910.....398.15
 Same—same; 1911.....44.76
 Louda, Frank—F Cumisky; 1910.....1,261.69
 Same—E Wagner; 1910.....250.58
 Mather, Lillian S—E Roller et al; 1911.....
 86.66
 Mattes, Wm F & Jas McGarry—People,
 & C; 1911.....1,500.00
 McKeon, Bartholomew—Interurban St
 Ry Co; 1905.....127.38
 McLoughlin, Michl J—F Holcroft; 1911.....
 300.00
 Same—H Holcroft; 1911.....5.00
 Lichtman, Jos—W Grossman; 1911.....100.70
 Munyer, Salim—J Yamin; 1911.....1,530.85
 Oishei, Achille J—Lawyers Advertising
 Co; 1907.....51.55
 Same—J C Bernhardt et al; 1907.....226.00
 Same—Lautz Co; 1905.....232.00
 Same—Third Natl Bank of Buffalo; 1898
 121.00
 Same—Mutual Efficientate Soc of N Y;
 1905.....103.10
 Penfield, Wm W—C W Brause et al;
 1911.....117.18
 Posner, Herres—J Levine; 1911.....10,243.04
 Rosenthal, Milton—F H Ross; 1910.....169.22
 Rockety, Walter S—Finks Magic Oil Co.
 1911.....180.17
 Shapiro, Herman—City of N Y; 1910.....59.41
 Shatzkin, Hyman—L R Jones; 1911.....182.47
 Sutphen, Wm L—H Marks; 1911.....2,040.00
 Spiegel, Frank G & Frank J—B K Bloch
 1910.....130.59
 Seldin, Sam & Paul—L Gitlitz; 1908.....281.17
 Viau, Benj—I L Rosen; 1910.....340.65
 Ward, T Edwin—Bank of the Metropolis
 1911.....476.13
 Wagner, Fredk—Tenement House Dept;
 1908.....69.72
 Wright, Henry—A Wright; 1911.....38.50
 Whisten, Stephen A—H Kues et al; 1910.....
 924.33
 Wilensky, Oscher—Philadelphia Casualty
 Co; 1911.....83.95

CORPORATIONS.

A Schwoerer & Sons Inc—D J Skelton;
 1911.....244.70
 Same—Same; 1911.....494.40
 Twenty-fifth Constr Co—S M Bier; 1911.....
 2,696.79
 I Rakoczy Kurucz Sick & Benevolent So-
 ciety—J Kovacs; 1911.....250.00
 Austro American Steamship Co, Ltd—M
 Sedtner; 1911.....2,687.10
 Same—same; 1911.....92.52
 William J Aschenbach's Sons Harness
 Co—Le Compte Mfg Co; 1910.....80.83
 Same—same; 1910.....148.30

Same—same; 1911.....117.38
 N Y Juvenile Asylum—City of N Y; 1905
 106.85
 Same—Same; 1908.....71.25
 F V Reilly Tea Co & Herbt S Herey—Jas
 Van Dyck Co et al; 1911.....258.40
 Fackner Coates Co—N J Clay Products
 Co; 1911.....322.47
 Jno A Casey Co—J Perks; 1909.....1,660.68
 Alliegro & Spallone Construction Co &
 Michl Alliegro—H Weiss et al; 1911.....
 144.13
 James Taylor Iron Works—A B War-
 wick; 1911.....559.41
 Kings Improvement Co—Chas Soble Lum-
 ber Co; 1911.....100.26
 U S Fidelity & Guaranty Co—A R Brand-
 ly; 1910.....5,431.68
 Same—same; 1910.....94.05
 Same—same; 1911.....562.12

¹Vacated by order of Court. ²Satisfied of appeal. ³Released. ⁴Reversed. ⁵Satisfied by execution. ⁶Annulled and void.

MECHANICS' LIENS.

NOV. 25.

St Nicholas av, 961; Thos Moore agt Al-
 len W Rose & Llewellyn Realty Co. (261)
 \$89.30
 Allen st, 54; Abr Schreiber agt Jos
 Spector & Jos Rothberg. (262) 120.00
 58TH st, 336 W; M Schlossman & Sons
 agt Jno Doe, Robt J Campbell & Jennie
 Monroe. (263) 51.56
 41ST st, 40 E; Roddis Lumber & Veneer
 Co agt Chas M Warner & Wheaton Build-
 ing & Lumber Co. (264) 2,274.20
 Lenox av, 290; Martin & Meyer agt Louis
 F Doyle & D J Lederer. (265) 22.80
 Broadway, 1420; Sam Rubin et al agt
 Adolph Lorber & Levin & Levin Contract-
 ing Co. (266) 740.00

NOV. 27.

73D st, 219 E; Hyman Okoshkin agt Sol-
 omon Judenfreund. (267) 350.00
 Bathgate av, es, 25 n 184th, 25x96.6; Jas
 Rusciano agt Scalzo Realty Co & Special
 Building Co. (268) 1,050.00
 Riverside Drive, nec 149th, 102x173;
 Lockwood Co agt A Feldman Cnstr Co.
 (269) 800.00
 Bailey av, 2522-26; C Silvestro agt Cen-
 tral Carolina Constr Co. (270) 171.00
 Columbus av, 498-506 & 84th st, 101 W;
 Gus Luckes Inc agt Angel J Simpson, Sol-
 omon Werner, Louis Werner, M S A Wil-
 son Constr Co (renewal). (271) 160.00
 10TH av, 572-4; Cleonice Polecastro agt
 Sumner Gerard & Hugh Malone. (272)
 2,305.00
 11TH av, nec 48th, 50x100; Louise Fish-
 man agt Morris Weinstein & Issac Marx
 & Fleisher Bros. (273) 321.43
 126TH st, ns, 190 e Park av, —x—; An-
 ton Larsen agt Max Epstein & Harris
 Cohen (renewal). (274) 30.00
 135TH st, ss, 235 w Cypress av, 25x100;
 Jno Cullo & Bro agt Jacob Cohen Con-
 str Co. (275) 120.00
 Catherine st, 76; Louis Hurwitz agt Min-
 nie Garone & Fred & Martin Garone. (276)
 745.00
 Riverside Drive, nec 149th, 102.1x173.10;
 Chas Hyman & Bro agt A Feldman Con-
 str Co. (271) 815.32
 Clinton av, es, 193.2 n McKinley Square,
 102.2x186.11 to Boston rd; Murtha A
 Schmoel Co agt Wm Weissager & Thos
 Mulligan Constr Co. (278) 3,805.85
 116TH st, 228 W; Saml Hindine agt Benj
 Silverstein & C Berlinger. (279) 40.00
 111TH st, 229 E; Chas Bayer Co agt Gio-
 vanni Capozzillo, Michl Damore & Louis
 Lanzetta. (280) 277.02
 52D st, 427 E; Max Pollak agt Ida M
 Ebel & Sarah E Jones. (281) 43.00
 Boston rd, 1315-21; Henry R Worthing-
 ton agt Wm H Weissager. (282) 195.00
 Boston rd, 1315-21; International Steam
 Pump Co agt Wm H Weissager & McKin-
 ley Square Theatre. (283) 44.08
 Mott av, swe 144th, 100x100; Gallo &
 Boscarelli agt Rockville Real Estate Co
 & Handy Realty Co (renewal). (284)
 3,000.00
 Charlotte st, es, 164.5 n Jennings, 91x60;
 Cross, Austin & Ireland Lumber Co agt
 Regina Constr Co. (285) 582.68
 6TH av, 484-6; Edw M Gardner agt Thos
 Morgan & Nassau Fire Proofing & Con-
 str Co. (286) 24.00

NOV. 28.

5TH av, 331; J H Drew & Bro agt Har-
 rison G Dyar, Perle N Knopf, Jno M Mar-
 tin, lessee, & Ellison Construction Co.
 (287) 450.00
 Allen st, 54; Jos Rothberg agt Jos Spector.
 (288) 2,040.00
 Broadway, 1557-63; Geo Keister agt C
 Wm Funk & E Margolies. (289) 450.00
 175TH st, ss, whole front bet Grand
 Boulevard & Concourse & Eastburn av, 9.3
 x59.11; United Shade & Awning Co agt
 Nathan B Levine Co. (290) 155.10
 Briggs av, 2767-69; Same agt same.
 (291) 50.00
 Renwick st, 294-31; Michl Briglio Jr
 agt Jno White & Kovalsky & Bros. (292)
 790.00

Katonah av, nwc, 237th, 75x85; Ruggero
 Stanchina agt Hibbert C Simmonds (re-
 newal). (293) 145.00

157TH st, 540 W; Harlem Wall Paper
 Supply agt Sun Construction Co & Benj
 Nieberg. (294) 52.94

158TH st, 473-5 W; Same agt same (295)
 40.44

Vermilyea av, es, 100 n 207th, 105x100;
 Chas Heck agt Allen Construction Co.
 (296) 2,300.00

Park av, 520; Wm C Mauch agt 520 Park
 Ave Co & Broughton Krell & Co. (297)
 104.08

Lexington av, 1; Same agt One Lexing-
 ton Avenue Co & Boughton Krell & Co.
 (298) 451.21

77TH st, 502-10 E; Cross, Austin & Ire-
 land Lumber Co agt Open Stair Tenement
 Co, & Levin & Levin Contracting Co. (299)
 4,142.30

213TH st, ns, 100 w Willett av, 25x100;
 Antonio Salzano agt Lena Barbetta. (300)
 133.00

55TH st, 242-50 W; Jno Laura agt Au-
 tomobile Club of America & Empire Cor-
 nice Works. (301) 596.82

Pleasant av, 351-3; Domenico Pezza
 agt Pietro Altieri & Stephen H Jackson.
 (302) 26.37

Riverside Drive, nec 149th, 102x173.10;
 A Pardi Tile Co agt A Feldman Construc-
 tion Co. (303) 3,333.60

Riverside Drive, nec 149th, 102x173.10;
 Federal Huber Co agt A Feldman Construc-
 tion Co & Julius Braunstein. (304)
 8,371.00

145TH st, 256 W; Israel Kessler agt
 Utility Realty Co & M Krumholz. (305)
 75.00

Riverside Drive, nec 149th, 102x173.1;
 Julius Braunstein agt A Feldman Con-
 struction Co. (306) 13,216.00

East Broadway, 147; Saml Baxter et al
 agt Isser Reznik & Meyer Smolowitz. (307)
 348.50

East Broadway, 147; Same agt same.
 (308) 250.00

102D st, 221 E; Philip Levitt agt Julius
 M Cohen. (309) 10.00

165TH st, 449 E; Dominico Pezza agt
 Nagy & Ibos. (310) 45.00

Seton av, es, 450 n 233d, 25x100; Patk J
 Twomey agt Rudolph Swenson. (311)
 325.00

Barretto or Fox st, nwc Westchester av,
 32x55.11; Atlantic Terra Cotta Co agt
 Jas Butler Inc & Geo J & Wm Martin.
 (312) 725.50

113TH st, 15 W; Saml Friedman et al
 agt Rachel Lowenstein. (313) 455.00

NOV. 29.

Bailey av, 2522-6; Jas O'Connor agt
 Central Carolina Construction Co. (314)
 94.00

5TH av, 516; Standard Utility Co agt
 Harwell Realty Co. (315) 2,551.68

Mathew av, ws, 219 n Bronxdale av, 25
 x100; Olaf Valley agt Robt Moore & Chas
 Bayley. (316) 87.60

10TH st, 232 E; Eichenbaum Bros agt
 Maylich Breitbart & Jacob Portman. (317)
 180.49

223D st, ns, 318 e White Plains av, 100
 x100; Cohen & Levine agt Morris Im-
 provement Co. (318) 7,157.00

Riverside Drive, nec 149th, 102x172.10x
 irreg; Vito Contessa & Co agt A Feldman
 Construction Co. (319) 3,890.69

Amsterdam av, ws, whole front bet
 176th & 177th, 200x100; Gust Seaberg agt
 Gingold Realty Co. (320) 390.00

145TH st, 518-22 W; Sterling Ceiling &
 Lathing Co agt Rudolph H Pankow, Henry
 W Gehle & Henry W Werner. (321) 17.06

10TH av, 572 & 574; Morris Spergel agt
 Estate of Heywood Cutting, L De Lorenzo
 & Jas Malone. (322) 375.00

Anthony av, nwc 175th, 45x90; F N Du
 Bois & Co agt F A Ten Brook & Jos A
 O'Brien. (323) 426.29

Riverside Drive, nec 149th, 102x173.10;
 Jacobson & Co agt A Feldman Construc-
 tion Co. (324) 1,008.00

2D av, 324; Elias Rosenbluth agt Julia
 Toulmin. (325) 30.00

58TH st, 31 W; Theo C Wood agt Alice
 B Nicoll & Belvidere Construction Co. (326)
 312.43

22D st, 29 E; American Bar Lock Co agt
 National Post Co. (327) 56.20

94TH st, 33 W; Munzer & Voigt agt
 Theresa Steinman. (328) 380.00

7TH av, ws, 50.11 n 120th, 50x99.10;
 Saml Desowitz agt Francis Scallion. (329)
 60.00

27TH st, 135-7 W; Clark & Co agt Lo-
 well Construction Co. (330) 7,713.51

DEC. 1.

Overing st, ss, 225 w Frisby av, 125x
 100; W A Mallett Co agt Pelham Im-
 provement Co. (1) 1,974.91

Washington st, 726; Jno Walsh agt Ellen
 Clark. (2) 400.99

58TH st, ss, 250 w 11 av, 50x100; Ronald
 McAdam agt Thedford Eltz Co & Chas F
 Lowen. (3) 2,091.00

DYCKERHOFF PORTLAND CEMENT

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E. THIELE, Sole Agent,
99 John St., New York.

5TH av. es., whole front bet 106th & 107th, 200.11x100; Jas Dempsey Co agt Geo H Earle Jr & Jas Sullivan & J H Kyle Construction Co. (4) 2,657.37

57TH st., ns, 100 w 11 av, 200xirreg to 58th; Browe & Tindel agt Thedford Eltz Coal Co & Chas H Lowen. (5) 260.00

17TH st. 50 W.; Standard Utility Co agt Harwell Realty Co. (6) 96.93

Park av. 1082.; Vito Silvester agt S Ginsberg & Gordon & Stein Contracting Co. (7) 180.00

Washington av. 1281.; Standard Damp Proofing & Roofing Co agt Sarah Cohen & Knepper Realty Co. (8) 125.00

Broadway. 455 to 461.; Edgar C Luncschloss agt Thos Suffern Estate, E N Tailer, trste & August H Loebel (9) 65.00

Bowery. 2.; Edgar C Luncschloss agt Thos Suffern Estate, E N Tailer, trste, & Aug H Loebel. (10) 9.00

Riverside Dr., nec 149th, 102x173; Moritz Arnstein agt A Feldman Construction Co. (11) 800.00

Bathgate av., es. 81.6 s 180th, 123x72x irreg; Richd E Thibaut, Inc, agt Chas R Faruolo. (12) 315.04

Riverside Drive., nec 149th, 102x173.10; Isidore Rossberg agt A Feldman Construction Co & Julius Braunstein. (13) 552.05

Whitlock av. 943-947.; Harry Harper agt Tully Const Co & Jno Bezold. (14) 186.98

Av B., nec 6th, 25x100; Kandel Concrete Co agt Hugo Realty Co & Julius M Schwartz. 214.00

BUILDING LOAN CONTRACTS.

NOV. 25.

Park av., ws. 437.7 s 187th, 100.2x93.3x 100.4x98.3; Hamilton Securities Co loans Hope Construction Co to erect a — sty bldg; — payments. \$15,000

3D st., ns, 104.5 e Bowery, 25x96.4; Irving Weiser loans Wyoming Realty Co to erect a — sty bldg; — payments. 26,000

Charlotte st., es, 164.5 n Jennings, 91.9x 63.5xirreg; Comity Mortgage Co loans Regina Construction Co to erect a — sty bldg; — payments. 32,000

NOV. 27.

Belmont av., swc 186th, 16.4x87.5; Solomon C Powell loans Kitchen Improvement Co to erect a 6-sty apartment; 12 payments. 32,000

Hawthorne st., nes, 100 nw Sherman av, 100x100; City Mortgage Co loans Hawthorne Constr Co to erect a 4-sty apartment; 12 payments. 69,000

NOV. 28.

Fort Washington av., nwc 160th, 102.3x 100; Metropolitan Life Ins Co loans Dayton Realty Co to erect a 12-sty apartment; 10 payments. 155,000

NOV. 29.

2D st. 223.; Julius Zweig loans Harris Lustgarten to make alteration; — payments. 6,000

235TH st., ns, 175 e Oneida av, 25x100; Central Mortgage Co loans Wesley Construction Co to build a — sty bldg; — payments. 3,500

DEC. 1.

Crotona av., es, 100 n 183d, 50x100; City Mortgage Co loans O'Leary Realty & Construction Co to erect a 5-sty apartment; 11 payments. 30,000

SATISFIED MECHANICS LIENS.

NOV. 25.

Columbus av., swc 88th; Thos E Cook agt Saml Bookman et al; Sept 13'11. \$159.00

NOV. 27.

99TH st. 138 W.; Solloway & Gorden agt Jos R McGill et al; Sept 9'11. 51.50

Madison av. 1340.; Hervey Thompson agt Henry B Stein et al; Oct 27'11. 350.00

NOV. 28.

15TH st. 124 E.; Danl J Skelton agt A Schwoerer & Sons, Inc, et al; Sept 1'11. 460.00

3D av., nwc 170th; Knickerbocker Lime Co agt Abr Silverson et al; July 19'11. 213.10

CURRENT BUILDING OPERATIONS.

(Continued from page 842.)

STORES, OFFICES AND LOFTS.

5TH AV., Nos. 235-237, 11-sty brick store and office, 30x100; cost, \$125,000; owner, E. B. Meyrowitz, premises; architects, Trowbridge & Ackerman, 114 East 28th st. Plan No. 716.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

186TH ST., s w cor Belmont av, 5-sty brick tenement, plastic slate roof, 33x78.9; cost, \$35,000; owner, Kitchen Imp. Co., Andrew Kitchen, 2009 Bronxfield av; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 873.

188TH ST., n e cor Lorillard pl, 5-sty brick tenement, plastic slate roof, 30x87.8; cost, \$30,000; owner, Buonodona Const. Co., A. Buonodona, 2323 Crotona av. president; architects, Moore & Landsiedel, 148th st and 3d av. Plan No. 872.

TIFFANY ST., n e cor 163d st, three 5-sty brick tenements, tin roof, sizes irregular; total cost, \$205,000; owner, B. V. Const. Co., S. Behrman, 992 East 163d st, president; architect, Chas. S. Meyers, 1 Union sq. Plan No. 869.

163D ST., n w cor Fox st, two 5-sty brick tenements, tin roof, 76x70.2, 44x94.3; total cost, \$110,000; owners, Sagamore Holding Co., Martin Grossman, 68 Lenox av. Pres.; architect, Chas. B. Meyers, 1 Union square West. Plan No. 875.

STEBBINS AV., s e cor 170th st, 5-sty brick tenement, tin roof, 33.8x80; cost, \$45,000; owners, Bellewood Const. Co., Abraham Nevins, 200 Broadway, Treas.; architects, Bernstein & Bernstein, 24 East 23d st. Plan No. 876.

DWELLINGS.

PLYMPTOM AV., e s, 302.54 e Boscobel av, two 2-sty frame dwellings, tin roof, 21x55; cost, \$11,000; owner, Samuel Denenberg, 1340 Brook av; architect, J. J. Vreeland, 2019 Jerome av. Plan No. 871.

CRUGER AV., w s, 150 n Burke st, three 2-sty brick dwellings, tin roof, 21x50; cost, \$15,000; owners, Guriano & Pecci Const. Co., Peter Guriano 3687 White Plains av. Pres.; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 880.

WALDO AV., e s, 550 s 246th st, 2-sty frame dwelling, shingle roof, 38x50; cost, \$10,000; owner, Frederick Camp, 280 Broadway; architect, Nathaniel Vickers, 452 5th av. Plan No. 881.

MISCELLANEOUS.

BRONX PARK ZOOLOGICAL GARDEN. 1-000 e 183d st and So. Boulevard, 1-sty brick bird house, gravel roof, 60x25; cost, \$5,000; owners, City of New York; Architect, Geo. M. Burbower, Zoological Gardens. Plan No. 883.

STABLES AND GARAGES.

WILLIAMSBRIDGE RD., e s, 2471 s Pelham Parkway, 1-sty frame stable, 30x27.6; cost, \$200; owner, Carmine Sarra, on premises; architect, Francis A. Gallow, 1812 White Plains rd. Plan No. 874.

152D ST., s s, 184.6 e Park av, 1-sty brick stable, slag roof, 25x118.6; cost, \$3,000; owner, John La Spinel, 108th st and East River; architect, A. Arctander Co., 391 East 149th st. Plan No. 879.

MT. HOPE PL., n s, 180 e Mt. Hope av, 1-sty frame garage, 12x20; cost, \$200; owner, C. J. Ferguson, 223 Mt. Hope av; architect, Chas. S. Clark, 443 Tremont av. Plan No. 877.

STORES AND DWELLINGS.

CASTLE HILL AV., w s, 505 s Starling av, 2-sty brick store and dwelling, tin roof, 20x55;

cost, \$6,500; owner, E. C. Fonda, 1419 Parker av; architect, H. G. Steinmetz, 1007 East 180th st. Plan No. 870.

BROOK AV., w s, 125 n 170th st, 1-sty brick store and dwelling, tar and gravel roof, 25x75; cost, \$4,500; owner, Louis Gold, 85 73d st, Brooklyn; architect, Jacob S. Glaser, 50 5th av. Plan No. 878.

STORES, OFFICES AND LOFTS.

BATHGATE AV., w s, 260.3 s 172d st, 1-sty brick stores, plastic slate roof, 50x110; cost, \$5,000; owner, Hannah McGrath, 1479 Crotona av; architect, Wm. H. Meyer, 1861 Carter av. Plan No. 882.

Richmond.

DWELLINGS.

MARYLAND AV., s s, 300 e Tompkins av, two 2-sty brick dwellings, 20x50; cost, \$7,000; owners, Angelo Marino and Tony DeRosa; architect, D. Salvati; builder, Frank Marino. Plan No. 729.

OAKWOOD AV., e s, 256 s Forrest av, Hart Park, New Brighton, 2½-sty frame dwelling, 22 x42; cost, \$3,200; owner, John Snibbe, Port Richmond; architect, Chas. B. Neweker, Tompkinsville; builder, J. Karlsson, Tompkinsville. Plan No. 726.

RICHMOND HILL RD., s s, 400 e Stapleton av, 2-sty frame dwelling, 26x20; cost, \$1,200; owner, Thos. F. Clark; architect and builder, Chas. H. Chamberlain, 149 Blackford av, Port Richmond. Plan No. 724.

WARDWELL AV., w s, cor Leonard av, West New Brighton, 2-sty frame dwelling, 25x34; cost, \$5,000; owner, C. H. Markham, 178 College av, West New Brighton; private plans. Plan No. 725. Owner builds.

PRIVATE LANE., n s, 202 e Sleight av, Tottenville, 2-sty frame dwelling, 46x36; cost, \$4,200; owner, James M. Chapman, Perth Amboy, N. J.; architect, L. T. Nilsson, 80 William st, N. Y. C.; builder, Winard W. Palmer, 80 William st, N. Y. C. Plan No 723

WESTERVELT AV., w s, 345 s Crescent av, 2½-sty frame dwelling; cost, \$5,000; owner, Marv Meehan, Tompkinsville; architect, John Davies, Tompkinsville; builders, Hesse & Offerpost, Stapleton Plan No. 727.

THEATRES.

CASTLETON AV., n w cor Barker st, West New Brighton, 2-sty brick moving-picture theatre, 49x90., cost, \$10,000; owner, Wm. B. Schutte; architect and builder, Wm. B. Curry. Plan No. 728.

PLANS FILED FOR ALTERATION WORK.

Manhattan.

ATTORNEY ST., Nos. 126-128, partitions, toilets, windows, to two 4-sty brick shop and storage; cost, \$800; owner, Elizabeth Wenzel, 126 Attorney st; architect, C. H. Dietrich, 1112 2d av. Plan No. 3081.

CHRYSTIE ST., No. 131, partitions, to 5-sty brick loft and store; cost, \$300; owner, Levv & Herzog, 220 Broome st; architect, Chas. B. Meyers, 1 Union sq. Plan No. 3084.

CANAL ST., Nos. 202-204 Mulberry st, No 90, skylight, windows, alter fire-escapes, to 6-sty brick store and loft; cost, \$3,000; owner, Arthur P. Derby, 449 Communipaw, N. J.; architect, Chas. H. Richter, 68 Broad st. Plan No. 3065.

CHERRY ST., Nos. 265-267, tank, beams, trusses, to 7-sty brick printing house; cost, \$600; owner, T. D. Hurst, 395 Broadway; architect, R. J. Mansfield, 49 Claremont av. Plan No. 3100.

ELIZABETH ST., Nos. 128-130 partitions, windows, toilets, to 5-sty brick tenement; cost, \$250; owners, E. De Lancy Neill and others, Blauvelt, New York; architect, Wm. F. Schwanewede, 2771 Creston av. Plan No. 3077.

GRAND ST., No. 231, steel beams, to two 3-sty brick store and dwelling; cost, \$100; owner, Philip Zeitlin, 231 Grand st; architect, Harry Zlot, 230 Grand st. Plan No. 3090.

HESTER ST., No. 163, partiwtions, wall, to 3-sty brick tenement; cost, \$300; owner, M. J. Moran, 1002 Park av; architect, Harry Zlot, 230 Grand st. Plan No. 3073.

HESTER ST., No. 85, shaft, to 5-sty brick shop; cost, \$1,000; owner, S. Jarmulowsky, 54 Canal st; architect, Harry Zlot, 230 Grand st. Plan No. 3072.

HUDSON ST., Nos. 174-178, partitions to 6-sty brick warehouse; cost, \$1,000; owner, Samuel Weil, 196 Franklin st; architect, Buchman & Fox, 11 East 59th st. Plan No. 3058.

MERCER ST., No. 192, iron stairs, fire escapes, to 12-sty brick store and loft; cost, \$1,000; owner, Max Marx, 128 Broadway; architect, Alfred L. Kehoe & Co., 1 Beekman st. Plan No. 3068.

ORCHARD ST., Nos. 48-52, partitions, to 4-sty brick loft; cost, \$300; owner, Jacob Levy, 220 Broome st; architect, C. E. Meyers, 1 Union sq. Plan No. 3083.

WATTS ST., Nos. 130-134, alter stairs, partitions, windows, 6-sty brick storage; cost, \$2,000; owner, Henry Kroger, 468 Greenwich st; architect, Alexander Baylies, 33-34 Bible House. Plan No. 3096.

WALKER ST., No. 106, partitions, to 1-sty brick store; cost, \$150; owner, City of New York; architect, Harry Zlot, 230 Grand st. Plan No. 3059.

9TH ST., No. 429 East, doorways, toilets, to 4-sty brick tenement; cost, \$700; owner, Rev. David J. Leahy, Hastings-on-Hudson, N. Y.; architect, Frank Klein, 1469 1st av. Plan No. 3063.

14TH ST., No. 19 East, iron stairways, concrete steps, to 4-sty brick store and office; cost, \$400; owner, Demorest Estate, 15 East 14th st; architect, John J. Lawlor, 360 West 23d st. Plan No. 3085.

18TH ST., Nos. 134-136 East, partitions, to 10-sty brick factory; cost, \$500; owner, Estate John S. Huyler, 64 Irving pl; architect, Joseph Wolf, 103 Park av. Plan No. 3070.

19TH ST., Nos. 22-28 West 18th st, Nos. 19-23 West, tanks to 11-sty brick store and lofts; cost, \$3,000; owner, New York & Penn Real Estate Asso., 111 Broadway; architect, John R. Spelman, 125 East 23d st. Plan No. 3082.

25TH ST., Nos. 107-113 West, partitions, hoist, to 6-sty brick loft; cost, \$500; owner, Samuel K. Johnson, 258 Riverside Drive; architect, Henry Davidson, 400 West 23d st. Plan No. 3086.

26TH ST., n s, 156 e 6th av, passage to 4-sty brick power station; cost, \$250; owner, New York Edison Co., 55 Duane st; architect, Wm. Weissenberger, Jr., 55 Duane st. Plan No. 3078.

27TH ST., Nos. 10-14 East, Madison av, Nos. 15-19, stairs, dumbwaiter, to 20-sty brick loft and stores; cost, \$900; owner, Henry Corn, 225 5th av; architect, David Bleier, 99 Mangin st. Plan No. 3101.

27TH ST., s s, 133.6 e 6th av, passage to 4-sty brick power house; cost, \$250; owner, New York Edison Co., 55 Duane st; architect, Wm. Weissenberger, Jr., 55 Duane st. Plan No. 3079.

31ST ST., No. 314 East, partitions, to 4-sty brick tenement; cost, \$250; owner, Estate of Christiana Goetsfert, 314 East 31st st; architect, Paul W. Gussow, 250 East 82d st. Plan No. 3092.

The Building Department of the City of New York permits the use of **PLASTER BOARDS** on Elevator and Dumbwaiter Shafts in order to make them fireproof. Why not make the entire house fireproof by using **King's Fibrous Plaster Boards** on the walls and ceilings and plastering with **King's Windsor Cement?**

J. B. KING & CO., 17 State Street, N. Y. Manufacturers of King's Windsor Cement and King's Fibrous Plaster Boards

Fulton st, 143-5; McNulty Bros Inc agt Emily Stilwell et al; Nov23'11. 418.70

117TH st, 19-21 W; Mason Contracting Co agt Louis Roseno et al; Oct7'11. 2,050.00

Northern av, nwc 181st; Louis Handelson Inc agt Trebla Realty Co et al; Oct10 '11. 250.00

NOV. 29.

Clinton av, 1315-21; Russell Haynes Electric Co agt Wm H Weissager et al; Nov24'11. 1,785.45

5TH av, nwc 17th; Houghtaling & Witt-penn agt Coffey Realty Co et al; Nov15 '11. 598.00

5TH av, nwc 17th; Emil Mueller agt same; Nov13'11. 4,350.00

Daly av, sec 180th; Jos Borrelli agt Krabo Ernst Realty Co et al; Nov2'11. 1,200.00

Daly av, sec 180th; Sanitary Fireproofing & Contracting Co agt same; Nov2'11. 145.00

Daly av, sec 180th; Julius Oehrlein agt same; Nov2'11. 353.00

180TH st, ss, bet Vyse & Daly avs; Jno H Symmers Co agt same; Oct30'01. 2,450.00

Daly av, sec 180th; P J Heaney Co agt Krabo Ernst Realty Co; Nov1'11. 2,292.35

Daly av, sec 180th; Church E Gates & Co agt same; Oct31'11. 3,603.77

DEC. 1.

18TH st, 12 & 14 W; Harbison-Walker Refractories Co agt B & L Const Co et al; June20'11. 364.00

18TH st, 12 & 14 W; Jos Tino & Co agt same; July19'11. 41.00

Daly av, sec 180th; Savoy Glass Co agt Krabo-Ernst Realty Co et al; Oct21'11. 1,964.90

75TH st, ss, 239.5 w 2 av; Simon Strunin et al agt Abr H Sarasohn et al; Mar 29'11. 41.15

³Discharged by order of Court.

¹Discharged by deposit.

²Discharged by bond.

ATTACHMENTS.

NOV. 23 & 24.

No Attachments filed these days.

NOV. 25.

Osorio, Josefa Rodriguez Carballeira; Olandy, Mooney & Shipman; \$100; Blandy Mooney & Shipman.

Stevenson, Ribina L; E August Burgstorf; \$4,647.09; Heyn & Covington.

NOV. 27 & 28.

No Attachments filed these days.

NOV. 29.

Brewer Dry Dock Co; Chicago Lumber & Coal Co; \$7,016.67; H S Dottenheim. Mestres, Ricardo; Harold E Boericke; \$55,000; J H Rothrock.

CHATEL MORTGAGES

AFFECTING REAL ESTATE.

NOV 23, 24, 25, 27, 28 and 29.

Jacobsen, B & O Pedersen. E s Swinton abt 200 & 350 s Gifford av. Harlem Gas Fixture Co. Chandeliers. 110

Krug & Zinn, P & B. 117 W 47th. Consolidated Chandelier Co. Gas Fixtures. 175

Knox Construction Co. Fox & Tiffany. H Delinsky. Hardware. 500

Weissager, Wm. 169th st & McKinley Square. N York Gas Fix Co. Gas Fixtures. 85

39TH ST, No. 34 West, partitions, windows, to 4-sty brick stores and apartments; cost, \$600; owner, Wm. Sittenham, 54 West 37th st; architect, Chas. Volz, 160 5th av. Plan No. 3061.

45TH ST, Nos. 2-6 West, partitions, windows, to 16-sty brick store, office and loft; cost, \$1,500; owner, T. A. Sperry, 34 West 33d st; architect, Chas. H. Richter, 68 Broad st. Plan No. 3089. Haas & Millard, 110 West 34th st, have contract.

48TH ST, No. 305 East, toilets, partitions, to 5-sty tenement; cost, \$750; owner, Michael J. Adrian Estate, 137 East 34th st; architect, Chas. M. Sutton, 70 5th av. Plan No. 3088.

54TH ST, No. 419 West, 1-sty brick rear extension, 25x45.5, new roof, partitions, windows, stairs, piers, to 1-sty brick stable; cost, \$5,000; owner, Maurice Black, 400 West 57th st; architect James W. Cole, 403 West 51st st. Plan No. 3093.

59TH ST, No. 30 West, fire-escapes, skylights, doors, to 7-sty brick tenement; cost, \$1,200; owner, Estate Anthony Dugro, Hotel Savoy, 59th st and 5th av; architect, B. W. Berger & Son, Bible House. Plan No. 3080.

60TH ST, s s, 335 e Amsterdam av, 1-sty side extension, 11x19.4, to 2-sty brick laboratory; cost, \$3,000; owner, Trustees of Columbia University; architect, Department of Bldgs., Plan No. 3062.

77TH ST, No. 340 East, partitions, windows, to 4-sty brick tenement; cost, \$200; owner, Julia Mendel, 98 Morningside av; architects, Horenberger & Bardes, 122 Bowery. Plan No. 3098.

81ST ST, No. 109 East, 3-sty brick rear extension, 6.4x4.10; openings to 3-sty brick dwelling; cost, \$5,000; owner, Bernhard Feifer, 109 East 81st st; architect, V. Hugo Koehler, 489 5th av. Plan No. 3094.

83D ST, No. 354 East, show windows, stairs, to 5-sty brick store and tenement; cost, \$3,000; owner, I. A. Waldheim, 175 East 79th st; architect, L. A. Sheinart, 194 Bowery. Plan No. 3097.

98TH ST, No. 75 East, girders, columns, to 5-sty brick store and flat; cost, \$450; owner, Roxbury Realty Co., 53 Liberty st; architects, B. J. Decking, 212 10th st, Hoboken, N. J. Plan No. 3091.

145TH ST, Nos. 256-260 West, partitions, to 3-sty brick theatre; cost, \$150; owner, Henry Morgenthau Co., 145 Broadway; architect, Thomas W. Lamb, 501 5th av. Plan No. 3064.

AV A, s w cor 13th st, partitions, windows, toilets to 4-sty brick tenement and store; cost, \$5,000; owner, M. Bruckner, 103 Gold st; architects, Gronenburg & Leuchtag, 7 West 22d st. Plan No. 3067.

AMSTERDAM AV, No. 1724, 1-sty brick side extension, 2.4x12.6, new entrance, columns, to 5-sty brick tenement; cost, \$1,000; owner, Louis K. Ungrich, 1676 Amsterdam av; architect, Henry Andersen, 1181 Broadway. Plan No. 3060.

AMSTERDAM AV, No. 464, partitions, dumbwaiters, cut windows, to 5-sty brick stores and tenement; cost, \$800; owner, A. H. Niehaus, 219 West 83d st; architect, L. F. J. Weiher, 271 West 125th st. Plan No. 3075.

BROADWAY, No. 2328, 1-sty brick rear extension, 21.11x39.6, alter floors, to 3-sty brick store and loft; cost, \$2,000; owner, L. B. Parsons, 174 Fulton st; architect, Geo. Fred Pelham, 507 5th av. Plan No. 3071.

BROADWAY, Nos. 73-100, Rector st, No. 2, Trinity pl, Nos. 55-89. 1-sty brick north side extension, 22x60, walls, entrance, stairs, toilets to 1-sty church; cost, \$45,000; owner, Corporation of Trinity Church, 187 Fulton st; architect, Thomas Nash, 1170 Broadway. Plan No. 3087. Cauldwell-Wingate Co., 381 4th av, has contract.

PARK ROW, No. 101, vault, stairs, to 3-sty brick store; cost, \$2,000; owner, E. Childs, 17 Battery pl; architects, D. Wortmann & H. H. Braun, 22 East 21st st. Plan No. 3102.

WEST BROADWAY, No. 276, partitions, plumbing, to 5-sty brick store and tenement; cost, \$650; owner and architect, Peter Roberts, 37 Sullivan st. Plan No. 3099.

2D AV, No. 408, cut door to 4-sty brick tenement; cost, \$150; owner, Jennie Benjamin, 315 East 6th st; architect, O. Leissmann, 30 1st st. Plan No. 3074.

3D AV, n w cor 119th st, erect balcony, alter show windows to 3-sty brick store and loft; cost, \$500; owner, Max Bruckner, 103 Gold st; architect, Louis A. Sheinart, 194 Bowery. Plan No. 3069.

9TH AV, Nos. 806-814, add 6 feet to height to 2-sty brick car house; cost, \$275; owner, Metropolitan Street Ry. Co., 621 Broadway; architect, Robert Kloz, 775 7th av. Plan No. 3103.

9TH AV, No. 277, partitions, show windows, chimneys, to 4-sty brick store and dwelling; cost, \$1,500; owner, Jas. D. Gardiner, 511 West 112th st; architect, Otto L. Spannake, 233 East 78th st. Plan No. 3076.

9TH AV, Nos. 400-410 West, alter stairs, to 4-sty brick loft; cost, \$1,900; owner, Henry Phipps Estate, 787 5th av; architect, Robert E. Kelly, 219 East 39th st. Plan No. 3095.

10TH AV, s e cor 52d st, partitions, windows, toilets to 5-sty brick tenement; cost, \$500; owner, Estate Thomas McEntegart, 453 West 48th st; architect, John H. Knubel, 318 West 42d st. Plan No. 3066.

Bronx.

149TH ST, No. 441, 8-sty brick extension, 92.6x113 and 161, to 7-sty brick storage; cost, \$128,000; owner, Annuccio Santini, on premises; architect, Chas. F. Lohse, 563 Eagle av. Plan No. 538.

189TH ST, Nos. 631, 633, 635, new bake oven to 4-sty brick tenement; cost, \$500; owner, Louis Singer, 261 East 122d st; architect, Arthur Weiser, 132 Nassau st. Plan No. 539.

DALY AV, e s, 72.50 s 181st st, 2-sty frame extension, 22x15.6, to 2-sty frame dwelling; cost, \$2,000; owner, A. C. Butts, on premises; architect, H. G. Steinmetz, 1007 East 180th st. Plan No. 540.

GLEASON av, s s, 75 w Taylor av, 1-sty brick extension to 2-sty brick stable; cost, \$50; owner, Rebecca Del Gaudio, 1812 Gleason av; architect, M. W. Del Gaudio, 401 Tremont av. Plan No. 535.

TREMONT AV, n s, 42.40 e Bathgate av, new iron stairway, etc., to 3-sty brick offices and stores; cost, \$700; owner, Martin Walter, 1935 Concourse; architect, Theo. E. Thompson, 507 Tremont av. Plan No. 536.

UNION AV, No. 1298, 1-sty brick extension, 22.4x12.2, to 3-sty frame store and dwelling;

cost, \$1,000; owner, Bertha Stimmel, on premises; architect, Geo. Hof, Jr., 1436 Webster av. Plan No. 537.

WESTCHESTER AV, n e cor Glebe av, move 2-sty frame store and dwelling; cost, \$1,500; owner, Wilhelmina Ruppel, on premises; architects, Chas. Anderson & Co., 380 East 149th st. Plan No. 541.

Richmond.

ARIETTA ST and railroad, alter brick office building; cost, \$800; owner, American Dock & Trust Co.; architect, John E. Nitchin. Plan No. 513. Owner builds.

RICHMOND TERRACE, n s, 250 e Franklin st, steel blower house; cost, \$125; owners, J. B. King & Co. Plan No. 514. Owner builds.

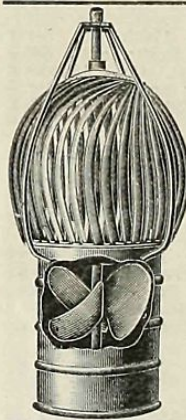
HENRY ST, w s, 100 s James st, New Brighton, 1-sty frame addition to stable; cost, \$100; owner, John Fabisweski, Jersey st; builders, Gauchrow Bros., Stapleton, Plan No. 512.

Personal and Trade Notes.

GOLDNER & GOLDBERG, architects, heretofore at the corner of Westchester and Jackson avs, have removed their offices to 301 East 149th st.

JOHN J. BURNS & CO., general contractors, have moved to 127 East 23d st.

MR. MILLS, formerly of Mills & Greenleaf, architects, now with James Gamble Rogers, is confined to Roosevelt Hospital with typhoid fever. His condition on Friday was encouraging.



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