

REAL ESTATE RECORD AND BUILDERS GUIDE

JANUARY 27, 1912

EFFECT ON REALTY OF THE NEW CIVIC CENTER.

Despite the Undesirable Character of Much of the Adjacent Property the General Effect of the Proposed Improvement Will be Beneficial.

NOW that the selection of a site for a new County Court House has become an accomplished fact, the effect which the plan will have upon adjacent real estate is a matter of great interest to brokers and professional operators. For years the selection of a site has been before the public and at one time when a location on Union Square seemed likely to be adopted, considerable buying in anticipation of future profits was indulged in. The fact that several sites were under consideration and the uncertainty surrounding the final selection, were apparently sufficient to deter any considerable speculative buying in this instance and the prospects are that the city for once will be able to obtain the site for a municipal improvement without having to pay more than a fair value for the land acquired. The property involved, it has been decided, will be obtained wherever possible, at private contract and the cost and delay attendant upon acquisition by condemnation be thereby obviated. About 100 parcels are to be taken over and within a few days the Court House Board will be ready to receive proposals for sale from owners, whose holdings are affected.

It is generally conceded among real estate men that the establishment of a comprehensive municipal center at the selected spot will have a beneficial effect on surrounding territory, but just how great the advantage will be appears to be somewhat a matter of conjecture. The benefits to accrue from the majority of large metropolitan improvements can generally be foreseen, but the nature of the territory involved in this case is such as to create a wide divergence of opinion as to the degree and direction of the greatest improvements.

The territories bordering on the new Court House site are extremely diversified in character and the streets so irregular and apparently haphazard in their lay out, as to confuse any but a careful student of the locality. On the north and west is a fairly substantial wholesale and manufacturing center, not highly improved, it is true, yet housing a necessary and desirable class of distributors and producers. One block to the west is Broadway, a main artery of the City where land values are always high and expensive buildings a common feature. Chambers street, Park Row and City Hall Park adjoin on the south, and the area embraced is one of the busiest and most important sections of the lower

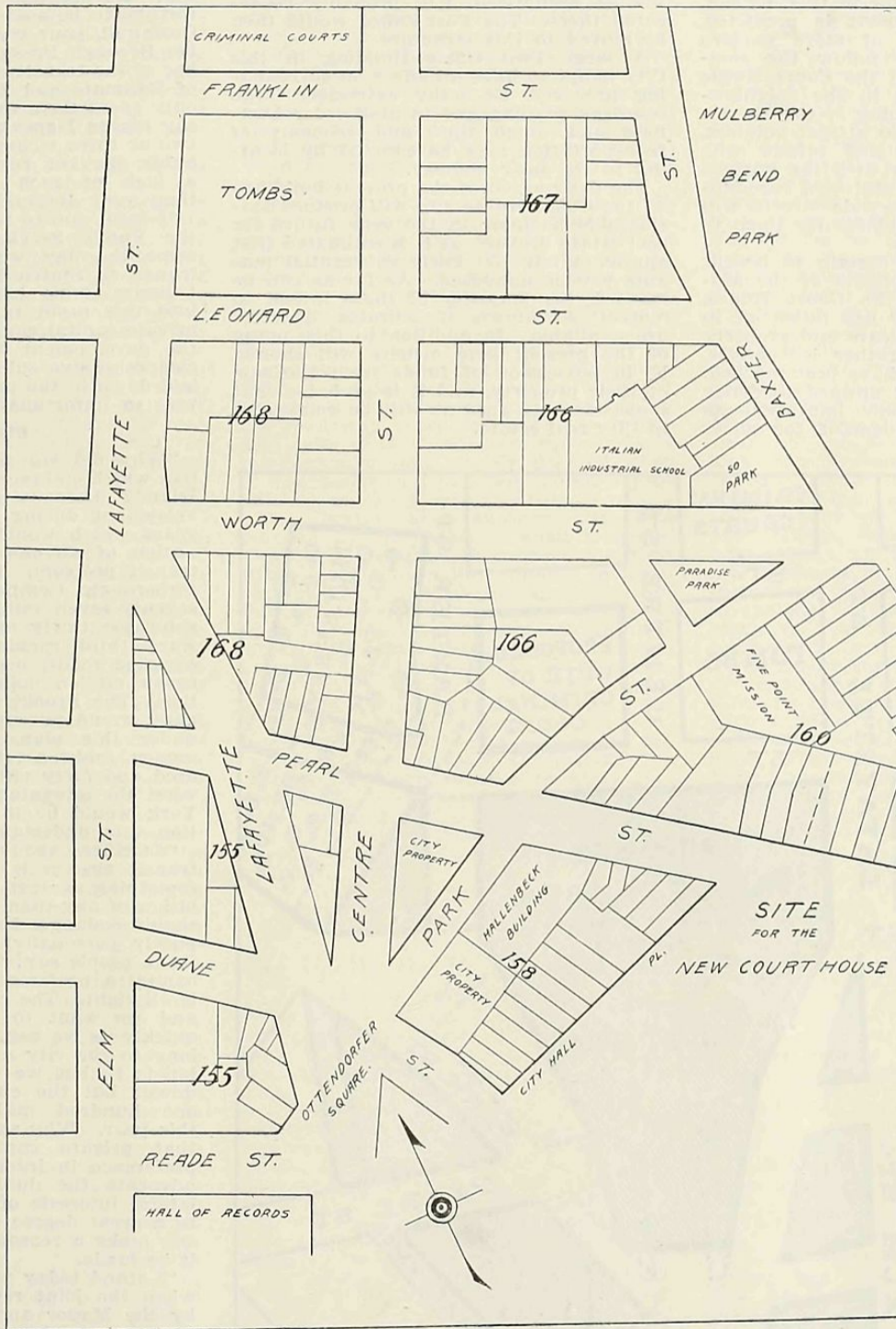
City. On the eastern border are Baxter street, long notorious for the methods employed by its merchants in selling goods, the Italian colony on Mulberry street and the rookeries of Chinatown, the latter a wholly undesirable settlement, tolerated only because it seems unavoidable; the whole forms a territory considered one of the least desirable in the entire City. Within the borders of the proposed site is the old Five Points,

sufficiently attractive in the surroundings to draw any better class of tenants and there is no reason to think that the improvements will have any tendency to drive the present inhabitants to seek other quarters. If the proposed plan of carrying City Hall Place through the block on the north to a junction with Park and Worth street is carried out, it is possible that either new-law tenements or mercantile buildings may be erected on the easterly side of this street. The permanent light afforded by the park would be advantageous to either form of building. The reconstruction of Baxter street will hardly have any effect as the new park will be on the west of the extension and Mulberry Bend Park, in its rearranged form on the other side. Pearl street is to a certain extent an important artery of traffic and it may be that some of the factory buildings now at the Five Points may locate here.

Undoubtedly the greatest benefit from the Court House site will be derived by the owners of property on Lafayette street.

This has always been a fairly important north and south thoroughfare, varying in width from 80 to 100 feet and forming a direct line of travel for traffic coming from the Brooklyn Bridge and the lower wholesale section to Astor place and the surrounding manufacturing and jobbing district. The blocks between Reade and Leonard streets now possess only two or three buildings of any size and the permanent light which the park will offer must surely make these blocks extremely desirable for a substantial class of heavily constructed loft and manufacturing buildings with retail stores on the ground floor. Stores in these blocks should rent well, as the number of people which must of necessity daily visit the Court House will furnish business for restaurants, lunch rooms, cigar and drug stores, stationery shops and others handling necessities

rather than luxuries. The market thus formed may also extend to Park Row at least between the Municipal Building and Worth street. Builders who have been interested heretofore in Lafayette street predict that the new structures will be from twelve to sixteen stories high. This statement is somewhat substantiated by the announcement that H. C. Hallenbeck, president of the Wynkoop-Hallenbeck-Crawford Co., who recently purchased the southwest corner of Lafayette and White streets, running through on an "L" to



THE CIVIC CENTER AREA AS IT NOW IS, SHOWING THE BUILDINGS TO BE DEMOLISHED.

a quarter of a century ago one of the worst criminal districts in this or any city of the world. Of late years it has lost its vicious character and has come to be occupied somewhat for business purposes; it will be entirely absorbed by the park surrounding the Court House.

It is difficult to see how this area east of the site will be affected to any material degree, either in the way of increased land values or new buildings. It is mainly an old-law tenement district occupied entirely by foreigners. There is nothing

Franklin street, is planning to erect a sixteen-story structure on the site to be used in part, by his own firm. The Hallenbeck building, a ten-story structure on Park street, will probably be included in the Court House site.

Property along Lafayette street today is worth about \$2,000 a front foot for inside lots and will very likely increase somewhat in value. Pearl street property is also worth about \$2,000 a front foot. Centre street land has sold in the past as high as \$30 a square foot, but after the improvements are completed no property will be available for mercantile purposes on this thoroughfare south of Franklin street, and north of this, there is little reason to believe that the Court House will exert any considerable influence. Construction along Lafayette street will not be as difficult as within the park area; the bottom, while not firm, is better than over the old Collect Pond, and the elevation on Lafayette street is 22 feet, as against 13 feet on Centre street.

The blocks between Lafayette street and Broadway are at present improved mainly with four and five story loft and manufacturing buildings of an old type and in the last few years many of these have not been particularly profitable. No great boom is looked for in this district, but a gradual betterment is predicted, and the construction of more modern buildings is likely to follow the commencement of work on the Court House site. Real estate men in the neighborhood say that the opening of the Municipal Building is likely to attract builders, contractors, plumbers and others who have constant dealings with the various City Departments now scattered throughout the City, and these side streets will be the most available places for them to locate.

Broadway is almost certain to benefit by reason of the completion of the Municipal Building and the Court House. This part of Broadway has fallen off in value in the last few years and property has recently sold at rather low prices. The bottom appears to have been reached, however, and a strong upward tendency is looked for. The new improvements will certainly create a demand for offices

on the part of lawyers and others who desire to be in close proximity to the various branches of the City government. Lawyers who practice in the different courts will be attracted to the vicinity not only from the Wall street district and lower Broadway, but from various up-town sections, and it is more than probable that they will locate in the office buildings now existing or soon to be completed. The distance to the Court is inconsiderable and the streets immediately surrounding the site are not sufficiently attractive to induce legal practitioners with a good clientele to locate there.

Another addition to the new civic center in the shape of an important building is now under discussion and if the proposed plan is carried out a still greater effect on adjacent real estate will doubtless be felt. A bill was introduced this week in Congress by Senator O'Gorman for a new Federal building in New York, to cost not less than \$5,000,000, and the site suggested for the new structure lies to the east of the spot which the new Court House will occupy and takes up two blocks on the east side of Park street. The bill does not designate this site definitely, but as the City officials are in favor of the spot mentioned, the building, if authorized, will probably be located there. The Post Office would then be moved to this structure.

A large Post Office Building in this City is apt to have an effect on surrounding property, as many extremely large concerns are engaged in mail-order business and much time and economy of transportation may be effected by locating in the near vicinity.

The destruction of the present buildings on the Court House site will produce considerable business in the near future for real estate brokers, as it is estimated that approximately 150 fairly substantial tenants will be unhoused. As far as can be learned, the majority of these intend to remain downtown if suitable quarters are available. In addition to this, many of the present land owners will shortly be in possession of funds from the sale of their property, and it is probable that a considerable amount will be reinvested in City real estate.

RICHMOND TRANSIT.

Com. Willcox Explains Where Staten Island Comes in Under Subway Plans.

The chairman of the Public Service Commission, William R. Willcox, took an occasion in a public lecture before the Curtis Club, at New Brighton, on Monday evening to speak of the prospect for the island of tunnel connection with the other boroughs and important considerations to that end. The attractive hall in the new parish house of the Church of the Redeemer was filled. In reference to the development of Staten Island, Commissioner Willcox said:

"The transit report signed by every member of the Public Service Commission and a special committee of the Board of Estimate and Apportionment which was defeated last July, by Mayor Gaynor and other city officials, provided for a dual system of subways and contained a connecting link with the Fourth avenue (Brooklyn) subway to Staten Island. This report was the outcome of a great amount of study and represented many months of the hardest sort of labor. During this time it was my good fortune to be associated with Mr. George Cromwell, your very able and indefatigable Borough President, who was a member of the transit committee of the Board of Estimate and Apportionment. We not only spent days and nights, and when I say nights I speak advisedly, often until two or three o'clock, and a more faithful public servant never devoted himself to a task of such mammoth proportions than your Borough President.

"I want you to feel that as chairman of the Public Service Commission I welcome the day when the line of rapid transit to Staten Island is to begin and I know of no better way than to get into this rapid transit situation all the private capital we can. Let us start with the development and completion of the comprehensive subway system which was laid down in the program last July which was so unfortunately defeated.

Finances.

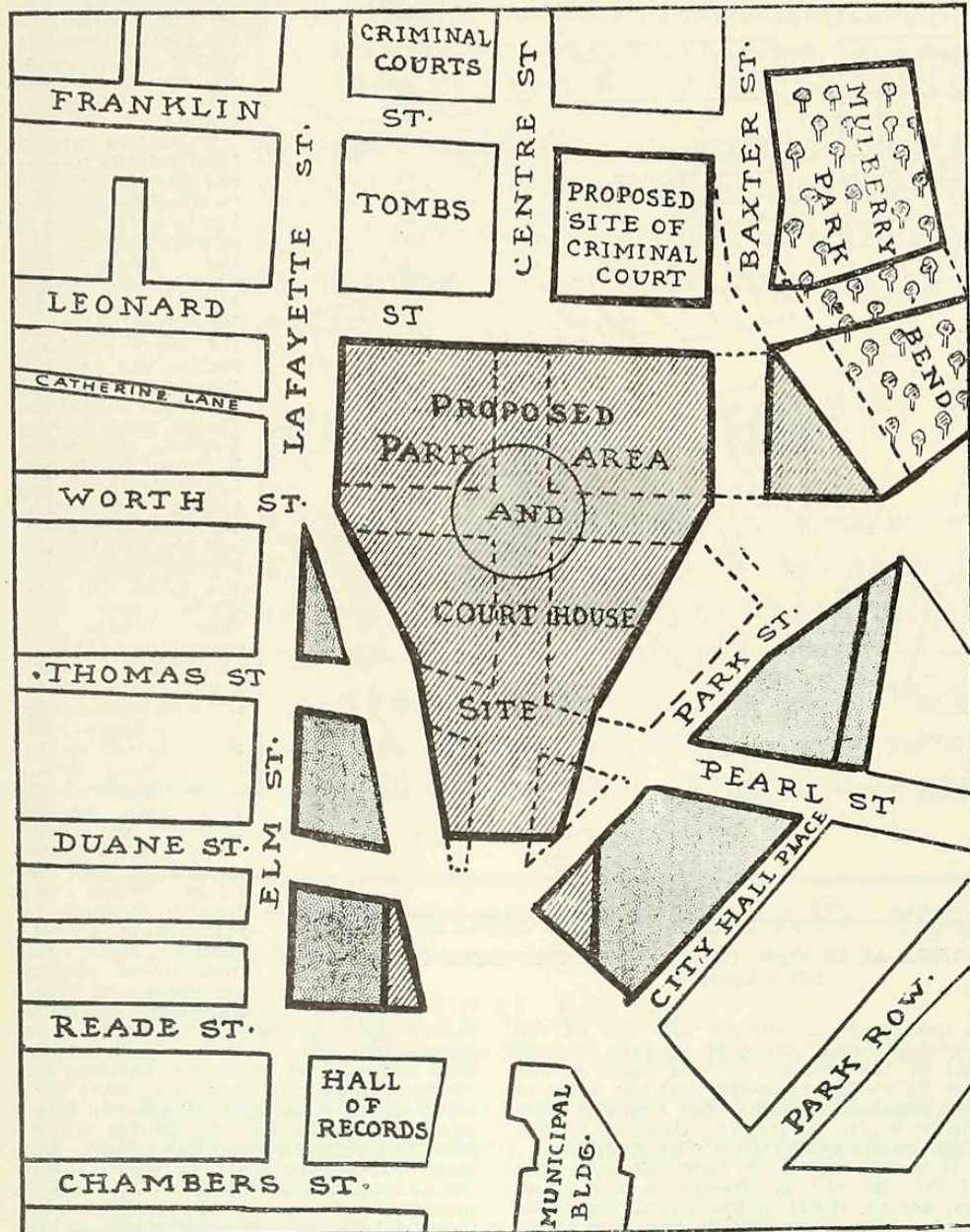
"Why did we advocate the dual system which embraces the tunnels to Staten Island? Because it carried with it a development during the next four or five years which would stimulate the imagination of anyone who has studied the transit problem. It meant that the Interborough Company would contribute seventy-seven million dollars toward the subways; thirty million dollars more toward third-tracking and extending the elevated roads, making one hundred and seven million dollars as their contribution. The Brooklyn Rapid Transit Company would put up thirty million dollars under this plan, and, with the city's money, make a release of two hundred and forty million dollars. Just think what the advantages to the city of New York would be if this gigantic proposition was undertaken this year!

"Sacrifices should be made. A proper transit system is an accomplishment of something against which no personal ambition of any man should stand. No man should endanger its consummation for his purely personally political advancement. Some people say: 'you are giving private capital a preferential.' Why not? Isn't it all right. The city has not the money and we want to build as cheaply and quickly as we can. The subway will belong to the city anyway no matter who builds it, but we want to keep the cost down; but the city has only eighty to one hundred million dollars available this year. Why should we not be willing that private capital should have the preference in interest? This is why we advocate the dual system. If the collateral interests of the city are benefited to a great degree and the public officials can make a reasonably good bargain, let it be made.

"I stand today where I stood last July, when the joint report was turned down by the Mayor and his associates. It is a burning shame that a proposition fraught with such great benefits to this great city, so important to the residents of the suburbs and the people in the crowded sections, should not be carried to a successful conclusion."

A Big Queens Land Deal.

The executors under the will of Leonard J. Busby transferred 807 acres of land fronting on Rocky Hill road, Black Stump road, Lincoln avenue, Hillside avenue and Queens road this week to the J. A. Wigmore Real Estate Company of Manhattan. The real estate company gives two mortgages, one for \$662,000 and the other for \$550,000. The land lies between Bayside and Queens.



THE CIVIC CENTER AS IT WILL LOOK AFTER THE BUILDINGS HAVE BEEN REMOVED.

THE FOURTH AVENUE SUBWAY IN BROOKLYN.

Is Nearly Finished as Far as Forty-third Street, But the Home Building Induced by the Promise of Transit Has Been Mainly South of That Point.

REPORTS of progress on the Fourth avenue subway in Brooklyn are neither very definite nor unduly optimistic. It is something to know however, that the work on the road is actually going forward. That knowledge may be deduced from statements issued in the course of the week by the Public Service Commission.

Among them is the announcement that the commission has finally decided to acquire the freehold of a number of properties in Fulton street, on the north side of the street between Flatbush avenue and Ashland place and on the south side from Rockland place to Ashland place. Two years ago an easement for subway purposes was obtained over these properties and the ground is now excavated to a depth of 50 feet for the tunnel, the steel work of which is being put into place. The Public Service Commission says:

"The proceedings originally instituted in 1910 for the acquisition of the city's easement provided for the expenditure of a large sum of money in strengthening the side walls and the roof of the subway where it passed underneath the front of these business properties, so that structures hereafter erected might have adequate and safe support.

"The result of the proceedings before Commissioner William B. Hurd, Jr., Arthur S. Somers and Eustace Conway is that the owners have put in aggregate claims amounting to \$3,500,000, and claim an 80 per cent. loss, urging that they are entitled to recover the sum of approximately \$3,000,000, not making any allowance for the extra construction which the city has supplied underneath their properties.

"The situation which would have been presented in this easement is the same which is presented at the Hotel Belmont and the Times Building in Broadway and Forty-second street, excepting that in Manhattan the sub-surface is composed of rock, whereas in Brooklyn the sub-surface is sand and gravel with a water level at about 35 feet below the curb."

This statement was supplemented by an item to the effect that 80 per cent. of the construction work under contract on the Fourth avenue subway is now finished. Probably the rest will be finished before the end of the year. It is to be noted, however, that only part of the road is under construction. No contracts have been let south of Forty-third street or on Lafayette avenue and Broadway in Brooklyn. The part of the road to which reference has been made as nearing completion is the single stem extending from Forty-third street to the entrance of Manhattan Bridge on Flatbush avenue.

It is also to be noted that the connections in Manhattan proposed for the Fourth avenue subway have not yet been supplied. Work has not even been begun on the Canal street subway extension. Indeed, it is believed that this extension has been abandoned by the Public Service Commission. On the other hand, the bridge loop subway in Manhattan is finished with the exception of one section that is to run under the new Municipal Building. This section will be put under construction as soon as the Municipal Building is finished. The Fourth avenue subway will hardly be operated until the loop connection in Manhattan is available.

The next step will be to secure an operator. The operating lease will naturally go to the Brooklyn Rapid Transit Company. Indeed the Fourth avenue subway and the bridge loop are covered by the agreement with the Brooklyn Rapid Transit Company adopted by the Board of Estimate last spring. It is to be hoped that a way will be found of running trains under Fourth avenue without waiting for the completion of the rest of the very extensive subway and elevated system planned under the agreement.

It would be a great injustice to property owners in Brooklyn to delay the operation of the Fourth avenue subway much longer. Equity also demands that the road be extended southward at once. The chief effect of the Fourth avenue subway on real estate has been south of Forty-third street. That part of the borough was of a suburban nature, unsettled and merely waiting for rapid transit to be available for home building. Such transit was promised by the adoption of the Fourth avenue subway project, but as yet the promise has not been realized.

The part of the subway that is under

construction lies in the older sections of the borough. It has not occasioned much building there. On the other hand a tremendous amount of construction work has been undertaken in the Bay Ridge and Fort Hamilton districts. Much of the land there consisted of undeveloped tracts or of tracts only recently subdivided into building lots. On some of the latter a number of detached frame dwellings have been erected, but the taxable value of property south of Forty-third street was inconsiderable until the Fourth avenue subway project was adopted. Since then hundreds of one and two-family brick dwellings and rows of handsome apartment houses have gone up. A great volume of capital has been invested in the district in the form of street and building improvements, the former of which have been paid for by special assessments on private owners.

The new capital thus invested on the promise of rapid transit is being taxed by the city. A large proportion of the increased tax assessments in Brooklyn is credited to the Bay Ridge and Fort Hamilton districts. Property owners there are entitled to relief in the way of prompt action toward insuring the operation of the Fourth avenue stem about finished and toward putting the proposed southward extensions of the road under construction.

The plans of the Fourth avenue subway were adopted by the old Rapid Transit Commission and the Public Service Commission awarded contracts for the construction of the road in May, 1908. A year's delay followed, due to litigation over the question of the city debt limits and the contracts were not executed until November, 1909. They called for the completion of the work by November, 1911, at a total cost of about \$16,000,000. Inasmuch, however, as the operation of the road was dependent upon the bridge loop subway in Manhattan, extensions of the contracts were readily granted when it was found that the loop would not be finished in the time expected.

The bridge loop subway was also planned by the Rapid Transit Commission. It is designed to connect the East River bridges by a line running in Manhattan from Williamsburgh Bridge through Delancey and Centre streets to Park Row and the Brooklyn Bridge terminal, and across Manhattan Bridge and around through Brooklyn to Williamsburgh Bridge by way of Flatbush avenue, Lafayette avenue and Broadway. The Rapid Transit Commission let the contracts for the Manhattan portion of the loop at a cost of about \$10,000,000.

The bridge loop subway terminal station will be in the basement of the Municipal Building. The contracts for the Brooklyn end of the loop in Lafayette avenue and Broadway have not been awarded.

BRONX VALLEY SEWER.

Held Up By the U. S. Government—Various Legal Obstacles.

The Bronx Valley Sewer Commission, now consisting of Col. Frank J. Hoyle, John L. Hayes and Henry C. Merrett, has made a report to the Governor on the status of the work. From this report it is learned that the validity of the proceedings of the commission since the first organization is now being tested in the courts, and that the United States Government has so far refused permission to discharge the sewage into the Hudson, and will only consent to it under such rigid conditions that the commissioners despair of being able to meet.

The Bronx Valley sewer was planned to drain a large part of the interior of Westchester county. Unfortunately, no account was taken at the outset of the probable consequences of discharging so much crude sewage into the Hudson River, and no provision at all was made either to purify the sewage or to inquire whether other people had any rights to be observed in the case. As will be perceived from the report, the United States Government has interfered to protect the waters of the Hudson.

When the present commissioners took office they found that the sewer had been constructed its entire length with the exception of the outlet, and the work had been accepted by the previous commissioners by written agreement, and that permission had been given to several municipalities, among them the Village of White Plains, to use the sewer,

They also found that the Leake and Watts Orphan House had brought an injunction proceeding against the commission to restrain the emptying of the sewage upon the shore of its property. This injunction was subsequently granted and the commission directed to break all connections with the sewer and to discontinue its use until the completion of the outlet. The construction of the outlet thereupon became the primary duty of the commission.

The plans adopted by the previous commission provided that the outlet should consist of a double line of four and one-half-foot cast iron pipe extending from the shore line into the Hudson River, a distance of approximately 400 feet.

They learned that their predecessors had advertised for bids for the construction of this outlet according to the original plans, expecting that the pipe would extend only to the bulkhead line, or about one-half the distance originally planned. After examination of these plans, the present engineer reported that it would be wholly impractical to construct the outlet according to the original plans and stop at the bulkhead line, for the reason that the outfall would be buried 13½ feet below the bed of the river, and it would be impossible to keep it from being choked up.

It therefore became necessary for the present commissioners to either carry the pipes out the full 400 feet, according to the original plans, or change the plans so that at the bulkhead line the outfall would be sufficiently near the surface to insure a free discharge of sewage.

The former course seemed the more advisable, but in attempting to adopt it they ascertained that the fee to the river bed for the full distance of 400 feet belonged to the upland owner, and the necessary easement had only been condemned for a distance of 200 feet. Permission of the Federal authorities was also necessary to construct beyond the bulkhead line, and this could not be secured. In the meantime the engineer prepared new plans extending the outlet to the bulkhead only. These plans provided for the elevation of the entire line of pipe from the shore to the bulkhead line. The commissioners' counsel, however, advised them that they could not construct the sewer upon the new line without the consent of the Leake and Watts Orphan House (the upland owner), for the reason that the former commission had condemned only a permanent right to construct the outlet in the position shown upon the original plans as filed before the easement was condemned.

The report further says:

"Negotiations were thereupon taken up with the Leake and Watts Orphan House with a view to securing permission to make a change in the plans as above outlined. These negotiations have been conducted continuously since, but thus far without any agreement having been reached. This delay would not have been tolerated had the commission possessed the right to condemn the new location pipes. This right they are advised by counsel they do not possess, as the statutes now stand, and it can only be secured by an agreement with the Leake and Watts Orphan House, or by legislative amendment.

"In the meantime commission ascertained that the Federal Government had commended an action against the commission to permanently restrain it from dumping sewage into the Hudson River unless first purified. Negotiations were then opened with the Federal District Attorney and Colonel Black, representing the War Department, and as a result plans for a screening and reducing plant were prepared, which we believed would be economical and would give results satisfactory to the Federal authorities as well as the people generally affected by the sewer. These plans were submitted to the State Board of Health for approval, and also to the United States War Department, and after long delay (caused to some extent by the absence of Colonel Black), we were advised, in the latter part of December, that the Government would not approve of the plans, or, in fact, any plans, but would insist that a stipulation be entered into in the action between the Sewage Commission, the Government, acting through the Legislature, and the United States Government, guaranteeing that the plant to be erected would purify the sewage to a standard of at least 70 per cent., and that no sewage of a less standard of purification would be emptied into the Hudson River.

"This high standard of purification will necessitate the construction of a much more expensive sewage disposal plant than was contemplated by us, and will consequently largely increase the cost of the whole work.



BANQUET OF THE BROOKLYN BOARD OF REAL ESTATE BROKERS, HELD AT THE BROOKLYN CLUB ON JANUARY 20, 1912.

BROOKLYN BOARD DINES.

Its Annual Banquet Held at Brooklyn Club, Was Well Attended By Brokers.

THE Brooklyn Board of Real Estate Brokers held its annual banquet last Saturday night in the banquet room of the Brooklyn Club, at Clinton and Pierrepont streets. In point of numbers and enthusiasm the banquet surpassed all previous ones, while the scene of the banquet could not have been better chosen, the banquet room of the Brooklyn Club being one of the most cheerful and spacious rooms of its kind in the borough.

Seated in the center of the dias was William G. Morrissey who as president of the Board also acted as toastmaster; and he was flanked on either side by Lawson Purdy, Rev. S. Edward Young, Public Service Commissioner William McCarrroll, of Brooklyn, Frank Bailey, vice-president of the Title Guarantee & Trust Company, Borough President Steers and Timothy S. Williams, president of the Brooklyn Rapid Transit Company.

Probably the speech of greatest interest to real estate men was the one delivered by President Purdy, of the Department of Taxes and Assessments. He said that Brooklyn and Queens were remade just previous to 1910 and that the assessors have since done their work conscientiously. The same instructions as regards assessing applied to outlying districts as applied to older parts of the boroughs and that real estate men generally concede that the Department's action had been good and equitable.

Valuations in Brooklyn were as a rule high, said Mr. Purdy, but that under the new tax law the Department had had only two months wherein to act. In 1911 the work of the commissioners was finished late in May. The demand for revision of assessment was heavy, but the majority of owners had conceded that most parcels were equitably assessed. The work of the Department of Taxes in Brooklyn, alone, involved 50,000 parcels and only 7,500 parcels underwent reduction or change. The assessments were based on evidence obtained previous to 1910.

Mr. Purdy was of the opinion that the law providing for semi-annual payment of taxes would prove efficient for the city. It went into effect originally at a bad time of the year for the Tax Department there having been very little time for revising the assessments of 1911 for 1912. The latter assessments are very nearly the same as those for 1911 said the speaker. There has been an increase of about \$20,000,000 in Brooklyn's tax total caused by the improvement of much vacant property.

Mr. Purdy said that last year he experienced great trouble in Brooklyn with taxation matters but that this year the Department of Taxes had not been overburdened with applications for revision of assessments, the total number of applications for revision from the greater city being only 6,500. It was only during the last two months, declared the Commissioner, that his department had really had time to deal adequately with Brooklyn; and he added that there would be no pleasure in his holding the job if he did not expect to do better this year than he did last. He predicted a more satisfactory assessment in 1913 than was the one of 1912.

Alluding to the usefulness of the land value maps published by the Record and Guide in conjunction with the Department of Taxes, Mr. Purdy told the brokers that some of them went over those maps and that the Department's deputies took the values given by them and therefore he was convinced that none of those particular maps needed to be changed. He reminded the brokers present that they were acknowledged experts in their field, that their work was unselfish and that if they acted as generously in 1913 they would not only help the Tax Department greatly but the city generally as well. It was the business of the department to find out what the brokers thought real estate was worth. While Mr. Purdy admitted that such testimony was not always conclusive still the opinions of the leading brokers went a good way toward forming an intelligent estimate of values. The speaker concluded by reminding his hearers that work on the assessments for 1913 would begin in April and that if they would submit their opinions to the department they would bear very great weight.

Rev. S. Edward Young, during the course of a witty speech, declared that any man who had wrung a living out of either the real estate business or the ministry during the last year must cer-

tainly possess great acumen. He hoped that before another year had passed the real estate men of Brooklyn would buy the Mammoth Cave in Kentucky and transplant it to Brooklyn and subdivide it into subways.

President Williams, of the Brooklyn Rapid Transit Company said among other things, that about \$50,000,000 worth of subway construction is under way, more than there ever was before, and yet the public seems to overlook the fact. Mr. Williams did not suppose that any broker who sold real estate along a certain subway route would belittle values there and that the circumstance was gratifying. He said that the more often the company postponed a track extension the oftener the real estate men called to see him and that in that way they had become real well acquainted. President Williams said that he expected no new developments from all the new agitation about rapid transit.

Public Service Commissioner McCarrroll stated that subways produce higher real estate values and a higher class of development than do elevated railroads and that the difference redounded to the taxable advantage of the city. He said that no system of rapid transit was perfect unless it gave through intercommunication between Brooklyn and Manhattan. Brooklyn covers 77 square miles of area and it must be seriously considered, said the speaker.

Frank Bailey, in the course of a caustic speech, took occasion to say that Lawson Purdy's management of the Department of Taxes was highly creditable to the city.

Those present, beside the guests of honor, were De Hart Bergen, Robert A. Wright, A. B. Gritman, W. J. T. Lynch, Thomas J. Redmond, Howard C. Pyle, George H. Gray, former Senator Frank J. Gallagher, E. J. Grant, Remsen Johnson, Clinton D. Burdick, Clifford S. Kelsey, William M. Greve, Charles C. Stelle, F. De Haas Simonson, Thomas H. Hovenden, Sig. Cederstrom, George E. Lovett, William P. Rae, Charles Partridge, E. J. Rustin, William H. Goldey, Clarence B. Smith, Charles S. Cregar, Frederick B. Snow, Charles T. Inglee, William H. Smith, Isaac Cortelyou, Fenwick B. Small, David Porter, Charles A. O'Malley, Nathan Stern, Henry Flegenheimer,

Charles L. Gilbert, A. H. Waterman, G. J. Houtain, John E. Henry Jr., R. F. Mullins, William Meruk, Tax Commissioner Charles T. White, Frank H. Tyler, J. H. Forshew, W. J. Morrissey, Jr., Henry Pierson, S. Noonan, Jr., Arthur J. Horton, George L. Horton, Everett Kuhn, Henry W. Ackerson, John C. Giles, Harry A. Crosby, James B. Fisher, Edward C. M. Fitzgerald, A. J. Murphy, Stephen F. Barrera, Charles F. Kellogg, W. W. Carner, W. E. Severn, Henry F. Zoble, Stuart S. Taylor, L. G. Leverich, William Ruch, John A. Weber, J. W. Catharine, J. C. Schenck, Frank Tousey, C. H. Twamley, J. H. Kinkel, W. J. Decker, W. G. Rehbein, John M. O'Neill, Robert J. Hutchison, Henry Marks, E. G. Vail, Jr., Samuel Turkis, A. S. Hart, Ernest Kraft, Harry B. Lyons, Frank L. Coon, Louis J. Cohn, B. E. A. Winham, Herbert O. Hyatt, T. J. Hanlon, Harry F. Burns, Francis G. Coates and the firm of De Poix & Von Glahn.

New Apartments in 71st Street.

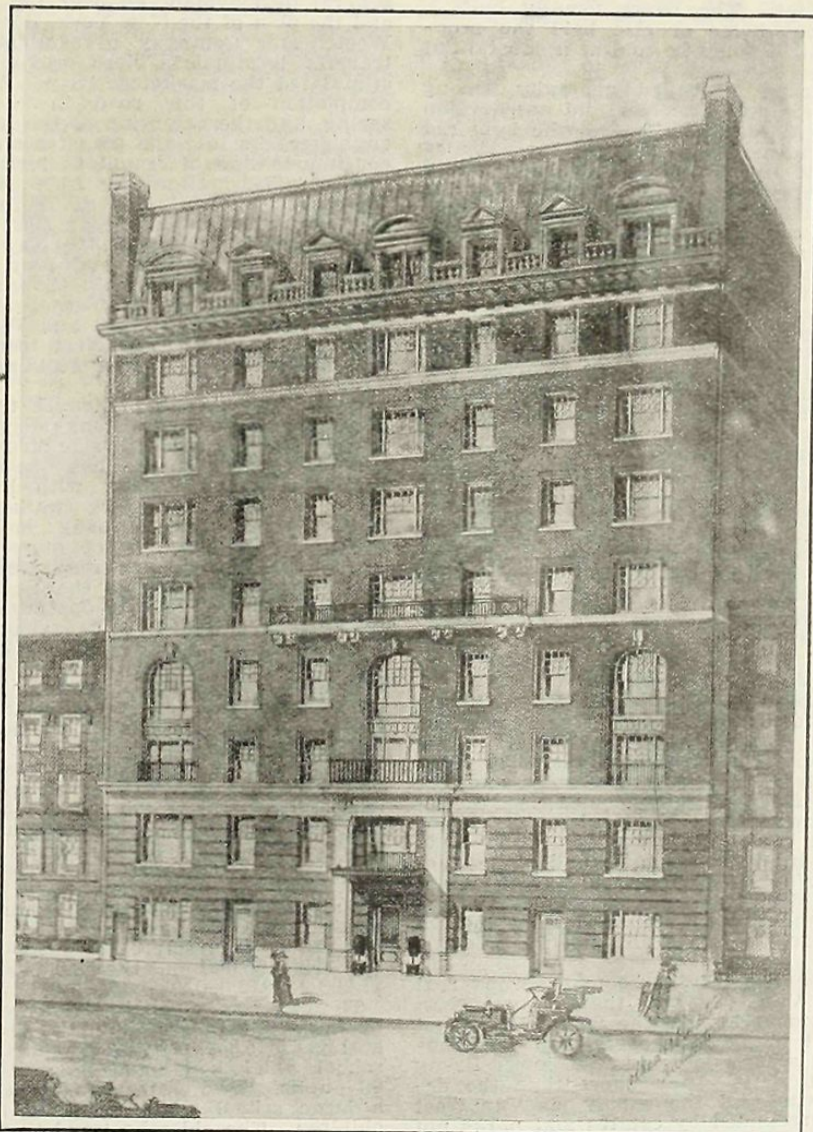
(Subject of illustration.)

The apartment house at 138-144 West 71st street now in course of construction is to be nine stories in height, on a plot 80x100 feet, containing two apartments on a floor, designed to be divided into eight, nine or ten rooms, with an extra sitting room for maids, and lawfully lighted butler's pantries. The rooms are exceptionally large and in the design and construction much study has been given to make this building a superior one in every respect.

Half of the apartments are duplex with bed-chambers one flight up from the living-rooms. The entire first floor has been designed for occupancy by physicians. Particular consideration has been given the installation of plumbing and steam heating apparatus. In all principal rooms the radiators are concealed.

The building is to be fireproof and will have double sound proof partitions erected where apartments abut. The exterior design is in simple Georgian style with red brick and mansard roof and also throughout the interior the simple lines of the Colonial and Georgian order will prevail.

The building is being constructed by the Allendale Building Company.



Rouse & Goldstone, Architects.
NO. 140 WEST 71ST STREET APARTMENTS.

A CORNER OF OLD WESTCHESTER.

Van Nest With Its Famous Old Morris Park Race Track
Has Now Become a Prosperous Portion of the Bronx.

IN a far distant corner of old Westchester County, and lying between the villages of West Farms and Westchester, was a great stretch of land generally known under the name of Van Nest. Part upland and part meadow; it was used only for agricultural purposes, the then transportation facilities being insufficient to make it attractive to the commuting homeseeker. Small farm houses scattered at infrequent intervals throughout the territory and the "Old Half-Way House" were the only signs of civilization.

In 1896 the fast growing City of New York foresaw the need of other lands for future development and annexed this portion of Westchester County. For some time after annexation, Van Nest still yielded its supply of farm products to various markets, but it was not long before general progress in the lower sections extended the development of suburban home sites in this direction. This movement was foreseen by such pioneer developers as E. B. Levy, now the Regent Realty Co., and Hudson P. Rose, with the result that they entered this area and exploited the territory. In 1897 Mr. Levy purchased the property known as Van Nest Park, at the southeasterly end of Van Nest, a tract containing about 600 lots. Almost at the same time Mr. Rose obtained what is known as "the Mapes Estate" in the northwesterly portion, comprising about 700 lots. In this tract stands the old "Mapes Homestead," now owned by Otis Harlan, the well known actor; the house is a landmark of the neighborhood.

In a short time both areas were greatly improved and after the initial development the old system of suburban auctioneering became popular. A large tent was erected, in which a band of music played and sandwiches and soda water were served to prospective buyers. With their appetites satisfied after the long, tiresome journey, their enthusiasm was so stirred by the music that the auctioneers generally had an easy time in procuring bids for the property. The average purchasing price at these early auctions was \$350 a lot. The buyer usually built a permanent home or else held the property until it could be sold at a substantial profit.

The latter prevailed generally among the buyers and Van Nest did not develop with great rapidity. Those who built did so, in the majority of cases, for speculation, but this form of operating was a risky enterprise, as in the whole of Van Nest not a single street was cut through. On account of the lack of street improvements, all lots were considered as inside lots and it was difficult to foresee which would develop for business use and advance more rapidly in value. At this time the old Huckleberry Line was in operation, a one-track system of trolleys, with a wait switch about every half mile, and a number of old type horse-drawn cars resembling those now in use at City Island. The smallest kind of a storm put the entire system out of commission, making it necessary for commuters to walk to the elevated station at 177th street. Here their progress to lower Manhattan was slow under the old system of steam drawn cars, and Van Nest was about two hours' distant from City Hall.

The one attractive feature of Van Nest at this time was the famous Morris Park Race Track. Twice each year meetings were held which awakened the slumbering tranquility of this suburban village. The Morris Park Club, a conception of the Morris Brothers for the improvement of thoroughbreds, has been the scene of many exciting races, and few tracks throughout the country were better known. The Morris Brothers spent millions of dollars in grading the grounds for racing purposes, and under the auspices of the Westchester Racing Association drew immense crowds of visitors while the races were authorized by the American Jockey Club and the government.

At the time of the boom in Bronx real estate, Van Nest was the first suburban development beyond the Bronx River and a great many purchasers who were unable to secure parcels in the lower Bronx came to buy. In a short time the demand exceeded the supply, as Van Nest was surrounded by estates and parks not available for building purposes. The Astor Estate has large holdings here, and Park Versailles and Bronx Park are close at hand. Buying under these con-

ditions was very brisk and in a great number of cases the property was turned two or three times on contracts until the final owner got title and was in a position to build. Building, however, was not as rapid as was expected on account of the lack of municipal improvements and the existence of undeveloped estates which could not be entered.

In later years the city has acquired title to most of the streets of the section which have been, except in a few cases, in the same condition as they were years ago, ungraded, uncurbed and lacking all improvements. With the title to the streets vested in the city, physical developments have followed quickly and the whole territory now has a much better prospect for building development.

One of the most recent developers is the Fidelity Realty Company, which has taken over a tract of 295 acres, including the Morris Park Race Track and land to the north. Immediately after this acquisition plans were drawn, blocks laid out and streets cut through. This company has completed one section of their development and nearly all the lots have been bought by private individuals or by the New York, Boston and Westchester Railroad for its right of way. Further improvement will be pushed rapidly next spring, so that in two years there will be a complete transformation of the old race course territory. About forty detached houses have been erected on the completed section and more building activity is expected in the near future. The main drawback has been the question of sewerage, water and gas supply. It is planned to take care of the former in much the same way as is now done effectively in Flushing and Flatbush, by means of cesspools. The water and gas supply is being installed as quickly as possible and the building of homes will no doubt shortly result. Of the 700 lots already improved, about 450 have been sold at an average price of \$1,750 each, a considerable increase over the unimproved land value.

In the past two years there has been a general development all over the section, and the plan of the New York, Boston and Westchester Company to establish their transfer terminal in close proximity has stimulated the market activity. With the completion of this road in the early spring, and the extension of the Interborough's tracks into the transfer station, a continuous line of travel to lower Manhattan will be afforded. At present the Interborough terminates at 180th street, a few minutes' walk for Van Nest people; the suburban division of the New Haven road is close at hand and four surface lines intersect on its main thoroughfares from New Rochelle, Mt. Vernon and Williamsbridge. Morris Park and Westchester avenues afford Van Nest transportation facilities which other sections of the Bronx are waiting for.

With such means of travel the main development has been along Morris Park avenue and the adjacent side streets. The general improvement has been two-family detached houses, with here and there a brick four-story walk-up flat. Many owners have already had plans draw for the erection of more modern apartments which are really scarce in this section, as soon as the Boston and Westchester road begins operating. Morris Park and White Plains avenues seem destined to be the most flourishing thoroughfares. Both these avenues are 100 feet wide, graded and paved; on this account a number of stores have located there and formed a shopping center for Van Nest. Among these are the Atlantic and Pacific Tea Company, James Butler and numerous smaller ones where provisions and general merchandise can be procured at city prices. It is an interesting fact to note that property owners have had a great number of inquiries in the past two years by downtown concerns for available stores on these avenues. The general average store rental is \$70 per month, while unimproved inside building lots bring \$5,000 and the corner ones from \$7,000 to \$12,000.

The increase in population is well shown by the attendance of public schools. Several years ago E. B. Levy constructed a school which had an attendance of some 60 pupils. Two years ago the city built a large school which provided for 2,200 children. The old school and the new one have both become so crowded now that the pupils have to attend on part time. Religious institutions of all denominations have been built as well as a very

modern double five house to care for Van Nest's 20,000 inhabitants.

There is every possibility of a healthy increase both in building and population in the next few years. Van Nest is the geographic center of the Bronx, and if the making of a county from Bronx Borough with Yonkers, Mt. Vernon and New Rochelle, ever becomes a reality, it will afford a fine site for the county buildings. The past improvement and those under way will make Van Nest a most desirable section.

Legislative Measures.

A bill by Senator Travis strikes out the provision in the New York City rapid transit act requiring the Mayor's separate approval in addition to the approval of the Board of Estimate for the laying out of new subway routes.

Assemblyman Colne introduced a bill increasing the jurisdiction of the municipal courts of New York city so they can try cases in which the amount sued for is \$1,500. At present the limit is \$500.

One year's residence in the State is made a necessary qualification for appointment to any city office in New York City by a bill introduced by Senator McManus. A non-resident, however, may be employed to fill an office requiring professional skill after it has been found impossible to find a resident for the position.

A commission of five to investigate the advisability of establishing a system of old age pensions is proposed in a bill introduced today by Assemblyman Greenberg. The sum of \$25,000 is appropriated for expenses.

Bill by Mr. Greenberg reduces from sixty to fifty-four the number of hours which a man under eighteen years or a female may work in a factory in any one week, and decreases from ten to nine hours the maximum time which any male under eighteen years or a female may work in a day.

Carrying lighted cigars, pipes or cigarettes in factories is made a misdemeanor in a bill introduced by Assemblyman Goldberg.

The Next Brooklyn League Meeting.

The second general meeting of the Brooklyn League and Affiliated Bodies will be held at Hart Hall, Gates avenue and Broadway, Monday evening, January 29, at 8 o'clock. The topic for this meeting will be the enlargement and improvement of freight and dock terminals for Brooklyn and Long Island, including the Jamaica Bay improvement, freight tunnels for unbroken transportation from the West to Brooklyn, terminal facilities for the Barge canal and the question now under discussion in regard to the possible removal of the Brooklyn Navy Yard. Calvin Tomkins, Dock Commissioner of the City of New York, will address the meeting, after which open discussion will be in order.

Pedestrians' Rights.

The Court of Appeals has rendered a decision that the automobilist has no rights superior to those of the pedestrian who is crossing the street. In effect the opinion written by Justice Werner is that the pedestrian does not have to exercise all the care; that it is as much the business of the man at the wheel to avoid running into some one as it is for the citizen on foot to keep out of harm's way.

Charges at the Registrar's Office.

The Registrar's charges for filing deeds, mortgages, leases, assignments and contracts are as follows. 10 cents a folio of 100 words; 25 cents additional for each block; 40 cents for indexing and 5 cents for postage.

—There is considerable talk among taxpayers of the north shore of Queens of forming a special organization for the purpose of laying out roads hugging the water line. They are of the opinion that this is the time for action because the topographical map is undergoing changes. —Borough President Connolly has asked the Board of Estimate for an appropriation of \$500,000 of corporate stock for purchasing a site and erecting a new borough hall.

MUNICIPAL IMPROVEMENTS.

Public and Local Works Contemplated in the Greater City.

A Summary of the Proceedings of the Local Boards, the Board of Estimate, the Supreme Court and Various Commissions and Bureaus, Relating to Street and other City and Borough Improvements

The news collected here under the general head of Municipal Improvements is intended to be of service to property owners as well as contractors and brokers. It covers every measure looking toward a change in the City Map, toward the acquisition of title to real estate by the city or toward construction work, including the grading of streets, the laying of sewers, the building of schools, etc. Each such measure is acted upon by one or more—generally by several—official bodies before it becomes a valid ordinance. In these columns, the successive official acts pertaining to it are noted from the time it is introduced in a Local Board or in the Board of Estimate. Wherever public hearings on it are granted, the fact is also announced.

Municipal improvements may be divided into two classes—those that are paid for out of the general tax levy and those that are paid for wholly or in part by special assessments on the property owners benefited. The latter, which are the more important to real estate owners, originate in the Local Boards. However, every local improvement, except certain street improvements calling for an expenditure of not more than \$2,000, must be submitted to the Board of Estimate for authorization.

The news is classified and is printed in this order: Local Board Calendars, Local Board Resolutions, Proceedings of the Board of Estimate, Public Hearings, Assessments Due and Payable.

LOCAL BOARD CALENDARS

As regards the majority of city improvements, including all that call for special assessments, the Local Boards are in a sense neighborhood legislatures. They have absolute authority over certain street improvements, costing not more than \$2,000. With respect to all other local improvements, they exercise full legislative functions, subject to approval by the Board of Estimate. The Board of Estimate seldom vetoes a measure coming from a Local Board. It is before the latter that the property owner should be most watchful to make himself heard concerning proposed improvements. When a Local Board resolution comes before the Board of Estimate, the presumption of expediency is on the side of the measure, as this has been adopted after open consideration by a body supposed to be familiar with local sentiment.

There are twenty-five Local Improvement Districts in the city, each with its Local Board. This is composed of the Borough President and of the Aldermen who represent the Aldermanic districts within the Local Improvement District. The Borough President's secretary acts as secretary of the several boards. Each board has jurisdiction over matters relating to its district. In the case of matters relating to two or more districts, the boards of the districts affected sit in common. The meetings are subject to call by the Borough President.

Local Board of Washington Heights.

CITY HALL, MANHATTAN, JAN. 30, at 11 A. M.

RIVERSIDE DRIVE.—Closing and taking off the city map the public park on the west side of Riverside Dr, bet 161st and 165th sts laid out in 1907.

12TH AV.—Communication from the Department of Docks and Ferries requesting the paving of 12th av, bet 134th and 135th sts.

138TH AND 139TH STS.—Laying out of extensions from Edgecombe to St. Nicholas avs, the Board of Estimate and apportionment has referred the resolution recommending a change in plan of city back to the Local Board.

Local Board of Jamaica.

AT TOWN HALL, JAMAICA, ON FEB. 2.

BAYSIDE.—Construction of a catch basin and its appurtenances, and all work incidental thereto, at 4th st and the North Shore Division of the Long Island Railroad, Bayside, under section 435 of the Charter, 3d Ward of Queens.

JAMAICA.—For the construction of two catch basins and their appurtenances, together with all work incidental thereto, at the northwest and southwest corners of FULTON ST (Fulton av) and SPRUCE ST, 4th Ward of Queens.

GROVE ST.—Regulating, grading and laying sidewalks (where not already laid to grade and in good condition), and all work incidental thereto, on the north side of GROVE ST, bet Alsop st and Myrtle av, 4th Ward of Queens.

LOCAL BOARD RESOLUTIONS.

The following petitions were acted upon at the meetings of the various Local Boards held this week in the different districts as indicated below.

Local Board of Chester.

BOROUGH HALL, BRONX, JAN. 23.

PATTERSON AV.—Regulating and grading from Bronx River to Pugsley's Creek, building approaches, erecting fences where necessary, together with all work incidental thereto. Estimated cost, \$53,600, as per amended estimate, or about \$173 for a 25-ft lot. This estimate is based on a width 80 ft wide in excavation and 60 ft on embankment with all bluestone omitted. Total length of proposed work, about 3,870 linear ft; laid over to Feb. 13; pet. No. 523.

ARCHER ST.—Acquiring title from White Plains Rd to Storrow st. Map filed June 28, 1911; adopted; pet. No. 530.

UNIONPORT RD.—Change of lines, between Van Nest av and Baker av; denied; pet. No. 522.

CROSBY AV.—Acquiring title from Eastern Boulevard to Westchester av. Map filed Oct. 16, 1911; laid over to Feb. 13; pet. No. 505.

DYRE AV.—Acquiring title from Boston Rd to the north line of the City. Map filed May 2, 1911; adopted; pet. No. 515.

COMMONWEALTH AV.—To amend resolution of Local Board adopted May 8, 1911, for the paving with bituminous pavement between Walker av and Westchester av, so as to provide only for that portion between Walker av and Merrill st. Cost, \$5,100; \$62.57 per 25-ft Lot; adopted; pet. No. 302.

Local Board of Van Cortlandt.

BOROUGH HALL, BRONX, JAN. 23.

EAST 193D ST.—Regulating, grading, setting curb stones, flagging sidewalks, laying crosswalks, building approaches and erecting fences where necessary in, and paving with bituminous pavement on a concrete foundation from Bainbridge av to Webster av, together with all work incidental thereto. Said pavement being designated as Class "B" or preliminary pavement under Chapter 546, Laws of 1910. Est. cost, \$6,290—\$103.25 per 25-ft Lot; laid over to Feb. 13; pet. No. 517.

EAST 166TH ST.—Regulating, grading, setting curb stones, flagging sidewalks, laying crosswalks, building approaches, erecting fences where necessary from Webster av to the property of the New York and Harlem Railroad as amended and omitting "a space four feet wide"; adopted; pet. No. 519.

MOSHOLU PARKWAY SOUTH.—Paving with asphalt blocks on a concrete foundation, the roadway from Briggs av to Van Cortlandt av, setting curb where necessary, together with all work incidental thereto. Said pavement being designated under Chapter 546, Laws of 1910 as Class "A" pavement. Est. cost, \$18,000—\$160.75 per 25-ft Lot; adopted; pet. No. 521.

APPROACH.—Laying out an approach to the westerly side of the Concourse from the south side of East 174th st. Report and sketch attached to papers; denied; pet. No. 524.

EAST 174TH ST.—Acquiring title to plot of land required for the construction of a stairway to the Concourse at the south side of East 174th st and west of the Concourse; denied; pet. No. 525.

*MOSHOLU PARKWAY NORTH.—Paving with asphalt blocks on a concrete foundation, the roadway from Webster av to Perry av, setting curb where necessary, together with all work incidental thereto. Said pavement is designated under Chapter 546, Laws of 1910 as Class "A" pavement. Est. cost, \$11,400—\$157.75 per 25-ft Lot; laid over to Feb. 13; pet. No. 527.

SPUYTEN DUYVIL RD.—Laying out an extension from its present terminus near Spuyten Duyvil Station of the N. Y. C. & H. R. R. to Spuyten Duyvil in The Bronx to the Public Dock situated on the Hudson River. Said street to be 40 ft in width and about 400 ft long; laid over to Feb. 13; pet. No. 474.

EAST 166TH ST.—Acquiring title to East 166th st from Brook av to Park av East, with the recommendation to Board of Estimate that the area of assessment be extended from 3d av to the Grand Boulevard and Concourse, and one-half block on each side of the street; adopted; pet. No. 518.

Local Board of Morrisania.

BOROUGH HALL, BRONX, JAN. 23.

ST. MARY'S ST.—Paving with sheet asphalt on a concrete foundation, the roadways from Wales av to Southern Boulevard, and of Wales av, from the Port Morris branch of the N. Y. C. & H. R. R., to St. Mary's st, setting curb where necessary, together with all work incidental thereto. Said pavement being designated under Chapter 546, Laws of 1910, as Class "A" pavement. Est. cost, \$4,300. Assessed val. of land, \$493,450. Cost, \$128.25 per 25 ft. lot. Adopted. Pet. No. 526.

PROSPECT AV.—Regulating, regrading and paving with sheet asphalt on a concrete foundation, the portions of the roadway, not already paved, between East 149th st and Crotona Park East, together with all work incidental thereto. Said pavement is designated under Chapter 546, Laws of 1910, as Class "A" pavement. Joint session of Local Boards of Morrisania and Crotona; laid over to Feb. 13. Pet. No. 528.

COSTER ST.—Paving with bituminous pavement, from Lafayette av to Randall av, on a concrete foundation, adjusting curb where necessary, and doing all work incidental thereto, in accordance with Chapter 545, Laws of 1910. Said pavement being designated as Class "A" or preliminary pavement. Estimated cost, 8,000, or about \$63.25 for a 25 ft. lot. Adopted. Pet. No. 516.

EDGEWATER RD.—Relocating on Sections 4 and 5 of the Map of the City of New York, approximately 300 ft. from the bulkhead line of the Bronx River and East River, and between Seneca av and Manida st.

The board of Estimate on Dec. 17, 1909, gave a hearing on the map submitted by the President of the borough, with the suggestion of its Chief Engineer, that the final map be submitted and the final position of the bulkhead line of the Bronx River be placed on the map. A notice was received Oct. 24, 1911, that the Acting Secretary of War, on September 23, 1911, approved the new bulkhead line of the Bronx River, and a new tentative plan was prepared with correct bulkhead line of the Bronx River shown thereon. Adjourned for three months. Pet. No. 451.

Local Board of Crotona.

BOROUGH HALL, BRONX, JAN. 23.

VYE AV.—To amend resolution adopted Jan. 3, 1912, for paving with asphalt blocks on a concrete foundation the roadway of from 172d st to Boston rd, setting curb where necessary, together with all work incidental thereto, so as to fix the northerly limit of the proposed improvement at East 177th st. Said pavement is designated under Chapter 546, Laws of 1910, as Class "A" pavement. Est. cost, \$34,500; \$148.50 per 25 ft. lot. Laid over to Feb. 13. Pet. No. 506.

MOHEGAN AV.—Paving with asphalt blocks on a concrete foundation the roadway from Southern Boulevard to East 182d st, setting curb where necessary, together with all work incidental thereto. Said pavement is designated as Class "A" pavement under Chapter 546, Laws of 1910. Estimated cost, \$16,000, or about \$150.75, for a 25 ft. lot. Laid over to Feb. 13. Pet. No. 520.

GARDEN ST.—Paving with asphalt blocks on a concrete foundation the roadway from Crotona av to Southern Boulevard, setting curb where necessary, together with all work incidental thereto. Said pavement is designated under Chapter 546, Laws of 1910, as Class "A" pavement. \$124.75 per 25 ft. lot. Laid over to Feb. 13. Pet. No. 529.

HOE AV.—Paving with asphalt blocks on a concrete foundation the roadway from East 173d st to Boston rd, setting curb where necessary, together with all work incidental thereto. Said pavement is designated under Chapter 546, Laws of 1910, as Class "A" pavement. \$153.50 per 25 ft. lot. Laid over to Feb. 13. Pet. No. 531.

EAST 174TH ST.—Paving with asphalt blocks on a concrete foundation the roadway from Boston rd to Bryant av, and paving with Granite blocks on a concrete foundation from Bryant av to West Farms rd, setting curb where necessary, together with all work incidental thereto. Said pavements being designated under Chapter 546, Laws of 1910, as Class "A" pavements. Est. cost, \$30,000; \$233 per 25 ft. lot. Laid over to Feb. 13. Pet. No. 532.

TRAFALGAR PL.—To rescind resolution authorizing construction of sewer between 176th st and 175th st. Final authorization was granted by the Board of Estimate and Apportionment Dec. 14, 1911. Private sewer has been constructed. Est. cost, \$4,160; \$175 per 25 ft. lot. Adopted, then rescinded. Pet. No. 436.

Local Boards of Morrisania and Crotona.

BOROUGH HALL, BRONX, JAN. 23.

PROSPECT AV.—Regulating, regrading and paving with asphalt on a concrete foundation the portions of the roadway not already paved, between 149th st and Crotona Park East, and all work incidental thereto. Said pavement is designated under Chapter 546, Laws of 1910, as Class "A" pavement. \$85.75 per 25 ft. lot; adjourned to Feb. 13. Pet. No. 528.

Local Board of Flatbush.

BROOKLYN BOROUGH HALL, JAN. 24.

MERMAID AV.—To construct sewers in MERMAID AV, from West 24th st to West 37th st; in WEST 36TH ST, from Surf av to Mermaid av; in WEST 35TH ST, from Surf av to Mermaid av; in WEST 33D ST, from Surf av to the north line of Neptune av; in WEST 32D ST, from Surf av to Neptune av; in WEST 31ST ST, from Surf av to Neptune av; in WEST 30TH ST, from Surf av to Neptune av; in WEST 29TH ST, from Mermaid av to Neptune av, and in WEST 28TH ST, from Surf av to the north line of Neptune av. Adopted.

SURF AV.—To construct sewers in SURF AV, from West 27th st to West 37th st; in WEST 32D ST, from Surf av to a point in the Atlantic Ocean approximately 900 ft. south of Surf av, and in WEST 29TH ST, from Surf av to Mermaid av. Adopted.

AV P.—To construct sanitary sewers and storm sewers in AV P, from East 9th st to East 17th st, and in EAST 16TH ST, from Av P to Kings Highway. Laid over.

EAST 16TH ST.—To construct sanitary sewers and storm sewers from Kings Highway to Av U. Adopted.

35TH ST.—To pave with asphalt, on a concrete foundation, from Church av to West st. Adopted.

59TH ST.—To amend resolution of December 4, 1911, directing to grade to the level of the curb for a distance of two ft inside of the building line and to slope the bank from that point at the rate of 1 to 1 1/2, the lots lying on the north side of 59TH ST, bet 12th and 13th avs, known as Nos. 51, 55, 58, 62 and 63, block 5704, and on the south side, known as Nos. 22, 23, 24, 30, 31, 32, 33, 34 and 38, block 5711, by providing for a slope of the banks at the rate of 1 1/4 to 1, instead of 1 to 1 1/2, and to make the amended resolution read as follows:

"To grade to the level of the curb for a distance of two ft inside of the street line and to slope the bank from that point at the rate of 1 1/4 to 1, the lots lying on the north side of 59th st, bet 12th and 13th av, known as Nos. 51, 55, 58, 62 and 63, block 5704, and on the south side, known as Nos. 22, 23, 24, 30, 31, 32, 33, 34 and 38, block 5711. Adopted.

77TH ST.—To construct a sewer bet 6th and 7th avs. Withdrawn.

16TH AV.—To regulate, grade, set curb and lay cement sidewalks from 68th st to 70th st. Adopted.

BAY 23D ST.—To regulate, grade, curb and lay cement sidewalks from Benson av to 86th st. Amended striking out the laying of cement sidewalks and adopted as amended.

EAST 31ST ST.—To pave with asphalt on concrete foundation, from Snyder av to Tilden av. Adopted.

20TH AV.—To regulate, grade, set curb and lay cement sidewalks from West st to 53d st. Adopted.

20TH AV.—To pave with asphalt, on a concrete foundation, from West st to 53d st. Adopted.

WEST 3D ST.—To regulate, grade, set curb and lay cement sidewalks on, from Sheepshead Bay rd to Neptune av. Adopted.

WEST 3D ST.—To pave from Sheepshead Bay rd to Neptune av. Adopted.

GRAVESEND AV.—To amend resolution of December 4, 1911, initiating proceedings to pave with asphalt on concrete foundation from Av C to Church av, by excepting the portion of the roadway occupied by the railroad, and to make the amended resolution read as follows:

"To pave with asphalt on concrete foundation that portion of the roadway of Gravesend av not occupied by the railroad, from Av C to Church av. Adopted.

GRAVESEND AV.—To amend resolution of December 4, 1911, initiating proceedings to pave with asphalt on concrete foundation, from Church av to Fort Hamilton av, by excepting the portion of the roadway occupied by the railroad, and to make the amended resolution read as follows:

"To pave with asphalt on concrete foundation that portion of the roadway of Gravesend av not occupied by the railroad, from Church av to Fort Hamilton av." Adopted.

PROCEEDINGS OF THE BOARD OF ESTIMATE.

All city improvements, whether public or local, come before the Board of Estimate for authorization. The board invariably grants one or more public hearings on every measure. The hearings are noted in advance in another column under the general head of Public Hearings. In the present column are noted the resolutions passed by the board concerning public or local improvements:

MANHATTAN.

WEST 134TH ST.—Change in the grade bet Broadway and Riverside Drive. Hearing will take place on March 7.

7TH AV EXTENSION.—Communication from the Secretary of the Board of Estimate to the Borough President submitting a map showing the extension of 7TH AV, from its south terminus to Carmine st; the widening of VARICK ST, from Carmine st to Franklin st, and the extension of VARICK ST, from Franklin st to West Broadway. Referred to the Chief Engineer of the Board of Estimate.

PARK AV.—Amended plans and profiles of the New York Central & Hudson River R. R. Co., providing for covering over the spaces in the central part of PARK AV, from 50th to 56th st. Adopted; to be completed by Nov. 30, 1913.

AV A.—Communication from Borough President asking authority to require the Harlem Gas Light Co. to construct and finish an extension of AV A, bet 110th and 111th sts, in accordance with an agreement made on Aug 20, 1870. The city conveyed to the company on that date the property bet the centre lines of 110th and 111th sts, as continued from the original high water line to the bulkhead line of the East river. Adopted.

CITY COLLEGE.—Request for an issue of \$50,000 corporate stock for the purpose of putting the 23d st building of the college in proper condition for use. Referred to Corporate Stock Budget Committee.

DYCKMAN TRACT.—Report of Comptroller recommending approval of the form of contract, etc., for constructing a bulkhead along the east boundary of the driveway bet 165th and Dyckman sts, at an estimated cost of \$105,000, under the jurisdiction of the Department of Parks. Adopted.

BRONX.

DISTRIBUTING MAIN.—Approving map of the Water Department showing a parcel of property extending from Johnson av to Netherland av. Adopted.

EAST 174TH ST.—Changing the grade bet Southern Boulevard and West Farms rd, together with a corresponding adjustment in the grade of intersecting streets. Adopted.

EAST 174TH ST.—Acquiring title to the lands, etc., required for widening from Southern Boulevard to West Farms rd. Adopted.

STREET SYSTEM.—Change in grade of street system bounded approximately by Van Cortlandt Park South, Mosholu Parkway South, Sedgwick av and Van Cortlandt av. Hearing on March 7.

HARRISON AV.—Modification in the lines and grades of HARRISON AV, bet Burnside av and a line about 336 ft. north of Morton pl. Hearing on March 7.

PUBLIC PARK.—Laying out a PUBLIC PARK at the northwest corner of East 180th st and Bryant av. Referred back to the Local Board.

SUMMIT PL.—Acquiring title from Heath av to Bailey av, and fixing an area of assessment, to be assessed on the property benefited. Adopted.

VIRGINIA AV.—Acquiring title from the public place at Westchester av to Ludlow av. Hearing on March 7.

CRUGER AV, ETC.—Acquiring title to CRUGER AV, from Baker av to Rhinelander av, and from White Plains rd to Bronx and Pelham Parkway South, excepting right of way of the

N. Y., Westchester & Boston Railroad; to HOLLAND AV, from Baker av to Hunt av; and to RHINELANDER AV, from White Plains rd to Cruger av. Hearing on March 7.

EAST 174TH ST.—Approval of profile map in the proceeding for acquiring title from West Farms rd to Bronx River av. Adopted.

BUCK ST, ETC.—Approval of supplementary rule maps, damage maps and profiles in the proceeding for acquiring title to BUCK ST, from Zerega av to Seddon st; to LYVERE ST, from Zerega av to West Farms rd; to FULLER ST, from Zerega av to Seddon st; and to DORSEY ST, from Zerega av to Seddon st. Adopted.

WHITE PLAINS RD, ETC.—Temporary drainage plan showing sanitary sewers in WHITE PLAINS RD, from East 242d st to the city line; and in EAST 243D ST, from White Plains rd to Barnes av. Adopted.

TREMONT AV.—Regulating and grading from Ludlow av to Fort Schuyler rd. Laid over two weeks.

EAST 178TH ST.—Paving, with asphalt block and curbing, from Crotona av to Southern Boulevard. Adopted, authorizing preliminary work.

WEST 231ST ST.—Paving with asphalt block and curbing, from Corlear av to Bailey av. Adopted, authorizing preliminary work.

EAST 133D ST.—Paving with asphalt block and curbing, from Cypress av to Southern Boulevard. Final authorization. Adopted.

CORLEAR AV.—Regulating and grading from West 230th st to West 240th st. Resolution vesting title in the city on April 1, 1912 as well as authorization of improvement. Adopted.

SEWERS.—In EAST 177TH ST, from Pugsley av to Leland av, and on the south side from Leland av to Theriot av; LELAND AV, from East 177th st to Westchester av; THERIOT AV, from East 177th st to Westchester av; WEST CHESTER AV, from Pugsley av to Theriot av; and in THE PLAZA at the intersection of East 177th st and Westchester av. Resolution provides for vesting title in the city on April 1, 1912, to LELAND AV, from East 177th st to Westchester av, as well as authorizing the improvement. Both adopted.

FAIRMOUNT PL.—Fixing the roadway width from Southern Boulevard to Crotona av. Adopted, to have width of 24 ft.

BEDFORD PARK BOULEVARD.—Report of Comptroller recommending approval of the forms of contract, etc., for the construction of the TRANSVERSE ROAD at Bedford Park Boulevard in connection with the Grand Boulevard and Concourse, at an estimated cost of \$116,700, under the jurisdiction of the President of the Bronx. Adopted.

BROOKLYN.

ALBANY AV.—Proposed area of assessment in matter of acquiring title to ALBANY AV, from Clarkson av to the north property line of Holy Cross Cemetery and from Canarsie la to Farragut rd. Matter was laid over for two weeks.

UNION PL.—Laying out, from Railroad av to Grant av. Hearing on March 7.

DURYEA PL.—Relative to the power of the city to lay out and acquire DURYEA PL, from Flatbush av to East 22d st. Referred to the Borough President with the request that he advise the Board as to the conditions.

EAST 17TH ST, ETC.—Acquiring title to EAST 17TH ST, from Av L to a point 480 ft. north of Av N; to EAST 18TH ST, from Av L to a point about 465 ft. north of Av J; and to EAST 19TH ST, from the south line of Av M to a point about 560 ft. north of Av P. Laid over for two weeks.

EAST 32D ST, ETC.—Acquiring title to East 32D ST, from Av H to Flatbush av, from Av I to Av J, and from a line about 454 ft. south of the south line of Av M to Kings Highway; to EAST 33D ST, from Flatbush av to Av J; to EAST 34TH ST, from Church av to Canarsie la, from the south property line of the Flatbush Waterworks to Farragut rd, and from the Long Island Railroad to Flatlands av; and to EAST 35TH ST, from the south property line of the Flatbush Waterworks to Farragut rd, and from Av H to Flatbush av. Also, for fixing area of assessment. Adopted.

GEORGIA AV.—Acquiring title from Belmont av to Suter av and district of assessment to be suggested at a public hearing, to be held on March 7.

AV H.—Acquiring title from Ocean Parkway to Ralph av excluding the right of way of the Brooklyn & Brighton Beach R. R. District of assessment to be discussed at a public hearing to be held on March 7.

64TH AND 65TH STS.—Request of the Corporation Counsel and the Borough President to refrain from incurring any expense chargeable against advancing the proceeding for acquiring title to 64TH ST, from New Utrecht av to 19th av, and from 23d av to West st; and to 65TH ST, from New Utrecht av to Gravesend av, excluding the right of way of the New York and Sea Beach R. R. Laid over for two weeks.

EAST 36TH ST.—Approval of rule and damage maps in the proceeding for acquiring title from Flatbush av to Flatlands av. Adopted.

EAST 12TH ST.—Approval of rule and damage maps in the proceeding for acquiring title from Foster av to Ditmas av. Adopted.

MONTAUK AV.—Approval of rule and damage maps in the proceeding for acquiring title from Atlantic av to Pitkin av, excluding land of the Long Island R. R. Adopted.

19TH AV.—Sewer, from 60th to 62d sts. Preliminary work. Adopted.

21ST AV.—Sewer, from 60th to 64th st. Preliminary work. Adopted.

47TH ST.—Sewer, from West st to Gravesend av. Preliminary work. Adopted.

10TH AV, ETC.—Sewer in 10TH AV, from 77th st to 79th st; in 78TH ST, from 10th av to Fort Hamilton av; in FORT HAMILTON AV,

east side, from 78th st to 7th av, and in 7TH AV, east side, from Fort Hamilton av to 79th st. Preliminary. Adopted.

WEST 17TH ST, ETC.—Sewers in WEST 17TH ST, from Surf av to Mermaid av; in MERMAID AV, from West 17th st to West 19th st; and in WEST 19TH ST, from Mermaid av to Neptune av. Preliminary. Adopted.

EAST 12TH ST, ETC.—Sewers in East 12th, East 13th, East 14th and East 15th sts, from Av H to Av J; in Av H, from Coney Island av to the Brighton Beach Railroad; and in CONEY ISLAND AV, both sides, from the existing sewer about 400 ft. north from Av H to the north property line of the Long Island Railroad. Adopted.

DINSMORE PL.—Sewer, from Richmond st to Logan st, together with a receiving basin on the south side of this street opposite Richmond st. Preliminary work. Adopted.

37TH ST.—Regulating and grading from Fort Hamilton Parkway to 14th av. Preliminary work. Adopted.

AV I.—Regulating and grading from Brooklyn av to East 40th st. Preliminary work. Adopted.

EAST 14TH ST.—Regulating and grading from Av O to Kings Highway and from Av V to Neck rd. Preliminary work. Adopted.

EAST 7TH ST.—Grading to a width of 24 ft. on each side of the center line and curbing and flagging from Beverley rd to Av C. Preliminary work. Adopted.

38TH ST.—Grading to a width of 24 ft. on each side of the center line and curbing and flagging, from 10th av to Fort Hamilton av, and from 13th av to West st. Preliminary work. Adopted.

66TH ST.—Grading to a width of 24 ft. on each side of the center line and curbing and flagging, from 6th av to 7th av. Preliminary work. Adopted.

12TH AV.—Grading, from 86th st to Dyker Beach Park. Preliminary work. Adopted.

SEA VIEW AV.—Regulating and grading from Rockaway av to a point about 400 ft east therefrom. Preliminary work. Adopted.

DINSMORE PL.—Regulating and grading from Chestnut st to Logan st to a width of 40 ft, and fixing the roadway and sidewalk width bet the points named. Resolution to fix the roadway width at 24 ft. to adjoin a 10 ft. sidewalk on the north side; also, resolution authorizing preliminary work. Both adopted.

HUNTERFLY RD.—Regulating and grading and paving with asphalt from Herkimer st to Atlantic av. Preliminary work. Adopted.

SUYDAM ST.—Grading to a width of 24 ft. on each side of the center line and curbing, flagging and paving with asphalt from Wyckoff av to St. Nicholas av. Preliminary work. Adopted.

CHURCH AV.—Paving with asphalt, from Stratford rd to Ocean parkway. Preliminary work. Adopted.

GRAVESEND AV.—Paving with asphalt from Foster av to 22d av, excepting the part occupied by the railroad. Preliminary work. Adopted.

DEGRAW ST.—Regulating and grading from Washington av to Underhill av. Final improvement. Adopted.

UNION ST.—Regulating and grading from East New York av to East 98th st. Final improvement. Adopted.

58TH ST.—Regulating and grading from 10th av to New Utrecht av. Final improvement. Adopted.

74TH ST.—Regulating and grading from New Utrecht av to 18th av. Final improvement. Adopted.

BAY 23D ST.—Paving, with asphalt, from Cropsey av to Bath av. Final improvement. Adopted.

CORTELYOU RD.—Paving, with asphalt, from Ocean Parkway to East 5th st. Final improvement. Adopted.

STORM SEWERS.—In BAY 35TH ST, from Bath av to Benson av; BENSON AV, from Bay 35th st to Stillwell av; AV V, from Stillwell av to West 11th st, together with a force main in AV V, from Stillwell av to West 11th st, and in BENSON AV, from 10th av to 11th av. Final improvement. Adopted.

SEWERS.—In 11TH AV, from 74th st to 76th st; 74TH ST, from 10th av to 1th av. Final improvement. Adopted.

STERLING PL.—Sewer, from Rochester av to Utica av. Final improvement. Adopted.

OAKLAND PL.—Fixing roadway width at 20 ft. from Tilden av to Albemarle rd. Adopted.

MASPETH AV.—Fixing the roadway width at 34 ft. instead of 36 ft. Adopted.

8TH AV.—Submission of a general plan for a bridge crossing the tracks of the Sea Beach Railway at 8th av, by the company. Plan adopted.

BROOKLYN LOOPS.—Communication from the Public Service Commission, requesting an additional issue of \$252,500 corporate stock to pay the estimated expenses for the acquisition of real estate, or of interest therein, necessary for the construction and operation of the Brooklyn Loop Lines. Referred to the Corporate Stock Budget Committee.

MUNICIPAL BUILDING.—Resolution presented by the Acting President of the Borough of Brooklyn, approving, pursuant to resolution adopted July 17, as amended August 31, 1911, of the form of preliminary contract for services of Andrew C. McKenzie, Stephen F. Voorhees and Paul Gmelin, as architects for preparing preliminary studies and specifications for the construction of the Municipal Building in Brooklyn, at a cost not to exceed \$10,000. Laid over for two weeks, the Board having been enjoined from taking action in the matter.

QUEENS.

REMINGTON ST.—Laying out, from Chichester av to Liberty av, 4th Ward. Hearing on March 7.

SKILLMAN PL.—Change in the lines bet Hunter av and Jackson av. Hearing on March 7.

NEWPORT AV.—Laying out **NEWPORT AV.**, from Lincoln av to Adirondack Boulevard; **ADIRONDACK BOULEVARD**, from Newport av to Neponsit av; and **NEPONSIT AV.**, from Adirondack Boulevard to Seaside Park. Hearing on March 7.

JACKSON AV.—Laying out, from Cemetery la to city line. Hearing on March 7.

EDSALL AV., ETC.—Acquiring title to **EDSALL AV.**, from Otto st to Central av; to **HALLECK AV.**, from Kossuth pl to Shaler st. Cost to be assessed on property benefited. Referred back to the Borough President.

6TH ST.—Acquiring title to **6TH ST.**, from Stryker av to 7th st; to **7TH ST.**, from a point 175 ft. south of Stryker av to Jackson av; and to **8TH ST.**, from Woodside av to Jackson av. Cost to be assessed on property benefited. Hearing on March 7.

ATLANTIC AV.—Acquiring title from the Brooklyn Borough line to Van Wyck av, excluding all land which may fall within the limits of the right of way of the Long Island Railroad Co. and all land actually occupied by railroad buildings. Cost to be assessed on property benefited. Hearing on March 7.

YOUNG ST.—Acquiring title from Hunters Point av to Review av. Cost to be assessed on property benefited. Hearing on March 7.

HARVARD AV.—Relative to title, from Fulton st to Hillside av. Referred to the Borough President.

WINTHROP AV.—Petition from Horace W. Fuller, requesting that the proceeding for acquiring title to **WINTHROP AV.**, bet the bulkhead line of East River and the east line of the Boulevard, and bet the east line of Chauncey st and Old Bowery Bay rd, be amended so as to exclude the portion of the avenue bet the bulkhead line of the river and the Boulevard. Referred to the Corporation Counsel.

PACKARD ST.—Approval of the rule map, damage map and profile in the proceeding for acquiring title from Borden av to Middleburg av. Adopted.

SEASIDE PARK.—Approval of the rule and damage maps in the proceeding for acquiring title to Seaside Park, Rockaway Beach, 5th Ward. Adopted.

SEWERAGE DISTRICT.—Modification in the drainage plan of Sewerage District No. 10. Adopted.

BOULEVARD.—Fixing the roadway width at 40 ft., from Nott av to Broadway. Adopted.

FLUSHING RIVER.—Determining the clearance to be provided for bridges over Flushing River to be not less than 7 ft. net at mean high water in accordance with tentative plan of the Harbor Line Board and Chief of Engineers. Adopted.

JAMAICA IMPROVEMENT.—Communication from the Chief Engineer of the Jamaica Improvement of the Long Island Railroad, presenting for consideration drawings showing the structures proposed for eliminating grade crossings at Ridgewood av, on the Montauk and Main Line Divisions, and at Maure av, Poley av, Van Wyck av, and Guilford st. Drawings were approved.

JAMAICA AV.—Order of the Public Service Commission determining the grade at which **JAMAICA AV** shall cross the tracks of the Long Island Railroad, in the 4th Ward, Borough of Queens. The treatment for this crossing, as directed by the Public Service Commission, conforms with that shown upon a map adopted by the Board of Estimate and Apportionment on November 2, 1911, on which date application was made to the Commission for its ratification. Order was filed and a copy sent to the Borough President of Queens.

RICHMOND

PEARL ST., ETC.—Laying out **PEARL ST.**, from Trossach rd to a point about 412 ft south therefrom; **CALVIN PL.**, from Pearl st to Murray st; and **MURRAY ST.**, from Calvin pl to Trossach rd. Referred back to the Borough President for further consideration concerning certain particulars.

LYMAN AV.—Laying out from Sumner st to the right-of-way of the Staten Island Rapid Transit R. R. Hearing on March 7.

TARGEE ST.—Communication from the Borough President presenting the petition of John Schultes, Chairman of the Richmond Borough Taxpayers' Protective Association, requesting, on behalf of a large number of property owners, that relief be extended in the matter of acquiring title to **TARGEE ST.**, from Broad st to the junction of Fingerboard rd and Richmond rd, through an enlargement of the district of assessment or by placing a portion of the cost upon the city or borough. Public hearing on March 7.

COTTON ST.—Approval of the rule map, damage map and profile in the proceeding for acquiring title to **COTTON ST.**, from Arietta st to Gri. n st. Adopted.

TEMPORARY COMBINED SEWERS in the following streets: **NEW YORK AV.**, from Maple av to Pennsylvania av; **ST. MARYS AV**, from New York av to Anderson st; **ANDERSON ST.**, from St. Marys av to a point about 150 ft south of Clifton av; **VIRGINIA AV.**, from New York av to Tompkins av; **CLIFTON AV.**, from New York av to the Staten Island Rapid Transit Railroad, and from Vermont av to Tompkins av; **VERMONT AV.**, from Virginia av to Pennsylvania av; **ROSEBANK PL.**, from Clifton av to Pennsylvania av. Title to be vested in the city on April 1, 1912, to the sewer easement in **ANDERSON ST.**, from St. Marys av to Clifton av, Richmond. Also, authorization for entire improvement. Both adopted.

PUBLIC HEARINGS.

One or more hearings are granted in connection with all proposed improvements. In the case of local improvements, the first hearing is by the Local Board. Such hearings are noted in this news department of the Record and Guide under the general head of Local Board Calendars. Hearings by all other bodies are noted in the present column.

In acquiring title to land for streets, sewers, parks, approaches to bridges, etc., condemnation proceedings are commonly resorted to. A proceeding having been authorized by the Board of Estimate, the Corporation Counsel makes application to the Supreme Court for the appointment of three commissioners. If the cost of the land is to be paid wholly or in part by property owners benefited, the commissioners are known as commissioners of estimate and assessment. They hold their meetings at the Bureau of Street Openings, a clerical and legal organization under the supervision of the Corporation Counsel charged with the management of all legal proceedings which involve awards for damages or assessments for benefit to land.

If the cost of the land is to be paid by the city as a whole, as in the case of school sites, dock property, etc., the commissioners are known as commissioners of estimate and appraisal, whose place of meeting is at 258 Broadway.

In the case of assessments for local improvements of a physical nature which do not have to be confirmed by a court of record, the assessments come before three permanent commissioners appointed by the Mayor. They constitute the Board of Assessors, which has to do with assessments in such improvements as the regulating and grading of streets, the laying of sewers, etc.

By the Board of Estimate.

CITY HALL, FEB. 1.

At a meeting of the Board of Assessors, to be held on February 1, at 10.30 a. m., in the City Hall, Manhattan, the following matter will be heard and considered:

WEST FARMS RD.—Further relief from assessment for acquiring title from Bronx river to Westchester creek.

By the Board of Assessors.

PROPOSED ASSESSMENTS.

The following proposed assessments have been completed and are lodged in the office of the Board of Assessors, for examination by all persons interested. All persons whose interests are affected and who are opposed to the assessments are requested to present their objections, in writing, to the Secretary of the Board of Assessors, 320 Broadway, Manhattan, on or before February 20, at 11 a. m., at which time and place the objections will be heard and testimony received in reference thereto.

MANHATTAN.

EAST 114TH ST.—Alteration and improvement to sewer, bet 1st and 3d avs. Area of assessment: Blocks 1663, 1664, 1665 and 1686. List 2127.

BRONX.

CONCORD AV.—Sewer bet 147th and 149th sts. List 2219.

WHITLOCK AV.—Receiving basin at each side bet East 156th st and Longwood av. Area of assessment: Blocks 2729 and 2730. List 2220.

EAST 192D ST.—Regulating, grading, paving, etc., bet Creston av and Kingsbridge rd. List 2226.

VYSE AV.—Paving and curbing bet 177th and 182d sts. List 2228.

NOTE.—The area of assessment in each of the above Bronx proceedings, unless otherwise stated, extends to within one-half the block at the intersecting streets.

QUEENS.

CRESCENT ST.—Regulating, grading, etc., bet Webster av and Broadway, 1st Ward. List 2206.

CRESCENT AV.—Regulating, grading, paving, etc., bet Jamaica and Newtown avs, 1st Ward. List 2207.

PAYNTAR AV.—Regulating, grading, etc., bet Vernon av and Sunswick st, 1st Ward. List 2213.

10TH ST.—Regulating, grading, etc., bet Vernon and Van Alst avs, 1st Ward. List 2215.

BROOKLYN.

95TH ST.—Regulating, grading, etc., bet 5th and Fort Hamilton avs, together with a list of awards for damages caused by a change of grade. List 1976.

BAY 8TH ST.—Regulating, grading, etc., bet Bath and Cropsey avs. List 2178.

BOWNE ST.—Regulating, grading, etc., bet Van Brunt and Richards sts. List 2180.

CARROLL ST.—Regulating, grading, etc., bet Albany and Troy avs. List 2181.

ELBERT LA.—Regulating, grading, etc., bet Atlantic and Liberty avs. List 2186.

61ST ST.—Regulating, grading, etc., bet 6th and 7th avs. List 2192.

STARR ST.—Grading and paving bet Irving and Wyckoff avs. List 2202.

NOTE.—The area of assessment in each of the above Brooklyn proceedings extends to within half the block at the intersecting streets.

5TH AV., ETC.—Sewers in **5TH AV.**, bet. 65th and 66th sts, and bet Senator st and Bay Ridge av; basins at the west corner of **5TH AV AND 66TH ST.**; outlet sewer in **66TH ST.**, bet 5th and 6th avs; in **68TH ST.**, bet 5th and 6th avs, and a sewer in **68TH ST.**, bet 3d and 4th avs. Area of assessment: Blocks 5827, 5828, 5843, 5844, 5854, to 5856, 5863 to 5865 and 5872. List 2158.

By Com'rs. of Estimate and Assessment.

BUREAU OF STREET OPENINGS, 90 WEST BROADWAY.

MONDAY, JANUARY 29.

THROGS NECK BLVD.—Opening, from Eastern blvd to Shore Drive; 2 p. m.

WEST 169TH ST.—Sewer from Fort Washington to Haven avs; 2.30 p. m.

WHITE PLAINS RD.—Opening, from a point near old Unionport rd to a point near Thwaites pl, and to the area between Bronx Park East and White Plains rd south of the northerly line of Bear Swamp rd; 3 p. m.

WEST 231ST ST.—Assessment, from Bailey to Riverdale avs; 10.30 a. m.

PARKER ST.—Opening, from Protectory to Wellington avs; 3.30 p. m.

THERIOT AV.—Opening, from Gleason av to West Farms rd; and of **LELAND AV.**, from Westchester av to West Farms rd; 2.30 p. m.

BUENA VISTA AV.—Assessment, from its junction with Haven av at or near West 171st st to West 176th st; **WEST 172D ST.**; **WEST 173D ST.**, from Fort Washington to Buena Vista avs; 2.30 p. m.

TREMONT AV.—Opening, from the eastern end, of the proceedings now pending, on that avenue at the Eastern blvd to Fort Schuyler rd; 2 p. m.

EAST 207TH ST.—Assessment from Woodlawn rd to Perry av; 1 p. m.

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

BLONDELL AV.—Opening, from Barlow st to Westchester av; 12 m.

McGRAW AV.—Opening, between Beach av and Unionport rd; 1 p. m.

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

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

PATTERSON AV.—Assessment, from the bulkhead line of the Bronx River to the proposed bulkhead line of Pugsleys Creek; 2 p. m.

TUESDAY, JANUARY 30.

THROGS NECK RD.—Assessment, from Eastern blvd to Shore Drive; 2 p. m.

EDEN AV.—Opening, from East 172d to East 174th sts; 3.45 p. m.

ROSEWOOD ST.—Opening, from Bronx blvd to White Plains rd and from White Plains rd to Cruger av; 3 p. m.

ZEREGA AV.—Opening, from Castle Hill av near Hart's st to Castle Hill av at or near West Farms rd; 12.30 p. m.

SEDGWICK AV.—Assessment, from Jerome av to the line between the 23d and 24th Wards, at West 169th st; 2 p. m.

KINSELLA ST.—Opening, between Matthews st and Bear Swamp rd; and of **VAN NEST AV.**, between West Farms and Bear Swamp rds; 11 a. m.

WEDNESDAY, JANUARY 31.

DAVIDSON AV.—Opening, from Grand av to West 177th st; of **GRAND AV.**, from Macombs rd to Tremont av; of **WEST 176TH ST.**, from Macombs rd to Jerome av; and of **WEST 177TH ST.**, from Jerome to Tremont avs; 2 p. m.

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

THURSDAY, FEBRUARY 1.

GRAND AV.—Opening, from Burnside av to Fordham rd; of **WEST 180TH ST.**, from Aqueduct av East to Davidson av; and of **AQUEDUCT AV EAST.**, from West 180th st to West 184th st; 3.45 p. m.

FRIDAY, FEBRUARY 2.

NORTH ST.—Opening, between Jerome av and Aqueduct av East; 2 p. m.

WEST 235TH ST.—Opening from Spuyten Duyvil Parkway to Riverdale av; **WEST 236TH ST.**, from Cambridge to Riverdale avs; **CAMBRIDGE AV.**, from West 234th st to West 236th st; 2.30 p. m.

SATURDAY, FEBRUARY 3.

LACOMBE AV.—Assessment, from the bulkhead line of the Bronx River to the bulkhead line of Westchester Creek; **COMMONWEALTH AV.**, from Patterson to Lacombe avs; 9.30 a. m.

SENECA AV, BRONX.—Acquiring title to the lands, etc., required for opening and extending **SENECA AV.**, from Hunts Point rd to Bronx river, 23d Ward. J. F. Cryer, Sidney B. Hickok and John Lanzer, commissioners of estimate, 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 92 West Broadway, on or before Feb. 1, and they will take testimony from all such persons on Feb. 2, at 2 p. m.

John Lanzer, commissioner of assessment in the same proceeding, has completed his supplemental and amended estimate of benefit, and all persons opposed to the same must file their objections, in writing, with the commissioner, at 92 West Broadway, on or before Feb. 1, and he will hear all such parties in person on Feb. 5, at 2 p. m.

HENDRIX ST.—Acquiring title to the lands, etc., required for opening and extending from Dumont av to Fairfield av, 26th Ward. Edwin L. Garvin, Wm. Whittaker and Robt. E. Ford, commissioners of estimate, have completed their estimate of damage; and all persons opposed to the same must file their objections, in writing, with the commissioners, at 166 Montague st, Brooklyn, on or before Feb 13; and they will hear all such parties, in person, at the same address, on Feb. 15, at 2 p. m.

Edwin L. Garvin, commissioner of assessment in the same proceeding, has completed his estimate of benefit; and all persons opposed to the same must file their objections, in writing, with the commissioner, at 166 Montague st, Brooklyn, on or before Feb. 13, and he will hear all such parties, in person, on Feb. 16, at 2 p. m.

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RICHMOND.

CASTLETON AV.—Acquiring title to the lands, etc., required for opening and extending from Richmond av to Jewett av, 3d Ward. All persons having any claim on account of the above proceeding must present same, in writing, to Wm. J. Kenney, Edward P. Doyle and Jas. E. Mulligan, commissioners, 90 West Broadway, Manhattan, on or before Feb. 1, and the commissioners will hear all such parties, in person, on Feb. 6, at 3 p. m.

By the Supreme Court.

APPLICATION FOR APPOINTMENT OF COMMISSIONERS.

At a Special Term of the Supreme Court for the hearing of motions, to be held in the County Court House, Brooklyn, on Feb. 2, 1912, at the opening of court, application will be made for the appointment of three commissioners of estimate and a commissioner of assessment in each of the following proceedings:

17TH AV, ETC., BROOKLYN.—Acquiring title to the lands, etc., required for opening and extending 17TH AV, from West st to the line bet the former towns of Flatbush and New Utrecht; and 16TH AV, from West 29th st to the line bet the former towns of Flatbush and New Utrecht, 29th Ward.

71ST ST., ETC.—Acquiring title to the lands, etc., required for opening and extending 71ST ST, from 8th av to 13th av; **OVINGTON AV**, from Stewart av to 7th av, and 70TH ST, from 7th av to 11th av, 30th Ward.

FLATBUSH AV AND ASHLAND PL.—Acquiring title to the triangular parcel of land at the junction of the northeast side of FLATBUSH AV and the west side of ASHLAND PL, 11th Ward.

EXAMINATION OF COMMISSIONERS.

HOE AV, BRONX.—Acquiring title to the lands, etc., required for opening and extending from Aldus st to Whitlock av, 23d Ward. Maurice S. Cohen, Frank A. Spencer, Jr., and Herbert A. St. George, will attend Special Term, part 2, of the Supreme Court, on Feb. 1, to be examined by anyone interested as to their qualifications to act as commissioners of estimate and assessment in the above proceeding.

WEST 168TH ST., MANHATTAN.—Acquiring title to the lands, etc., required for opening and extending from Amsterdam av to Jumel pl, 12th Ward. Henry Brady, Jas. W. Hyde and Wm. T. Sabine, Jr., commissioners of estimate and assessment in the above proceeding, will attend Special Term, part 2, of the Supreme Court, on Feb. 1, to be examined by anyone interested, as to their qualifications.

EAST 217TH ST, BRONX.—Acquiring title to the lands, etc., required for opening and extend-

ing from White Plains rd or av to Oakley st or av (formerly Ash av), 24th Ward. Frank A. Spencer, Jr., Maurice S. Cohen and Philip Emrich, commissioners of estimate, and Frank A. Spencer, Jr., as commissioner of assessment in the above proceeding, will attend Special Term, part 2, of Supreme Court, on Jan. 30, to be examined as to their qualifications by anyone interested.

RIVERSIDE DRIVE, MANHATTAN.—Acquiring title to the lands, etc., required for widening, on its east side, bet West 155th st and West 156th st, 12th Ward. Chas. J. Leslie, A. C. Gildersleeve and Jos. Lang, commissioners of estimate, and Chas. J. Leslie, as commissioner of assessment in the above proceeding, will attend Special Term, part 2, of Supreme Court, on Jan. 30, to be examined as to their qualifications by anyone interested.

EMMA ST, QUEENS.—Acquiring title to the lands, etc., required for opening and extending from Flushing av to Williams st, 2d Ward. Lewis H. Woodburn will attend a Special Term of the Supreme Court for the hearing of motions in the County Court House, Long Island City, on Feb. 5, to be examined as to his qualifications to act as a commissioner of estimate and assessment in the above proceeding by anyone interested, in place of David Springsteen, deceased.

17TH AV (Unofficial name), QUEENS.—Acquiring title to the lands, etc., required for opening and extending from Wilson av to Jackson av, 1st Ward. Morris L. Strauss will attend a Special Term of the Supreme Court for the hearing of motions, in the County Court House, Long Island City, on Feb. 5, to be examined by anyone interested as to his qualifications to act as commissioner of estimate and assessment in the above proceeding in place of Jas. C. Van Sicten, resigned.

CYPRESS AV (Unofficial name), QUEENS.—Acquiring title to the lands, etc., required for opening and extending from Brooklyn borough line to Cooper st, 2d Ward. John A. Rapelye will attend a Special Term of the Supreme Court for the hearing of motions, in the County Court House, Long Island City, on Feb. 5, to be examined by anyone interested as to his qualifications to act as commissioner of estimate and assessment in the above proceeding in place of Eugene B. Daly, resigned.

BILLS OF COST.

PUBLIC PARKS, MANHATTAN.—Acquiring title to the lands, etc., required for opening and extending of THE PUBLIC PARK, bounded by Convent av, St. Nicholas av and West 151st st, 12th Ward. The bill of costs will be presented, for taxation, to Special Term, part 1, Supreme Court, on Jan. 31, at 10.30 a. m.

GRAND AV (unofficial name) Queens.—Acquiring title to the lands, etc., required for opening and extending from Steinway av to Old Bowers Bay rd, 1st Ward. The supplemental and additional bill of costs will be presented to a Special Term of the Supreme Court, County Court House, Brooklyn, on Feb. 1, at 10 a. m.

The bills of cost in each of the following **BROOKLYN** proceedings will be presented for taxation to a Special Term of the Supreme Court, County Court House, **BROOKLYN**, on Jan. 31, at 10.30 a. m.:

BARBEY ST.—Acquiring title to the lands, etc., required for opening and extending from Belmont av to New Lots rd, 26th Ward.

64TH ST.—Acquiring title to the lands, etc., required for opening and extending from 4th av to 5th av, 30th Ward.

NOTICES TO PRESENT CLAIMS.

All persons having any claims on account of the following proceedings must present same, in writing, to the commissioners, at 166 Montague st, Brooklyn, on or before Feb. 1, and the commissioners in the first mentioned proceeding will hear all such claimants in person on Feb. 5, at 10.30 a. m., and in the second mentioned proceeding on Feb. 5, at 2.30 p. m.

CONSELYEA ST, BROOKLYN.—Acquiring title to the lands, etc., acquired for opening and extending from Humboldt st to Maspeth av, 18th Ward.

WARWICK ST.—Acquiring title to the lands, etc., required for opening and extending from Belmont av to New Lots rd, 26th Ward.

FINAL REPORTS.

SEDGWICK AV, ETC., BRONX.—Acquiring title to the lands, etc., required for widening SEDGWICK AV, bet Fordham and Bailey avs; of **BAILEY AV**, between Sedgwick av and

Albany rd; of **ALBANY RD**, bet Bailey av and Van Cortlandt Park, and for the opening and extending of **HEATH AV**, bet West 189th st and West 191st st; of the **PUBLIC PLACE**, bet Heath av and Bailey av, south of West 191st st, and the lands and premises required for the widening of **KINGSBRIDGE RD**, bet Exterior st and Bailey av, as amended by order of the Supreme Court, dated Nov. 4, 1909, and entered in the office of the Clerk of the County of New York on November 6, 1909, by including therein certain additional lands required and also by excluding therefrom certain lands not required, in the 24th Ward. The final report of the commissioners in the above proceeding will be presented, for confirmation, to Special Term, part 3, Supreme Court, on January 30, at 10.30 a. m.

ASSESSMENTS PAYABLE.

The Comptroller gives notice to all persons affected by the following improvements that the assessments for the same are now due and payable. Unless paid on or before the date mentioned interest will be charged at the rate of 7 per cent. per annum from the date when such assessments become liens to the date of payment.

MANHATTAN.

EAST 120TH ST.—Extension to outlet sewer at the foot of East 120TH ST and Harlem river, 12th Ward. Area of assessment: Blocks Nos. 1768, 1769, 1784, 1785, 1786, 1795, 1796, 1797, 1798, 1806, 1807, 1808, 1809, 1816 and 1817. March 16.

WEST 168TH ST.—Paving, curbing, recurbing and furnishing manholes from Broadway to Fort Washington av, 12th Ward. Area of assessment: Both sides of 168th st, from Broadway to Fort Washington av, and to the extent of half the block at the intersecting streets. March 16.

BRONX.

BRONX ST.—Opening, from Tremont av or East 177th st, to East 180th st, 24th Ward. Area of assessment: Obtainable at Bureau of Assessments and Arrears, 3d av and 177th st. March 16.

ST. GEORGE'S CRESCENT.—Opening, bet East 206th st and Van Cortlandt av, 24th Ward. Area of assessment obtainable at Bureau of Assessments and Arrears, Municipal Building, 3d av and 177th st. March 17.

MATTHEWS AV.—Opening, from Burke av to Boston rd, 24th Ward. Area of assessment: Bounded on the north by a line distant 100 ft. north from and parallel with the north line of Burke av, the said distance being measured at right angles to the line of Burke av; on the east by a line midway bet Matthews av and Bronxwood av, and by the prolongation of the said line; on the southeast by a line distant 100 ft. southeast and parallel with the southeast line of Boston rd, the said distance being measured at right angles to the line of Boston rd, and on the west by a line midway bet Barnes av and Matthews av, and by the prolongation of the said line. March 17.

MORRIS PARK AV.—Constructing a relief drain in MORRIS PARK AV, from existing drain at a point about 50 ft. east of Victor st to the existing outlet at a point about 150 ft. west of Taylor st, 24th Ward, annexed territory. Area of assessment affects property bounded by Boston rd, Williamsbridge rd and Pelham Parkway South, Heath av and Lurting av, from Lydig av to Pelham Parkway South; Home av, from Neil av to Pelham Parkway South; Paulding av, from Rhinelander av to Pelham Parkway South; Golden av, from Morris Park av to Bogart av; Radcliff av, from Morris Park av to Golden av; Bogart av, from Morris Park av to Pelham Parkway South; Fowler av, from Morris Park av to Neil av; Muliner av, Matthews av, Barnes av and Wallace av, from Bear Swamp rd to Pelham Parkway South; Holland av and Cruger av, from Lydig av to Pelham Parkway South; Pelham Parkway South, from Monroe av to Cruger av; Lydig av, from Holland av to Lurting av; Brady av, from Wallace av to Radcliffe av; Neil av, from Barnes av to Paulding av; Rhinelander av, from Bear Swamp rd to Golden av; Bear Swamp rd, from Van Nest av to White Plains rd; all the property bounded by White Plains rd at the intersection of Bear Swamp rd, Birchell st, Unionport rd, Morris Park av, West Farms rd, Rose st, Columbus av, to Bear Swamp rd, then through Bear Swamp rd to White Plains rd, the place of beginning. March 16.

EDEN AV.—Regulating, grading, etc., from Morris av to East 174th st, 24th Ward. Area of assessment: Both sides of Eden av bet the points mentioned and to the extent of half the block at the intersecting streets. March 19.

RICHMOND.

JEFFERSON ST.—Opening, from Liberty av to Tysen av, 4th Ward. Area of assessment: Bounded on the north by a line midway bet Tysen av and Delaware av; on the east by a line bisecting the angle formed bet the east side of Jefferson st and the west side of the first unnamed street east of Jefferson st; on the south by a line distant 100 ft. south from and parallel with the south line of Liberty av, and on the west by a line midway bet Jefferson st and the first unnamed st west of Jefferson st and by the prolongation of the said line. March 13.

QUEENS.

16TH ST.—Opening, from Broadway to Mitchell av, 3d Ward. Area of assessment: North side of Broadway at the centre line of block bet 16th and 15th sts, thence north along the centre line of the block bet 16th st and 15th st, to the north side of Mitchell av; thence east, along the north side of Mitchell av, to the centre line of the block bet 16th st and 17th st; thence south, along the centre line of the block bet 16th st and 17th st, to the north side of Broadway; thence west, along the north side of Broadway, to the point or place of beginning. March 16.

(Continued on Page 201.)

REAL ESTATE NEWS

The total number of sales reported in this issue for Manhattan and the Bronx is 45 of which 17 were below 59th street and 14 above, and 14 in the Bronx. The sales reported for the corresponding week last year were 61, of which 27 were below 59th street 16 above and 18 in the Bronx.

The total number of mortgages recorded in Manhattan this week was 119 and in the Bronx 95. The total amount was \$3,363,117.

The amount involved in auction sales this week was \$903,547 and since January 1st \$2,961,508.

Buy Plot for Manufacturing Building.

A sale was reported yesterday that probably foreshadows the erection of another large mercantile building on the West Side. Frederick Fox & Co. have sold for Mary E. St. John, of South Norwalk, Conn., the property at 511 to 515 West 35th street a plot 75x100, covered with an old two-story stable. The buyer is understood to be a business firm in the neighborhood, and after the present lease expires, which will occur in about one year, the site will probably be improved with a mercantile building. The property is just west of Tenth avenue, and has been held at \$50,000.

5th Ave. Merchant Takes Bronx Store.

The Robert Griffin Co., a high-class retail wall paper company, now at the corner of Fifth avenue and 38th street, has leased the store and basement in the Title Guarantee and Trust Co. building at 370 and 372 East 149th street, to be used as a branch salesroom. The site is near the junction of Westchester avenue and 149th street, the most important traffic center in the Bronx.

Buy Large Bronx Plot for Improvement.

The Moorehead Realty Co. has bought through Smith & Phelps the vacant plot 100x100 at the southwest corner of Southern Boulevard and 180th street; also the adjoining plot 54x149 on Southern Boulevard. The buyer will construct four five-story apartment houses on the site.

Exchange Buffet Comes Uptown.

The Exchange Buffet Corporation has leased through L. Tanenbaum Strauss & Co. for a long term of years the entire store and basement in the building at 928 and 930 Broadway and 17 East 21st street, owned by the Building and Engineering Co. The lessee conducts a chain of lunch rooms downtown and is one of the best known companies in its line.

Building New Bronx Apartment.

The Cross Avenue Co., Lawrence Davies, president, has bought from the Central Building and Improvement Co. the block front on the south side of 180th street, between Hughes and Belmont avenues, a vacant plot 122x147. The two avenue corners will be improved with five-story apartments and on the middle 60 feet a one-story taxpayer will be erected. The same company has also taken from the same seller the block front on the south side of 180th street, between Honeywell and Hughes avenues. This entire site will be improved with five-story apartments. Benjamin W. Levitan is preparing plans for both operations. Title to the properties passed yesterday. This street is fast becoming one of the prominent crosstown thoroughfares of the Bronx, both for business and residential purposes.

PRIVATE REALTY SALES.

Manhattan—South of 59th Street.

BEEKMAN ST.—The Charles F. Noyes Co. and William A. White & Sons sold for the Abendroth Manufacturing Co., 109 and 111 Beekman st, a 7-sty building covering a plot 38.5x45. The transaction was an all cash one. The property has been used by the Abendroth Co. since 1854, but the building is a modern structure. The ground and the building cost the sellers approximately \$60,000. It is stated that negotiations are pending for leasing the property for a long term of years.

GRAND ST.—Samuel Wacht sold 28 and 32 Grand st, at the northwest corner of Thompson st, two 6-sty new law houses on plot 100x62.

GREENWICH ST.—J. Romaine Brown & Co. sold for the est. of Thos. C. Ostrander, 178 Greenwich st, southwest corner of Dey st. The property fronts 32 ft. in Greenwich st and 50 ft in Dey st. This is the first time this property has been conveyed since 1840. Fred M. Hillton is the buyer.

JANE ST.—Augustus Britt sold for Cornelia J. Budd, 37 Jane st, a 3-sty dwelling on lot 20.6x74.9.

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MONROE ST.—S. De Pasquale sold for Golde & Cohen, 20 Monroe st, a 6-sty tenement on lot 25x110.6.

RIDGE ST.—Charles Galewski sold for the Louis Schwarz estate to B. Galewski, 22 Ridge st, a 5-sty tenement, on plot 26x100.

18TH ST.—E. Sharum sold to the Armor Realty Co., 421 East 18th st, a 5-sty tenement on lot 25x92. Lots in Southampton, L. I., were given as part payment.

21ST ST.—S. Osgood Pell & Co., sold for Robert F. Bloodgood, 8 West 21st st, a 4-sty dwelling on lot 25x92, near 5th av. Horace S. Ely & Co. represented the buyer.

30TH ST.—Aaron Coleman resold 133 West 30th st, 3 and 4-sty buildings, on lot 21x98.9x irregular. The purchaser is understood to be an adjoining owner.

34TH ST.—The Altson Co. sold 436 to 440 West 34th st, three 3-sty dwellings, on plot 60x98.9, between 9th and 10th avs. The properties were acquired last month and are said to have been held at \$90,000.

49TH ST.—The Douglas Robinson, Charles S. Brown Co. sold for Mrs. M. C. Vatable, 24 East 49th st, a 4-sty dwelling, on a lot 22.8x64; also for Admiral James E. Tolfree, the dwelling, on lot 20x64, adjoining, at 26 East 49th st, and for Mrs. George S. Hastings, 28 East 49th st, a dwelling, on lot 27x59.5, at the southwest corner of Madison av. The aggregate price at which the various interests held their respective parcels is about \$350,000. No improvement is announced but the plot will probably be resold. The buyer is the Advocate Realty Co.

54TH ST.—The J. P. Whiton-Stuart Co. and Douglas L. Elliman & Co. sold for Ira Barrows to Mrs. Cornelia C. Cuyler, the present tenant, 26 East 54th st, a 5-sty English basement dwelling on lot 20x100.

LEXINGTON AV.—Charles Hibson & Co. sold for Katherine F. Daly, Julius Rosenberg and Michael T. Day 184 to 188 Lexington av, three 3-sty buildings, on plot 64.6x100x irregular, to a company, which also acquired from William Boyd 128 East 32d st, a 2-sty stable, on lot 20x89.9, the preliminary announcement of the sale of which was reported recently. The combined properties form an "L" around the southwest corner of these thoroughfares. It is understood that the new owners will improve the site with a 12-sty commercial building for the sole occupancy of a large silk concern.

PARK ROW.—The estate of Chas. F. Hoffman sold 115 Park Row, a 5-sty building on lot 16.11x63, located about 50 ft north of Chambers st and diagonally opposite the new Municipal Building. A lease on the property to the J. M. Horton Ice Cream Co. for 5 years from May 1st at a rental of \$1,850 was recorded last week. John H. Ives is the buyer.

6TH AV.—Eugene R. Murtha sold through William S. Lalor 839 6th av, a 4-sty building, with stores, on lot 20x84, between 47th and 48th sts. The buyer is H. Wahlers.

7TH AV.—Slawson & Hobbs sold for the est. of Ralph Marsh to Franklin Pettit the plot 100x100.5 at the southwest corner of 7th av and 58th st, now covered with old 1-sty frame buildings. The plot is one of the few corners in this section of 7th av still available for improvement and will probably be resold to a builder. The site has been held at \$450,000 and has been owned by the estate for over 40 years.

10TH AV.—John J. Boylan resold for the Lockwood Realty Co. to George Gingerich, 761 10th av, a 4-sty tenement, on lot 25x100. The selling company recently bought the property from Louisa Muller through the same brokers.

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Manhattan—North of 59th Street

ELWOOD ST.—Van Norden & Wilson sold for the Dyckman Estates Co. 8 lots on the north side of Elwood st running through to Sickle st, 259 ft east of Sherman av. The buyer is Frederick A. Goetz.

71ST ST.—Slawson & Hobbs and Earle & Calhoun sold for Angela McDonnell, Katherine C. Percival, and A. L. Mordecai & Son, 231 to 237 West 71st st, four 3-sty dwellings, on plot 70x102.2. The buyer is the A. Campagna Construction Co. (Anthony Campagna, pres.), which will improve the site with an apartment house in the near future. This will be the first apartment house on the block, which contains mainly private residences. Christ Protestant Episcopal Church is on the Broadway corner.

71ST ST.—L. J. Phillips & Co. sold for Jane S. Whitehouse, 227 West 71st st, a 3-sty dwelling, on lot 15.9x100. The property is separated from the plot just acquired by the Campagna Construction Co. by one dwelling, owned by Mary C. Staunton. The buyer is Dr. Selden I. Rainforth.

79TH ST.—Pease & Elliman have sold for Mrs. Sidney Dillon Ripley, daughter of the late Henry B. Hyde, the dwelling at 16 East 79th st, a 6-sty English basement structure on plot 35x102.2. The buyer Mrs. Gustavus A. Senff widow of Chas. A. Senff, the sugar merchant, was represented by the law firm of Winthrop & Stimson. The property was held at \$400,000. The site was acquired from Henry H. Cook in 1900. The new owner will occupy the premises upon the expiration of the present lease to J. Warren Lane.

81ST ST.—G. A. Derschuch sold for S. M. Banner the Beverly apartment house, a 9-sty structure on plot 50x114, at 263 and 265 West 81st st. The property has been held at \$300,000 and has a gross rent roll of about \$30,000. The building was erected about 7 years ago by John Langley.

89TH ST.—Frederick Zittel & Sons sold for the North Holding Co. to the east of Frederick B. Taylor, the Runota apartment house, a new 8-sty fireproof structure, on plot 75x100, at 267 West 89th st. The property was held at about \$350,000. In part payment the Taylor est gave the 6-sty elevator apartment house, on plot 75x100, at 620 West 115th st, known as the Arleigh. The latter property was held at about \$180,000.

94TH ST.—The Frank L. Fisher Co. resold for Isaac and Henry Mayer to Oscar Kress the 3-sty dwelling at 69 West 94th st, on lot 20x100.8.

99TH ST.—The Brown Realty Co. bought from Charles N. Wright 114 and 116 West 99th st, between Columbus and Amsterdams avs, a 5-sty new law house, on plot 42x100.11. Mr. Wright acquired title to the property from Joseph W. Rowe.

102D ST.—H. V. Mead & Co. sold for Leonard Weill, 153 West 102d st, a 5-sty apartment house on lot 25x100, to the H. V. Mead est.

114TH ST.—Paul Schwarz is reported to have sold 37 West 114th st, a 5-sty tenement on plot 20x100, between Fifth and Lenox avs.

133D ST.—Benjamin Englander sold for Francis Allan 696 East 133d st, a 2-sty building on lot 25x100.

154TH ST.—The Brown Realty Co. bought from the Emblem Construction Co. 412 West 154th st, a 4-sty dwelling on lot 20x100.

176TH ST.—Daniel H. Renton & Co. sold for Francis Colety 502 West 176th st, a 5-sty apartment house on plot 44x99.11. The same brokers sold, some time ago, 510 and 512 West 176th st, erected at the time No. 502 was built.

WEST END AV.—Frederick W. Folk sold 736 West End av, a 3-sty dwelling, on lot 16.5x95x irregular, adjoining the southeast corner of 96th st.

Bronx.

ELSMERE PL.—Williamson & Bryan sold for a Mr. De Passe the apartment house, 865 Elsmere pl, 35x100. The buyer gave in part payment 2 private houses in Cranford, N. J.

SIMPSON ST.—Kurz & Uren, Inc., and Lou Schmitt sold for the Rockland Realty Co. 1,073 Simpson st, a 5-sty new law apartment house, on plot 37.6x100.

133D ST.—A. Kern bought from Mary Kaliske 311 East 133d st, a 5-sty double flat with stores, on lot 25x100.

138TH ST.—Kurz & Uren, Inc., sold for Rudolf Senf, 767 East 138th st, a 6-sty new law apartment, on plot 37.6x100.

169TH ST.—Williamson & Bryan sold for J. J. White to Berry B. Simons, the Crotona Casino on the north side of 169th st, near Boston rd, a 3-sty building on plot 60x100. In part payment the buyer gave 1018 East 156th st, a 5-sty flat on plot 40x100.

BARKER AV.—D. H. Scully & Co. sold the plot, 100x109, at the southeast corner of Union and Barker avs; also the lot, 24x95, on the east side of Barker av, 90 ft north of Sheridan st. This property adjoins White Plains av, the Bronx and Pelham Parkways and the Bronx Park Botanical Gardens, and is opposite the L. H. Mace homestead.

CONCORD AV.—Oscar Taussig sold the southeast corner of Concord av and 151st st, plot 94x173.

GRAND AV.—Charles E. Cathie sold for Thomas H. Thorn the dwelling at 2,626 Grand av, on plot 50x100.

GRAND BLVD.—The West Side Construction Co., Jacob Axelrod president, sold 24 lots on the east side of the Grand blvd running through to Sheridan av 75 ft north of 167th st, to Plough & Fox, who gave in part payment the Prospect, a 6-sty apartment house, on plot 50x150.9, at 1,912 and 1,914 Prospect av just south of Elsmere pl. The Grand Boulevard property will be improved immediately with apartment houses.

HOE AV.—E. Loewenthal & Son, Inc., sold the plot 50x100 at 1,228 Hoe av, 75 ft south of Freeman st for Florence Smith.

LAFONTAINE AV.—E. Loewenthal & Son, Inc., sold the northeast corner of Oak Tree pl and Lafontaine av, 25x100, to B. Greenthal, a builder, who will erect a 5-sty flat on the property.

MELROSE AV.—L. & A. Pincus and M. Goldberg sold to A. Bensalmon the 3- and 4-sty buildings at the northwest corner of Melrose av and 151st st, on a plot 20x115. I Levy was the broker in the transaction.

UNION AV.—D. H. Scully & Co. sold for Joseph Daley the unimproved plot at the northeast corner of Union av and 168th st, being 100 ft in 168th st by 166.6 ft in Union av, with a rear line 160 ft in depth.

WHITLOCK AV.—The Henry Morgenthau Co. sold 982 Whitlock av, a 3-sty dwelling on lot 25x143.3, irregular, to Dr. Maurice O. Magid.

Brooklyn

ELMORE PL.—Wood, Harmon & Co. sold a 2-family house on Elmore pl, near Avenue I, to Clifford M. Holland and a 1-family house on Elmore pl, between Avenues L and M, to J. C. Waters.

HALSEY ST.—Thomas A. Clark bought through Richard Goodwin the entire block bounded by Halsey and Macon sts, Saratoga av and Broadway. The property has been in the hands of the Cooper family for many years. The buyer, it is understood, will build a theatre on the site. The price paid was about \$125,000.

IRVING ST.—The McVicker-Gaillard Realty Co. sold for Henry W. Munhoe 46 to 56 Irving st, three 5-sty factory buildings on plot 143.6x100. The buyer is the Hills Brothers Company, importers, who will occupy the premises after extensive alterations.

KOSCIOSKO ST.—William P. Jones sold for Martin V. B. W. Hall to Arion Hilles the 3-sty frame dwelling in the north side of Kosciusko st, 150 ft west of Marcy av, on lot 25x100, and for the same owner the 3-sty frame dwelling on the south side of Lafayette av, 158 ft east of Franklin av, on lot 19.8x100.

STERLING PL.—Henry Pierson and Co. sold 425 to 431 Sterling Pl, a row of four 4-sty double apartments, each on plot 30x131, for the Sterling Co. These buildings are 3 years old. They represent an annual rental of \$12,500. The assessed value is \$100,000. This is one of the largest cash investment transactions that has been made on the Park Slope in years.

15TH ST.—The Jerome Property Corporation sold for the Prospect Park West Realty Co. the new 3-sty American basement dwelling at 511 15th st, on lot 20x100, to Annie L. O'Brien.

35TH ST.—E. Sharum sold 358 and 360 East 35th st, two two-family brick houses, each on lot 20x100.

41ST ST.—Percy L. Fox sold the 2-sty building at 333 41st st on lot 16.8x100 for Carl Whalman.

47TH ST.—Percy L. Fox sold the 2-sty dwelling on the south side of 47th st 280 ft east of 3d av on lot 20x100 for Ethel De'N. Grange to George Ihnken.

47TH ST.—Tutino & Cerny sold for the est. of Thomas Lynch, the 2-sty brownstone two-family house, 543 47th st, to a client for occupancy.

52D ST.—Percy L. Fox sold the 3-sty double flat at 233 52d st on lot 25x100 for William J. Nelson; also the 2-sty dwelling at 357 52d st on lot 16.8x100 for Rafael Pera.

55TH ST.—Percy L. Fox sold the 3-sty flat at 360 55th st on lot 20x100 for Emilie Barker to Carrie Wilson; also the 2-sty houses at 261 and 263 55th st on lot 36x100 for Henry Woodcock to Mary A. Cush; also the 2-sty dwelling at 147 55th st on lot 25x100 for Christine Heindstrom.

56TH ST.—Percy L. Fox sold the 2-sty frame dwelling at 254 56th st on lot 20x100 for Ernest Theis to Charles E. Kenny.

60TH ST.—Percy L. Fox sold the 3-sty flat on the north side of 60th st, 60 ft west of 7th av on lot 20x80 for Mary A. Cush to Henry Woodcock.

OCEAN AV.—Percy L. Fox sold lots 590 and 591, block 6613, map second edition Slocum Park, 40x125 for George Ihnken to William J. Nelson.

3D AV.—Percy L. Fox sold the 3-sty brick building at 5014 3d av on lot 20x100 for John C. McInerney to Wolf Abramowitz.

3D AV.—Frank A. Seaver sold the plot 50x100 on the west side of 3d av, 25 ft south of 95th s, for Robert Hyman to an investor.

5TH AV.—The Samuel Galitzka Co. sold for the John E. Sullivan Co. to Henry Fields and Samuel Ringler the southwest corner of 5th av and 58th st, a 3-sty building on plot 40x100.

BENSONHURST.—The O. L. & W. G. Perfect Contracting Co. sold 3 of a row of 5 dwellings now in course of construction in 83d st, between 23d and 24th avs.

MIDWOOD MANOR.—Wood, Harmon & Co. sold 2 lots on Coney Island av, near Avenue J, to C. B. Huiet; 3 lots at the northeast corner of Coney Island av and Avenue K to the same party, who also took 3 lots at the southwest corner of Ocean av and Avenue K; and 1 lot on Coney Island av, near Avenue J, to Lucy Conner Huiet and 1 lot on Coney Island av, near Avenue I, to J. H. Moseley.

EAST MIDWOOD.—Wood, Harmon & Co. sold 2 lots on Mansfield pl, near Avenue I, to Isaac W. Pearce; 2 lots on Mansfield pl, near Avenue I, to D. W. Steadman; 2 lots on East 26th st, near Avenue I, to L. P. Bettinger; 2 lots on East 26th st, near Avenue I, to Roy Chase and 1½ lots on Kenmore pl, near Avenue L, to William Gibbons.

FLATBUSH GARDENS.—Wood, Harmon & Co. sold 2 lots on Hendrickson st, near Avenue P, to John S. Wallis.

RUGBY.—Wood, Hamon & Co. sold 1 lot on Linden av, near East 40th st, to R. B. McHale; 2 lots at the southeast corner of Linden av and East 45th st, to J. L. Morganthaler; 1 lot on Utica av, near Tulip st, to Jacob Schlarsky; 1 lot on Utica av, near Tulip st, to Moses Boff and 1 lot on East 57th st, near Snyder av, to Mrs. W. B. Boyce.

Queens.

LONG ISLAND CITY.—The Codorus Realty Co. sold to Marie G. Gardner a parcel having a frontage of 200 ft on the south side of Thomson av, 600 ft on the west side of Rawson st, 200 ft on the north side of Mott av, and 600 ft on the east side of Hill st.

FLUSHING.—Eugene V. Daly, as referee, sold to Eugene A. Fallon a parcel 30x149 on the south side of Washington st, 5 ft on the east side of Washington Lane, and 60 ft on the north side of the alley; also 60 ft on the north side of Washington st.

FLUSHING.—Theodore P. Brokaw, Jr., sold to John T. Watson a parcel having a frontage of 92 ft on the west side of Murray Lane, 215 ft on the south side of Mitchell av, and 112 ft on the east side of Botanic pl.

COLLEGE POINT.—Elizabeth J. Graham sold to the Colpe Realty Co. of Manhattan a parcel 570x956 on the east side of College Point Causeway, adjoining the land of Poppenhusen.

LONG ISLAND CITY.—L'Ecluse, Washburn & Co. sold 2 parcels of property belonging to the Cumberson Estate. The property consists of about 43 lots, and has frontages on both sides of Thompson av and a very large frontage on Betts av. This property has been in the Cumberson family since 1761. In 1851 the property was conveyed to a number of the heirs for a consideration of \$1,555. Property in this vicinity is now worth nearly that amount for a 20 ft lot. Jacob Weiss and John Hammond represented the estate.

Richmond.

ROSEBANK.—W. F. Banks sold for G. F. Hughes a plot on Maryland av, 50x125, to G. Bombardi, a builder of Rosebank, S. I.

DONGAN HILLS.—Robert T. Crossen bought for development a plot of 60 lots on the Dongan Hills. The property fronts on Buell av and is known as the Keegan prperty.

Suburban.

WOODMERE, L. I.—Charles Fischer bought plot No. 10, at Woodmere, from the Burgh Realty Co. Henry Hotchner was the broker. The plot has a frontage of 80 ft on Central av and a depth of 145 ft on Elm st.

MONTROSE, N. Y.—Slawson & Hobbs sold for J. Adriance Travis to H. T. Cook, of Panama, a tract of land consisting of about 20 acres, together with a dwelling and several outbuildings. The new owner will develop the property as a model produce farm and use it for his own occupancy.

MT. VERNON.—E. Loewenthal & Son sold a plot of 8 lots on North High Terrace, about 100 ft west of West Mount Vernon av, to a builder, who will improve the property with a row of 4-sty flats.

LEONIA, N. J.—Bowles & Co. sold to a syndicate headed by William O. Gantz the Vreeland farm, containing about 40 acres of upland and 20 acres of meadow, in the north end of Lenia. The property was held at \$75,000 and the purchase price was only slightly under this figure. The tract, which faces Broad av and the Northern Railroad of New Jersey tracks, will be subdivided into building lots. These lots will be held at from \$250 to \$750 each.

LONG BRANCH, N. J.—Henry M. Mueller sold for Abram Steinam, the northwest corner of Cedar and 2d avs, West End. The property includes a large residence, garage and outbuildings on plot 140x390x irregular.

PEEKSKILL, N. Y.—The Cross & Brown Co. sold to the Netedals Match Co., a Norwegian concern, a tract of 250 acres at Verplanck's Point. The buyer will erect the largest match factory in the country on the property. It will also establish an industrial community to house its 5,000 employes, similar to the ones now maintained by the company in Norway. The plan is a very comprehensive one and means the expenditure of approximately \$1,000,000. For about 75 years the property has been occupied by the Hudson River Brick Manufacturing Co.

GREENWICH, CONN.—Slawson & Hobbs sold to E. B. Mead for George L. Slawson 6 acres at Greenwich, Conn., in the Old Church rd, near the Greenwich Country Club. This is the second parcel sold within a week of the 23½ acres of the Mead estate property purchased at auction by Mr. Slawson last July.

RECENT BUYERS.

ROBERT W. DE FOREST, who owns adjoining property, is the buyer of 274 Pearl st, reported sold recently.

DR. WALTER E. LAMBERT is the buyer of the Herbert Parsons house at 112 East 35th st., sold recently.

J. ARCHIBALD MURRAY is the buyer of 32 South st, sold recently. Mr. Murray owns the adjoining plot, at 30 and 31 South st, running through to 57 and 59 Front st.

LEASES—MANHATTAN.

THE CROSS & BROWN CO. leased the parlor floor store in 106 West 57th st to Susanne Westford and Fritzl Trowbridge.

N. BRIGHAM HALL and William D. Bloodgood, Inc., leased the 2d loft in 143 Madison av to the Stanley Supply Co., and to McGrath & Dawson the 3d loft.

THE THOMAS A. HILL CO. leased the store, basement and 1st loft in 355 and 357 West 36th st to the Locke & Smith Co., manufacturers and dealers in plumbing supplies, for 10 years.

THE CHARLES F. NOYES CO. leased the store in 356 Pearl st to the Newcastle Leather Co.; also the store in 126 Front st to the Hanover Supply Co.; also a floor in 206 Pearl st to John E. Missing, and space in 127 Franklin st to the American Sanitary Supply Co.

McCARTHY & FELLOWS, Frank D. Veiller and Hayes & Robertson leased for Mrs. Elizabeth M. Anderson to the No. 9 East Thirty-seventh Street Co., C. W. Cooley, pres., 9 and 11 East 37th st, a plot 50x98.9, for a term of 21 years, with renewals. A 12-sty loft building will be erected on the site and negotiations for leasing to one tenant, are now pending. The lease just closed involves approximately \$500,000. The plans for the new building are being prepared by Mulliken & Moeller.

BARNETT & CO. leased the store and basement in 2,056 Lexington av to the New York Shoe Co.; also a store in 56 East 125th st to the Harlem Florist Co., and the store in 1,943 Madison av to the Mount Morris Laundry Co.

THE CROSS & BROWN CO. leased the 3d floor in 1,780 Broadway to the Marquette Motor Co.

THE GRABOWSKY POWER WAGON CO. of Illinois leased through A. N. Gitterman the 6-sty garage at 245 West 12th st. The building was erected by the Jackson Square Realty Co. and occupies a plot 72x136.

THE ERNESTUS GULICK CO. leased to the G. H. Haulenbeek Advertising Agency the front half of the 9th floor in 2 to 6 West 45th st. N. Brigham Hall and William D. Bloodgood represented the lessee.

LOUIS C. SCHLIEP leased the store and basement in 122 University pl to Oscar Stern.

WILLIAM A. WHITE & SONS leased for William Cruikshank's Sons 589 Washington st for a term of years to the Clyde Steamship Co.; also a floor in 26 John st to Morris Goldstein, and the store in 75 William st to William Sommer, Jr.

DANIEL BIRDSALL & CO. leased the building at 20 West 23d st for a term of years to a fur company at a rental aggregating about \$100,000; also, for 15 years, the property 180 and 182 Bowery, at a rental aggregating \$90,000.

THE CROSS & BROWN CO. leased space on the 4th floor in 1,926 Broadway to Frederick W. Sewell.

H. C. SENIOR & CO. leased to the Century Tire Co. space in the Rhinelander building, at the northeast corner of Broadway and 68th st; also for the Oak Crest Realty Co. an office in the Lincoln Square Court building at Broadway and 64th st, to H. B. Layman.

EDWARD B. COREY leased to John Cort the new theatre to be erected at 138 to 146 West 48th st, on plot 95x100, for a term of 21 years. The building will be erected from plans by Thos. Lamb and will be fashioned after the Petit Trianon. The lessee operates a chain of theatres in the West.

THE CROSS & BROWN CO. leased for John R. McMurray space on the 9th floor of the building at 12 and 14 West 37th st to Max Cohn for a term of years.

ROYAL SCOTT GULDEN leased space in 542 5th av to Madame Rene, designer.

H. P. GOLDSCHMIDT & CO., now at 27 Pine st, have taken a long lease of the 3d floor in the Trust Company of America building at 37 Wall st.

THE CHARLES F. NOYES CO. leased for 3 years the store in 242 Pearl st to Estava & Gallardo; also a floor in 29 Beekman st to the Challenge Printing Co.; also a floor in 25 Beekman st to the Challenge Printing Co.; also a floor in 25 Beekman st to Alexius Wurm; also a floor in 118 and 120 Maiden lane to Aaron M. Levy, and to the J. A. Myers Co., successor to S. F. Myers' Sons Co., the 3d floor in 6 Maiden lane for 5 years.

PEASE & ELLIMAN leased to Victor Morawetz an apartment in the new structure, now in course of construction, at 998 5th av, at the northeast corner of 81st st. The lessee is a director in the National Bank of Commerce. Though the building will not be completed until about February 15, there are only 2 duplex and 4 single suites unleased.

HARRIS, FORBES & CO., bankers, leased for a term of years the 2d and 3d floors in the Commercial Union building, at the northeast corner of William and Pine sts, together with the adjoining 4-sty building in William st. The banking house has been located for several years on the ground floor of the Commercial Union Building and also occupies the ground floor and other space in the adjoining structure in Pine st.

LOUIS KEMPNER & SON rented a store at the northwest corner of Broadway and 96th st to the Bon Ton Tailoring Co. for 10 years; also a store to Mrs. C. B. Mortimer and Mrs. Emily Briggs for 5 years; also a store in 2507½ Broadway to David Berkowitz, and a store in 59 East 9th st to J. H. Cohen.

THE NEW YORK CITY NEWS ASSOCIATION leased the 5th floor in the new 5-sty building, now in course of construction by the Hudson and Manhattan Railroad Co., in Cortlandt and Dey sts, located at the rear of the Hudson Terminal buildings. The lease is for 5 years from May 1.

DANIEL BIRDSALL & CO. leased the store in 30 Reade st to the Cleveland Twist Drill Co. at a rental of \$18,000; also to the New York Rubber Co. the store in 84 and 86 Reade st, and to S. Bernheimer & Co. the 1st loft in 515 and 517 Broadway for 3 years at a rental of \$10,000.

BENJAMIN ENGLANDER leased to Nathan Lepow & Son the 9th loft in 245 to 251 7th av; also to B. Kroeger space in 150 West 25th st.

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DE SELDING BROTHERS leased for the Berghoff Brewing Co. to Sherwood, Inc., for a term of years, the building at 144 Fulton st., a 3-story building on plot 26.6x107.

THE CROSS & BROWN CO. leased for the Fischer-Thompson Co. the store and basement in 10 West 60th st., to John W. Delamater for a term of years.

AMES AND CO. have made the following leases: 2 and 4 West 33d st for John Jacob Astor to the Terminal Realty Co.; stores in 130 and 132 West 34th st and the parlor floor in 130 West 34th st for Samuel W. Peck to the Sultzbach Clothing Company for a term of years; a floor in 27 West 33d st for E. Margolies to G. I. Inglis; a floor in 29 West 33d st for E. Margolies to Tailor and Robinson; a loft in 59 East 9th st for Southerland and McNeill to A. J. Nahan, and a loft in 31 West 31st st for W. Clarence Martin to the Aldin Knitting Company.

G. W. BARNEY leased to Nathan Poller the 2d loft in 20 East 12th st., and the 9th loft to Cohen Brothers; also to A. L. Goldstein & Son the 3d loft in 28 and 30 West 25th st.; also to Morris Fuhs the 2d loft in 12 and 14 West 18th st., and to Rosenzweig Bros. the 7th loft; also to Blackman & Wesler the 4th loft in 44 to 48 West Houston st.; also to Hartford Curtain Works the 4th loft in 36 East 22d st.; also to the Buster Brown Hosiery Mills the 2d loft in 12 West 17th st.; also to T. H. Hildick the 2d loft in 144 Chambers st., and to Bernard Kraus the 1st loft in 14 West 4th st.

GEORGE COON leased the 2d loft in 15 West 26th st to Benjian & Hovland.

MCCARTHY & FELLOWS leased to the Holmes Electric Protective Co., 2 floors in 14 and 16 East 33d st., 50x90, for the Lisle Realty Co., represented by Albert B. Ashforth. The lease is for 10 years, and the Holmes Co. will establish one of its central offices there.

THE CHARLES F. NOYES CO. leased for the estate of Millar F. Smith a large part of the 7th floor of the Smith-Gray Building at Broadway and Warren st., to the Lehigh Portland Cement Co.; a large suite of offices in 37 and 39 Maiden lane to Husselrath & Thurn and the 7th floor of the Liberty st wing of the same building to Kirkland & Yardley; also space in 4 and 6 Cedar st for the Brevoort Construction Co. to George W. Chester.

HEIL & STERN leased for the Six Sixty-three and Five Broadway Co. the 1st loft in the Raleigh Building, at 663 and 665 Broadway, to M. Solomon & Co. for a term of years. This completes the renting of the entire 12-story building which has just been erected.

DOUGLAS L. ELLIMAN & CO. leased from the plans a large apartment in the Fullerton Weaver apartment house at the northwest corner of Park av and 82d st to Augustus Jay; also an apartment in the same building to Julian McCarthy Little.

THE NO. 25 PARK PLACE CO., Benjamin Mordecai, president, leased a loft in 25 Park pl., running through to 22 Murray st., to D. Van Nostrand & Co.

S. OSGOOD PELL & CO. leased the 3d loft in 10 East 46th st to Berthe May.

CARSTEIN & LINNEKIN leased the store and basement in 19 East 15th st to Jacob Eskowitz; also the 2d loft in 40 East 21st st to the Fairchild Advertising, Inc.; also space in the American Woolen building, at the northeast corner of 18th st and 4th av to the Beck Engraving Co. of Philadelphia.

THE GEORGE BACKER CONSTRUCTION CO. leased the north half of the 8th floor in their new building at 62 and 64 West 45th st., to Albert Joseph Bodker, architect.

THE CROSS & BROWN CO. leased for Hugh Dougherty space on the top floor of the building at 136 West 42d st., to William Fog.

WM. A. HALL'S SONS leased a loft in 634 5th av to Saul Renneck, ladies' tailor.

PEASE & ELLIMAN leased for Robert Alexander the 4-sty building at 55 West 56th st., on lot 19.5x150.5, to Miss Florence Burchard, doing business under the name of Florence.

WILL RAFEL leased a store in the new building at 73 and 75 West 44th st to E. Fourrier.

EDWARD MARGOLIES leased the property at 17 East 33d st from William Waldorf Astor for a term of years. Mr. Margolies also controls under lease the adjoining house, No. 19, as well as the old Wysong residence at the southwest corner of Madison av and 34th st., bought by Mr. Astor last year. Mr. Astor acquired title to 17 on Monday from Anna Benjamin.

MCCARTHY & FELLOWS leased for Dodds & Wallick the parlor floor and basement in 11½ West 37th st to Mme. Homer for a term of years.

ALBERT B. ASHFORTH leased for the American Real Estate Co. to Acker, Merrill & Condit, for a term of years, the store in 1024 Westchester av.

LEASES—BROOKLYN.

THE LEWIS H. MAY CO. leased for Mrs. E. H. Mott the cottage "Sunset Hall," at Bayswater, Far Rockaway, L. I., to Henry C. Peck, and for H. A. Weeks the Wayburn Cottage on Cedarhurst av, Cedarhurst, to Mrs. Almon Goodwin.

HENRY PIERSON & CO. leased the corner property at 6th and St. Marks avs, just off Flatbush av, for a term of 10 years for Dr. T. J. Ritter, to be occupied as a restaurant and grill room at an aggregate rental of over \$15,000.

LEASES—SUBURBAN.

DEAL, N. J.—George W. Young, the banker, leased his entire estate, consisting of 150 acres and the famous Nordica bungalow, to the Hollywood Golf Club for a term of 10 years. The

acreage will be laid out in an eighteen-hole course. The estate adjoins the course of the Deal Golf Club. The bungalow will be used as a clubhouse.

REAL ESTATE NOTES.

THE AMERICAN REAL ESTATE CO. issued its annual statement this week. The total assets of the corporation are shown to be more than \$24,000,000 with capital and surplus of more than \$2,000,000. The statement shows no large acquisitions of new properties, though the purchase of the Hendrix Hudson apartment house, in Riverside Drive and Cathedral Parkway, by the company was announced recently. As the title to the property will not be taken until February 1, the property does not appear among the assets of 1911. Development work upon the unimproved properties of the company lying along the lines of the proposed new subway extensions in the Borough of the Bronx, was pushed during 1911, and these properties will soon be ready for the market. The company also holds a number of improved properties, office and loft buildings, in the midtown district and high grade apartment houses in the upper West Side of Manhattan and in the Hunt's Point district of the Bronx.

THE M. MORGENTHAU, JR., CO. was the broker in the sale of the 5-sty apartment house at northwest corner of Trinity av and 158th st for the Cohen & Eckman Corp. to Wm. L. Cahn. Title passed this week.

PEASE & ELLIMAN and HORACE S. ELY & CO., were the brokers in the renewal of the lease of the 5-sty building at 16 East 42d st to Alexander Taylor & Co., dealers in athletic supplies. The lease is for 10 years at an annual rental of \$12,000. The lease was recorded this week.

GEORGE H. EARLE, JR., of Philadelphia obtained from the Farmers' Loan and Trust Co. a loan of \$200,000 for 5 years, at 4½%, on the Strathmore apartment house property, at the northeast corner of Broadway and 52d st. Leopold Weil was the broker.

MEMBERS OF THE STAFF of Douglas L. Elliman & Co. were the guests of the firm at a dinner given Saturday evening at the Buckingham Hotel, 5th av and 50th st.

THE MCVICKAR, GAILLARD REALTY CO. has placed a loan of \$130,000 at 5 per cent. for the J. M. Slattery Building & Construction Co.; also for Conrad Hubert \$100,000 at 4½ per cent. on 414 to 430 West 38th st.; also other loans aggregating \$276,000 on various properties in Manhattan and the Bronx.

THE SUPREME COURT has approved the sale of the property at the northeast corner of Park av and 79th st, \$5102.2, contracts for the purchase of which were signed by Bing & Bing some time ago. The buyers own adjoining property at 103 to 107 East 79th st, and are considering improving the entire site with a 17-sty apartment house, the first of its kind ever erected in this city. The brokers who negotiated the sale were the Douglas Robinson, Charles S. Brown Co. and Leon S. Altmayer.

J. IRVING WALSH has bought the real estate business of the John H. Dye Co. and will move to its offices on February 1.

THE LEWIS H. MAY CO. has opened a real estate and insurance office in the Hess stores on 5th av, directly opposite the Long Island Railroad station at Rockaway Park, and will specialize in Rockaway Park, Belle Harbor and Noposit properties. This office is to be managed by Royal D. Richey.

THE ALLIED REAL ESTATE INTERESTS selected the following as Chairman of Committees: Law, Stanley W. Dexter; taxation, Edgar J. Levey; harbor and waterways, Robert E. Simon; finance, Joseph P. Day; governmental expenditures, Edward B. Boynton; advisory, Lewis H. Pounds; membership, Lawrence B. Elliman; transit, Wm. H. Chesbrough; executive, Alfred E. Marling.

DAVID W. ARMSTRONG JR., who is president of the Armstrong Agency, has been elected president of the Empire State Surety Company.

THE QUEENS-NASSAU MORTGAGE CO. at their annual meeting of stockholders, elected the following Board of Directors for the ensuing year: E. R. Burtis, L. B. Faber, B. J. Humphrey, J. H. Ludlam, Charles F. Lewis, W. D. Llewellyn, A. T. Payne, F. W. Scutt, J. H. Smedley, and L. Portong. At the meeting of the Directors immediately following the stockholders' meeting, the following were elected officers for the ensuing year: F. W. Scutt, president; J. H. Ludlam, 1st vice-president; J. H. Smedley, 2d vice-president; W. D. Llewellyn, secretary; Charles F. Lewis, treasurer; L. B. Faber, attorney.

THE LAWYERS TITLE INSURANCE & TRUST CO. will move its branch office on Jan. 29 from 151 West 125th st to 1425 St. Nicholas av, near the northwest corner of 181st st and St. Nicholas av.

J. HARRIS JONES was elected president of the North Side Board of Trade at a meeting held in the Board rooms last Wednesday evening.

THE MORTGAGE CORPORATION OF AMERICA has been incorporated at Albany with a capital of \$1,000,000. The papers were filed by Thomas P. McKenna, of 41 Wall st., and there are seven incorporators, all from the same address.

Greenpoint Has a National Bank.

The recently completed new building of the Greenpoint National Bank, at 140 and 142 Greenpoint avenue, will be opened for public inspection to-day, and the bank will open for business in its new quarters on Monday. For the first time in its history Greenpoint, which is the second largest manufacturing district in the United States, has a National bank. The new building is modern in every particu-

lar and among its advantages is a series of safe deposit boxes and storage spaces for large valuables. The bank was organized by men prominent in the affairs of Greenpoint, who realized that millions of dollars of deposits were being diverted to other sections because of the insufficiency of national banking facilities. The officers are George A. Morrison, president; James A. McCafferty, vice-president; George H. Rowe, second vice-president, and Walter Wilmurt, cashier.

Edenwald Taxpayers' Association.

The Edenwald Taxpayers' Association, in order to signalize the opening of its new headquarters in the trustee's room of the Swedish Lutheran Church on Randall, held a public installation of officers on Saturday evening, January 20. The secretary of the association, Mr. Thomas D. Rivers, had been chosen as the installing officer, and after having been called to the platform by Benjamin Nelson, who presided in the absence of President Adolph Johansmeyer, who was laid up from the results of a serious accident, proceeded to induct into their several positions the following officers for the year of 1912: President, Howard Martin; vice-president, Oscar Smith; financial secretary, Adolph Johansmeyer; corresponding secretary, Thomas D. Rivers; treasurer, Adolph Fogelstrom; sergeant-at-arms, Fred Swanson; trustees, Messrs. Jacob Cannold and Frank A. Grant.

Chester Martin, son of President Howard Martin, was at the piano during the ceremonies and rendered appropriate music to grace the occasion. He also led the little folks of the neighborhood in singing selections, and the little ones did credit to themselves and their teacher. Mrs. Anderson sang several classical airs in English and Swedish.

Bengt Nelson and Oscar Smith, both of whom had served as presidents, told of the early struggle of the association. Howard Martin, the new president, spoke of the future hopes of the association. J. Kennedy spoke wittily on several subjects and said that this was the largest taxpayers' meeting he had ever seen. Most everyone in Edenwald was in the audience—men, women and children—and they all enjoyed the evening of entertainment, instruction and good things to eat.

It was a big night for the Edenwald Taxpayers' Association.

A New Car Line for the Bronx.

The Public Service Commission has granted to the New York City Interborough Railway Company a franchise for extending its surface system in The Bronx. The new route begins on Dongan street at Intervale avenue and continues west on Dongan street to Stebbins avenue, north on Stebbins avenue to East 163d street, west on East 163d street to Washington avenue, southwest on Washington avenue to Elton avenue, southwest on Elton avenue to East 161st street, there connecting with the East 161st street cars.

Modern Theory of Ventilation.

One of the papers read before the Congress of Technology at Boston was that of C. E. A. Winslow, who touched upon the modern theory of ventilation and pointed out that the chief factors in air conditions are its temperature and humidity. In many establishments, he said, money has been spent for an elaborate system of ventilation but if the air has been too hot, too dry or too moist, the effect on comfort and efficiency has been worse than if there had been no attempt at ventilation. Heat combined with excessive humidity is the one condition in air that has been proven to be a universal cause of discomfort, inefficiency and disease.

Flügge and his pupils in Germany and Haldane in England have shown that when the temperature rises to 80 degrees with moderate humidity or much above 70 degrees with high humidity depression, headache, dizziness and the other symptoms associated with badly ventilated rooms begin to manifest themselves. At 78 degrees with saturated air Haldane found that the temperature of the body itself began to rise.

Overheating and excess of moisture is the very worst condition existing in the atmosphere and the very commonest. The importance of the chemical impurities in the air has dwindled rapidly with the investigations of recent years. . . . The main point in air conditioning is then the maintenance of a low temperature and of a humidity not too excessive. For maximum efficiency the temperature should never pass 70 degrees, and the humidity should not be above 70 per cent. of saturation.

International Congress of Engineers.

A conference was held in San Francisco, Jan. 15, to make plans for an engineers' congress to be held in that city in 1915, at the time of the World's Exposition to celebrate the opening of the Panama Canal. Among the societies represented at the conference were the Society of Naval Architects and Marine Engineers, American Society of Civil Engineers, American Society of Mechanical Engineers, American Society for Testing Materials, American Institute of Mining Engineers, the Mining & Metallurgical Society of America and the American Chemical Society. The chairman of the meeting was Prof. W. W. Durand, of Leland Stanford University.

AUCTION SALES OF THE WEEK.
MANHATTAN AND BRONX.

The following is the complete list of property sold, withdrawn or adjourned during the week ending Jan. 26, 1912, at the New York Real Estate Salesroom, 14 and 16 Vesey st, and the Bronx Salesroom, 3156 3 av. Except where otherwise stated, the properties offered were in foreclosure. Adjournment of legal sales to next week are noted under Advertis'd Legal Sales.

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

JOSEPH P. DAY.

***Academy st. (*)** ws, 100 s Seaman av, 50x157.3x50.7x165.1, 2-sty fr dwg & 1-sty fr rear stable; due, \$8,792.01; T&c, \$727.11; Mutual Trust Co of Westchester Co. 8,000

***Broome st. 476-8,** ns, 50 e Wooster, runs e50xn125xw100 to Wooster (No 62), xs25 xe50xs100 to beg, 6-sty & b bk & stn loft bldg; exrs sale; bid in at \$87,550.

***Centre Market pl. 7,** es, 198.11 n Grand, 24.8x42.2x25x46.1, 4-sty bk stable; due, \$5,653.81; T&c, \$220; sub to a first mtg \$14,000; Carlo Colvasco. 17,583

***Catherine st. 65,** es, 39.1 s Monroe, 14x 79.8x13.10x79.9, 3-sty & b bk dwg, with str; voluntary; Rudolph Wallach Co. 11,400

***Sullivan st. 48-50,** ws, 24 n Watts, runs n43.4xw61xs28.2xsel7xs11.4xe39.6 to beg, 2 3-sty bk & fr tnts & str; partition; M Ballette & L Bacigalupo. 23,600

***Montgomery st. 67 (*)**, es, 47.6 n Cherry, 21.10x58.7x20.5x57.5, 6-sty bk stable & factory; due \$16,611.06; T&c, \$1,015.12; Home for Incurables. 17,000

***Thompson st. 111,** ws, 76 s Prince, 25x 75, 5-sty bk tnt & str; also THOMPSON ST, 106-8, es, 138 s Prince, 38x70, 1 3 & 1 4-sty bk tnts & str; partition; Cesare Razzetti. 41,600

***Thompson st. 106-8,** see Thompson, 111.

***Wooster st. 62,** see Broome, 476-8.

***25TH st. 114-6 E,** ss, 183.4 w Lex av, 41.3x98.9, two 4-sty & b bk & stn dwgs; voluntary bid in at \$90,000.

***36TH st. 15 W,** ns, 274 w 5 av, 24x98.9, 4-sty & b bk dwg; voluntary; Walter L Bantar. 112,000

***47TH st. 220 E,** ss, 311 w 2 av, 19x100.5, 5-sty bk tnt & str; due, \$3,301.64; T&c, \$462.78; sub to mtg \$8,000; Kayell Realty Co. 8,694

***82D st. 306 E, (*)**, ss, 100 e 2 av, 25x102.2, 2-sty bk office & 2-sty bk rear tnt; due, \$9,844.10; T&c, \$191.64; Prisca Cramme. 9,500

***85TH st 161 E,** ns, 204.5 w 3 av, 25.6x 102.2, 2 & 3-sty fr stable; partition; Sol Brill. 16,550

***99TH st. 257 W (*)**, ns, 192 w Bway, 17 x101.11, 3-sty & b stn dwg; due, \$4,960.24; T&c, \$320.39; sub to mtg \$18,000; Evelyn C. Manley. 20,000

***112TH st. 71-7 on map 71-5 E,** see Park av, 1564-8.

***119TH st. 441-9 (*)**, ns, 113 w Pleasant av, 100x100.11, 2 6-sty bk tnts & str; also 120TH ST, 438-46 E, ss, 105 w Pleasant av, runs w86.8xs100.--xe66.8xn1xe20xn99.11 to beg, 2 6-sty bk tnts & str; due, \$19,536.50; T&c, \$—; Helen O Zurich. 117,260

***119TH st. 133 E (*)**, ns, 315 e Park av, 18.9x100.11, 4-sty bk tnt; due, \$8,661.26; T&c, \$609.35; Mary N Crosby. 9,400

***120TH st. 438-46 E,** see 119th, 441-9 E.

***127TH st. 309-11 W,** ns, 91.3 e St Nich av, 50x99.11, two 5-sty & b bk & stn tnts; voluntary; Geo W Thomas. 39,000

***Amsterdam av. 2009,** es, 49.11 s 160th, 50x117.1, to St Nich av, x50.10x107.9, vacant; voluntary; bid in at \$37,000.

***Lexington av. 47,** es, 59.6 n 24th, 19.9x 50, 3-sty & b bk & stn dwg; exrs sale; bid in at \$22,500.

***Matthews av (*)**, es, 150 s Brady av, 25 x100, Van Nest; due, \$1,334.48; T&c, \$83.96; Fidelity Development Co. 1,100

***Park av. 1564-8 (*)**, nwc 112th (Nos 71-7 on map 71-5) 100.11x70.10, 2 6-sty bk tnts & str; due, \$22,144.09; T&c, \$1,830.42; Susan Van Praage. 195,500

***St Nicholas av, wst, abt 50 s 160th,** see Ams av, es, 49.11 s 160.

D. PHOENIX INGRAHAM.

***69TH st. 307 W (*)** ns, 125 w West End av, 25x100.5, 5-sty bk tnt & str; due, \$6,227.85; T&c, \$335.29; sub to mtg \$12,000; Morris H Petigor. 13,000

***69TH st. 309 W (*)** ns, 150 w West End av, 25x100.5, 5-sty bk tnt & str; due, \$6,222.15; T&c, \$427.03; sub to mtg \$12,000; Morris H Petigor. 13,000

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BROOKLYN

DIVIDEND NOTICE.

BOND & MORTGAGE GUARANTEE CO.
175 Remsen St., Brooklyn, Jan. 22, 1912.
A QUARTERLY DIVIDEND of Three Per Cent. has been declared payable on February 15, 1912, to the stockholders of record at the close of business on February 8, 1912.

WILLIAM B. CLARKE, Secretary.

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BRYAN L. KENNELLY.
Bond st, 46, ns, 190.4 w Bowery, 27x100, 3-sty bk loft & str bldg & 1-sty ext; also GREAT JONES ST, 53, ss, 126.10 w Bowery, 27x100, 1 & 2-sty bk loft & str bldg; partition; Jno Lynn. 50,000
Great Jones st, 53, see Bond, 46. —
 HERBERT A. SHERMAN.
111TH st, 53 W, ns, 125 e Lenox av, 25x 100.11, 5-sty bk tnt; due, \$6,015.50; T&c, \$1,117.17; sub to pr mtg \$21,500; Starr & Meshel parties in interest. 28,810
 L. J. PHILLIPS & CO.
178TH st W, swc Pinehurst av, see Pinehurst av, 10.
Pinehurst av, 10 (*) swc 178th, 130x92.8 x130.1x87.3, 6-sty bk tnt; due, \$118,578; T&c, \$3,283.64; Jacob Hirsh. 119,000
 SAMUEL MARX.
20TH st, 220 W, ss, 280 w 7 av, 25x86.7x 25x85.11, 5-sty bk tnt; due, \$7,120.50; T&c, \$1,724; sub to first mtg \$22,000; Christine Realty & Constn Co. 31,550
 Total \$ 903,547
 Corresponding week, 1911 \$1,140,063
 Jan. 1, 1912, to date 2,961,508
 Corresponding period, 1911 2,849,725

AUCTION SALES OF THE WEEK.

BROOKLYN.
 The following are the sales that have taken place during the week ending Jan. 24, 1912.
 *Indicates that the property described was bid in for plaintiff's account.

WM. H. SMITH.
Silliman pl, (*) ns, 110 e 2 av, 20x100; Buckley, Woodhull & Burns. 4,750
Sterling pl, sws, 283.4 nw Vanderbilt av, 16.8x78.4; withdrawn.
E 3D st, (*) ws, 145 n Neptune av, 20x 80; Jane E Williamson. 3,000
E 3D st, (*) ws, 125 n Neptune av, 20x 80; Jean A Gardner. 3,000
E 34TH st, ws, 207.4 s Linden av, 22.10x 100; Wm Herod. 4,300
E 34TH st, ws, 253 s Linden av, 23.2x 100; J Herbert Watson. 4,000
E 34TH st, ws, 276.2 s Linden av, 23.7x 100x22.6x100; Andw Ruegamer, Jr. 4,350
48TH st, nes, 100 nw 15 av, 40x100.2; Garret S Braisted. 4,200
60TH st, (*) sws, 360 se 13 av, 20x100; Vincent Decesare. 5,000
Atlantic av, ss, 108.6 w Sackman, 19.4x 100; Nicholas Grasso. 2,100
Bedford av, (*) nwc S 9th, 24.6x75; Ida A Kraeger. 13,000
Putnam av, es, 150 s Evergreen av, 25x 100; M Bernstein. 1,000
St Marks av, (*) ns, 90.10 e Eastern Pkway, runs n116 to Eastern Pkway xne 15.7xe14.10xsn127.9xw25 to beg; Milton Schreiber. 2,000
Washington av, es, 50 n D st, 50x100 to West av & being lots 40, 41 & 157 & 158, Official Map of Wallabout Market, leaseholds, &c; Arthur V Bennett. 10,200

JAMES L BRUMLEY.
Bushwick pl, es, 100 s Johnson av, runs e abt 830 to cl White xs80xw—xs27.11 to Boerum (Nos 273-9) xw150xn38.5xw—xs 55.11 to Boerum (No 251) xw25xn57.8xw— to Bushwick pl xn abt 20 to beg, 2 2-sty fr dwgs; partition; Henry May. 15,000
Hancock st, (*) ns, 257 e Tompkins av, 17.8x100; Mary Wallace. 6,050
Atlantic av, sec Logan, 101.5x107.5x100x 90.2, vacant; partition; Nathan J Levy & Gertrude C L Stark. 4,500
Bay Ridge av, nws, 502.10 w 18 av, 40x 100; Jos A Walsh. 1,025
Howard av, nec Prospect pl, 22x100, vacant; partition; Nathan J Levy & Gertrude C L Stark. 2,300
Johnson av, nec Waterbury, 24x100, fr stable & shed; partition; Henry May. 7,025
Johnson av, 270-308, ss, abt 268 e Bushwick pl, 400x100, fr bldgs; partition; Henry May. 50,500
Ovington av, ns, 241.10 e Ridge Blvd, 20.2x86.5; Gertrude A Ment. 5,900
7TH av, nwc 20th, 24x80; readvertised for Jan 30.

WM. P. RAE CO.
St Johns pl, ns, 205.4 w Schenectady av, 26.4x120.3; adj sine die
St Johns pl, ns, 119.4 e Plaza, 75x136.5x —x125 (corporation sale by order of Commissioners of Sinking Fund of City of N Y); Jos Horowitz. 8,000
St Johns pl, ns, 130 w Underhill av, 100 x144.1x102.4x159.4 (corporation sale by order of Commissioners of Sinking Fund of City of N Y); Meier Steinbrink. 11,900
St Johns pl, ns, 30 w Underhill av, 100 x159x102.4x174.7 (corporation sale by order of Commissioners of Sinking Fund of City of N Y); Jos Horowitz. 12,000
Lenox rd (*), sec E 49th, runs e119.2xs 247.10xw20.4xn102.10xw100xn40xe100xn 54.5 xw100xn50 to beg; Giuseppe Campisi. 500
 JACOB H. MAYERS.
Melrose st, 125, (*); Michl Wojnarowski. 6,000
 CHARLES SHONGOOD.
McKibbin st, ss, 50 w Humboldt, 25x 100; H A Bachrach & Wm Strickert. 1,200
East 42D st, (*), es, lots 36 & 37, block 40; Anna Hoffman. 4,000

Dumont av, (*), ns, 40 e Georgia av, runs n80xw40xn20xe115xs100xw75 to beg; Dime Savings Bank of Bklyn. 8,500
Willoughby av (*), ss, 175 e Marcy av, 18.9x100; Betsy Sonschein. 5,250
4TH av, (*), nwc 65th, 125x100; Herman B. Schlobohm. 16,000
 Total. \$226,550
 Corresponding week, 1911. 282,950

ADVERTISED LEGAL SALES.

MANHATTAN AND BRONX.
 The following is a list of legal sales for Manhattan and the Bronx to be held at the Real Estate Salesroom, 14 and 16 Vesey st., and the Bronx Salesroom, 3156 3d av., unless otherwise stated.

JAN. 27.
 No Legal Sales advertised for this day.
 JAN. 29.

Van Nest av, 86S, ss, 165.8 w Bronxdale av, 25x81.1x25.3x84.8, Van Nest; Julia A Ford agt Rachel Bailey et al; Wm C Arnold (A), 120 Bway; Francis W Pollock (R); due, \$3,915.31; T&c, \$95.55; Joseph P Day, at 3156 3 av.

JAN. 30.
Hewitt pl, 822, es, 136.7 n Longwood av, 40x100, 5-sty bk tnt; Geo F Johnson agt Wm P Knapp et al; Ferriss, Roesser & Storck (A), 165 Bway; Jas Kearney (R); due, \$9,949.65; T&c, \$1,304.19; sub to a 1st mtg of \$30,000; mtg recorded May'06; Chas A Berrian, at 3156 3 av.
169TH st, 600 W, see Bway, swc 169th.
181st st, 720 W, ss, 218.5 w Bway, 100x 129.3x100.6x118.11, 6-sty bk tnt; Pauline P Dinkelspiel agt Jno M Linck Constn Co et al; Riegelman & Bach (A), 141 Bway; Jas M Gorman (R); due, \$23,330.28; T&c, \$1,584.68; sub to pr mtg \$133,000; mtg recorded Feb'11; Joseph P Day.
Broadway, swc 169th (No 600), 90x150, 6-sty bk tnt & str; Fredk T Street agt Hugh J Lawler et al; Pressinger & Newcombe (A), 60 Wall; Lawrence W Trowbridge (R); due, \$42,324.09; T&c, \$4,599.02; Joseph P Day.
Castle Hill av, sec Westchester av, see Westchester av, sec Castle Hill av.
Westchester av, sec Castle Hill av, 51.9 x161.10x18.5x157.6, Unionport; Arthur G F Moser agt Mary M Henning et al; Cornelius S Pinkey (A), 115 Bway; Edw D O'Brien (R); due, \$8,191.36; T&c, \$369.49; sub to a mtg of \$12,500; Bryan L Kennelly, at 3156 3 av.

JAN. 31.
10TH st, 264 E, ss, 200 e 1 av, 25x92, 4-sty bk tnt & str; Caroline Gindler agt Otto Rex et al; Rounds, Schurman & Dwight (A), 96 Bway; Wm M Hoes (R); (partition); Joseph P Day.
220TH st, 649 E, ns, 480 w White Plains av, 50x114, Wakefield; Aug Freutel agt Michl Brennan et al; Chas P Hallock (A), 999 E 180; Edw D Dowling (R); due, \$2,263.47; T&c, \$89; Bryan L Kennelly, at 3156 3 av.
Forest av, 810, es, 100 n 158th, 25x135, 3-sty fr dwg; J Henry Alexandre et al trstes agt Emma M S Mestaniz et al; Ronald K Brown (A), 320 Bway; A Welles Stump (R); due, \$8,806.69; T&c, \$400.20; Joseph P Day, at 3156 3 av.
Park av, 3042, es, 40.3 n 156th, 62.11x 49.5x53.9x81.8, 6-sty bk tnt; Wm Engel agt Thos N Doutney et al; Lewis S Goebel (A), 41 Park Row; Reid L Carr (R); due, \$12,767.50; T&c, \$1,294.41; sub to a pr mtg of \$35,000; Joseph P Day, at 3156 3 av.

FEB. 1.
72D st, 26 E, see Mad av, sec 72d.
147TH st, 471 W, see Ams av, 1761.
148TH st, 415 W, ns, 137 e Convent av, 18x99.11, 3-sty & b bk dwg; Morris S Thompson et al trstes agt Jno W Haaren et al; Geo F Warren, Jr, (A), 256 Bway; Leopold W Harburger (R); due, \$11,575.99; T&c, \$280.98; Joseph P Day.
178TH st, 752 W, see Pinehurst av, 5-9.
Amsterdam av, 1761, nec 147th (No 471), 24.11x100, 5-sty bk tnt & str; Margt Lenahan agt Cath Coffey et al; Cromwell G Macy (A); Richd M Henry (R); (partition); Joseph P Day.
Fordham rd, swc Valentine av (No 2493), 134.5x110x128.2x110.2, 6-sty bk tnt; Columbia Trust Co agt Le Roy Constn Co et al; Henry M Bellinger, Jr, (A), 135 Bway; Geo H McAdam (R); due, \$167,763.18; T&c, \$2,083.23; Joseph P Day, at 3156 3 av.
Madison av, 64, ws, 24.9 n 27th, 24.8x95, 3-sty bk dwg; Emma M Whittemore agt Fanny L Campbell et al; Henry G Sanford (A), 43 Cedar; Donald McLean (R); (partition); Joseph P Day.
Madison av, sec 72d (No 26), runs s102.2 xe58.3xn22.2xw18.3xn80xw40 to beg, 5-sty stn dwg; Dime Savings Bank of Bklyn agt Gertrude R Waldo et al; Dykman, Oeland & Kuhn (A), 177 Montague, Bklyn; Percival H Gregory (R); due, \$155,376.40; T&c, \$14,611.27; Joseph P Day.
Pinehurst av, 5-9, sec 178th, (No 752 W) 127.6x96.4x127.8x101.11, 3 5-sty bk tnnts; Lincoln Mortgage Co agt Peto Realty Co et al; Henry A Blumenthal (A), 100 Bway; Thos N Cuthbert (R); due, \$24,042.58; T&c \$4,558.43; sub to pr mtg \$140,000; mtg recorded June'10; Joseph P Day.
Valentine av, 2493, see Fordham rd, swc Valentine av.
Washington av, 2189, ws, 60 s 182d, 20x 85, 2-sty fr dwg; Thos B Birchall agt Su-

san C Steers et al; Smith Williamson (A), 364 Alexander av; Chas E Moore (R); due, \$5,023.96; T&c, \$409.42; James L Wells, at 3156 3 av.

Washington av, 2187, ws, 80 s 182d, 20x85, 2-sty fr dwg; same agt same; same (A); same (R); due, \$5,027.96; T&c, \$409.42; Jas L Wells, at 3156 3 av.

1ST av, 1135-7, on map 1137, ws, 68.5 n 62d, 32x64, 5-sty bk tnnts & str; Sarah E McPherson, gdn, agt Jonas Weil et al; Harold E Lippincott (A), 35 Nassau; Wm S Bennet (R); due, \$24,029.49; T&c, \$447.84; Joseph P Day.

FEB. 2.

82D st, 18 E, ss, 119 w Mad av, 26x102.2, 5-sty & b stn dwg, 4-sty ext; N Y Life Ins Co agt Wesley Thorn et al; Geo W Hubbell (A), 346 Bway; Alfred Steckler (R); due, \$104,084.75; T&c, \$5,045.15; Bryan L Kennelly.

86TH st, 301 W, see West End av, 541.

214TH st E, nwc Holland av, see Holland av, nwc 214th.

Briggs av, 2767-9, ws, 260 n 196th, 40x94.10x40x94.2, 2 B-sty bk dwgs; Marjorie Doll agt Nathan B Levin Co et al; Weschler & Rothschild (A), 135 Bway; Nathl Levy (R); due, \$3,283.50; T&c, \$223.16; sub to two mtgs aggregating \$14,000; Joseph P Day, at 3156 3 av.

165TH st, 318 E, ss, 70.8 e Findlay av, 35.8x101.11x35.9x99.5, 5-sty bk tnt; Adelaide K Ruineland agt Hadden Realty Co et al; Miller & Hartorn (A), 20 Nassau; Phelan Beale (R); due, \$24,154; T&c, \$1,446.88; mtg recorded May24'11; Joseph P Day, at 3156 3 av.

Holland av, nwc 214th, 25x100, Wakefield; Westchester Fire Ins Co agt Rachela Belotta et al; Frank M Tichenor (A), 38 Park row; Phelan Beale (R); due, \$4,708.68; T&c, \$2,275; Geo Price, at 3156 3 av.

Walton av, 2432, es, 264.2 s Fordham rd, 25.1x80x25.11x79.8, 2-sty fr dwg; Jacob Marx agt Harriet F Mintz et al; Arthur O Ernest (A), 170 Bway; Phoenix Ingraham (R); due, \$7,283.73; T&c, \$264.57; mtg recorded Apr26'09; D Phoenix Ingraham, at 3156 3 av.

West End av, 541, nwc 86th (No 301), 22.8x93, 4-sty & b bk dwg; Leslie S Petrie agt Belle M Sawyer et al; Harold Swain (A), 176 Bway; Jos M Hartfield (R); due, \$20,577.85; T&c, \$3,082.49; Joseph P Day.

FEB. 3.

No Legal Sales advertised for this day.

FEB. 5.

52ND st, 308 E, see 1 av, 944.

125TH st, 305 E, ns, 50 e 2 av, 25x99.11, 5-sty stn tnt & str; General Synod of the Reformed Church in America agt Ellen Donovan et al; Reed & Pallister (A), 280 Bway; Phineas Lewinson (R); due, \$16,216.99; T&c, \$418.32; J H Mayers.

Clinton av, 2006-8, es, 75 n 179th, 33.4x100, 2 2-sty fr dwgs; Otto C J Greve et al agt Edw Greve et al; Chas P Hallock (A), 999 E 180; Wm A Keener (R); (partition); Jas L Wells, at 3156 3 av.

1ST av, 944, sec 52d (No 308), 25.1x74, 4-sty bk tnt & str; Henry Kroker agt Isidor Wiesenberger et al; Rabe & Keller (A), 258 Bway; Jas Kearney (R); due, \$3,074.53; T&c, \$561.84; Chas A Berrian.

ADVERTISED LEGAL SALES.

BROOKLYN.

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

JAN. 27.

No Legal Sales advertised for this day.

JAN. 29.

Flatbush av, nes, 145.9 se St Marks av, 20.4x85.6; Justus C Miller agt Lena Price et al; Isidor F Greene (A), 44 Court; G Storms (R); Chas Shongood.

Washington av, ws, 250 s Willoughby av, 75x100; Kings County Trust Co agt Frank Thorn et al; Geo V Brower (A) 44 court; Alvah W Burlingame (R); Wm P Rae.

JAN. 30.

23D st, ns, 60 w 7 av, 40x50.2; Jno W Bennett agt Thos F Gibbons et al; Litchfield F Moynahan (A), 141 Bway, Manhattan; Fred M Matthews (R); Wm H Smith.

48TH st, sws, 80 se 16 av, 40x100.2; Franklin Trust Co agt Theo F Ludwig et al; McKeen, Brewster & Morgan (A), 166 Montague; Jos Rosenthal (R); Wm P Rae.

Lots 185 & 186, map of Homestead Farm of Peter Rapalje; Mary A Lang agt August Weidlich et al; Sackett & Lang (A), 99 Nassau, Manhattan; Jas T Williamson (R); Wm H Smith.

So Portland av, es, 72.7 n Fulton st, 20x100; Hyman M Ellender agt Bessie Steinberg et al; Aronson & Kutner (A), 320 Bway, Manhattan; Richd E Walsh (R); Wm H Smith.

55TH st, ns, 107.1 w Fort Hamilton av, 20x100.2; Owen McCormack agt Johan or John Chille et al; Jas L Goodwin (A), 175 Remsen; Robt H Ernest (R); Wm H Smith.

Washington av, ws, 136.5 s St Marks av, 18.1x67x18x69; Isaac Gobus et al agt Mildred Juliano et al; Jas W Redmond (A), 40 Court; Kath B Daniel (R); Wm H Smith.

E 7TH st, es, 392.8 n Av U, 21.5x120.6; Walterraena A Mills agt Jas Moore et al; Action No 1; Hirsh & Newman (A), 391

Fulton; Seymour K Fuller (R); Wm H Smith.

E 7TH st, es, 414.1 n Av U, 17.3x120.6; same agt same; Action No 2; same (A); Saml Widder (R); Wm H Smith.

82D st, sws, 275 se Narrows av, 75x100; Jos Lehman agt New York Terrain & Building Co et al; Olcott, Gruber, Bonyng & McManus (A), 170 Bway; Harold T Edwards (R); Chas Shongood.

82D st, sws, 200 se Narrows av, 75x100; Brigitta Neustaedter agt New York Terrain & Building Co et al; Action No 1; Olcott, Gruber, Bonyng & McManus (A), 170 Bway, Manhattan; Geo Eckstein (R); Chas Shongood.

82D st, sws, 350 se Narrows av, 75x100; same agt same; Action No 2; same (A); same (R); Chas Shongood.

82D st, sws, 425 se Narrows av, 75x100; same agt same; Action No 3; same (A); same (R); Chas Shongood.

Bay 23D st, nws, 140 sw 86th, 40x96.8; Fulton Land & Mtg Co of NY agt Alfonso Azara et al; K C & M V McDonald (A), 189 Montague; Chas Y Van Doren (A); Wm H Smith.

59TH st, sws, intersec ses 18 av, 134.1x200.4x129.8x200.4; Amos Dickerman et al agt Eastern Builders Supply Co et al; Hirsh & Rasquin (A), 391 Fulton; Isaac Lublin (R); Wm H Smith.

7TH av, nwc 20th, 34x80; Israel I Bernstein agt Meyer Davidoff et al; Chas Reno (A), 63 Park Row, Manhattan; Henry B Ketcham (R); Jas L Wells.

JAN. 31.

Butler st, ns, 90 w 5 av, 20x144.8; Henry C Griffin et al agt Edw A Farrell et al; Edwin Kempton (A), 175 Remsen; Wm M Sullivan (R); Wm P Rae.

Fort Hamilton av, nec 75th, 101.8x190.3x100x208.6; East River Savings Institution agt Josephine Cocheu et al; Omri F Hibbard (A), 56 Pine; Cornelius Fergusson, Jr (R); Wm H Smith.

E 48TH st, es, 472 s Av L, 18x100; Annie C Hill et al agt Jacob D Ranck et al; Herbert N Warbasse (A), 189 Montague; Howard D Hammond (R); Wm P Rae.

Hull st, ns, 275 e Stone av, 30.2x100; Fredk W Thompson agt Jno Abernathy et al; Albert A Hovell (A), 177 Montague; Lewis C Grover (R); Jas L Brumley.

E 48TH st, es, 454 s Av L, 18x100; Mary D V Orr agt Jacob D Ranck et al; Herbert N Warbasse (A) 189 Motague; Howard D Hammond (R) Wm P Rae.

Blake av, nec Crescent, 20x100; Levin Kronenberg & Co agt Van Dyke Consnt Co et al; Kiendl, Smyth & Gross (A), 2590 Atlantic av; Henry B Ketchum (R); Jas L Brumley.

FEB. 1.

Flushing av, nwc Evergreen av, —x—to Cook; also COOK ST, nwc White, —x100x—to Varet, x—; City Real Estate Co agt Iron Clad Mfg Co et al; Henry A Ingraham (A), 189 Montague; Arnon L Squires (R); Jere Johnson, Jr, Co.

Putnam av, ses, 140 ne Bway, 20x100; Augustus Assenheimer agt Thaddeus J G Stack et al; Bailey & Sullivan (A), 135 Bway, Manhattan; Edw I Garver (R); Wm H Smith.

Franklin av, ws, 225 n Park av, 50.3x113x50.5x112.3; Jno H Dreyer agt Herman Reisman et al; Nicholas Dietz (A), 44 Court; Thos P Peters (R); Wm H Smith.

59TH st, ss, bet 10 & 11 avs, lot 15; Christian C Ruckert agt Golden Realty Co et al; Action No 1; Van Alen & Dyckman (A), 215 Montague; Asa F Smith (R); Wm H Smith.

59TH st, ss, bet 10 & 11 avs, lot 16; same agt same; Action No 2; same (A); same (R); Wm H Smith.

60TH st, ns, bet 10 & 11 avs, lot 17; same agt same; Action No 3; same (A); same (R); Wm H Smith.

Ridge Boulevard, es, 90.6 s Bay Ridge av, 20x90; Augusta M Voss agt Frank A Brandholtz et al; J Fred Alsgood (A), 280 Bway, Manhattan; Robt B Bach (R); Chas Shongood.

Beaver st, sws, 40 nw Locust av, 20x91.6; Louis Fink agt Fredk Hess et al; Action No 1; Jas Moffett (A), 894 Bway; Danl Miller (R); Wm H Smith.

Beaver st, sws, 60 nw Locust av, 20x91.6; same agt same; Action No 2; same (A); Danl Maller (R); Wm H Smith.

Van Brunt st, ses, 80 sw Van Dyke, 20x90; also VAN DYKE ST, sws, 90 se Van Brunt, 25x100; Wm Horne agt Frank F Boulton et al; Geo W McKenzie (A), 189 Montague; Peter W Ostrander (R); Jas L Brumley.

Grand st, ns, 67.6 e Vandervoort av, 25.2x112.6; Welz & Zerweck agt Chas J Geiser et al; Harry E Lewis (A), 215 Montague; David Hirshfield (R); Wm P Rae.

FEB. 2.

Stone av, es, 162.6 s Blake av, 20.10x100; Henry F Sannis agt Sarah Greenberg et al; Henry W Gaines (A), 81 Fulton; Fredk A Drake (R); Wm H Smith.

Rockaway av, sec Bergen, 27.9x77; sheriff's sale of all right, title, &c, which Sebastian Vasold had on Jan'10 or since; Patrick H Quinn, sheriff; Wm H Smith.

FEB. 3.

No Legal Sales advertised for this day.

FEB. 5.

Central av, nes, 25 se Starr, 25x100; Louis Tavormina agt Luigia Valonza et al; Jos G Giambalvo (A), 732 Flushing av; Albert E Richardson (R); Wm P Rae.

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THE RECORD AND GUIDE

is the oldest paper representing the interests of Real Estate and Building in New York City, and a standard authority on matters relating to these branches.



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According to the yearly financial statement just issued by Comptroller Prendergast, this town now has the unenviable distinction of possessing a bigger debt than the Federal government. During 1911 the funded debt of this city increased by \$71,432,485, reaching a total of \$1,037,811,718, or about \$20,000,000 more than the debt of the United States.

Commissioner of Accounts Fosdick, in a report to the Mayor, estimates that the hotels, clubs and restaurants of the city enjoy an income of \$360,000 a year in rents from cab stands. The stands, being in the streets are on public property, and the Commissioner thinks the city should charge more for cab stand licenses and also let the public have a lower schedule of fares.

R. P. Bolton, in his presidential address to the American Society of Heating and Ventilating Engineers, which met this week at the Engineering Societies Building, in West Thirty-ninth street, estimated the waste of coal in Manhattan at \$774,000 a year. The ashes from the borough contain 20 per cent of unconsumed carbon, representing a heating value equivalent to 168,000 tons of coal.

Borough President Connolly, of Queens, asked the Board of Estimate this week for an appropriation of \$3,872,618.85, to be raised by an issue of corporate stock and expended on public improvements in his borough. His request was supported by an argument of undeniable force. In no other borough, said he, would an investment of money in municipal improvements yield so handsome a return in the form of higher tax values as in Queens.

The opening next Wednesday of the Queensboro Bridge line, belonging to the Third Avenue Street Railway Company, will mark a new era in surface car transportation for Queens. The first cars to leave the Long Island City Plaza are scheduled to depart at about 4 o'clock with members of the Long Island City Business Men's Association and the Queens Borough Chamber of Commerce as guests of President Whitridge.

A saving of \$2,000,000 a year in the expenditures of the Federal government will be possible under recommendations already made by the Commission on Economy and Efficiency, which President Taft appointed last year by virtue of an appropriation of \$100,000. The annual expenditures of the government foot up nearly \$1,000,000,000. To continue the work of the Commission during the present year an appropriation of \$130,000 is asked for. A good investment.

The annual report of the Chief Post-Office Inspector for 1911 says that promoters of worthless mining, land and other get-rich-quick schemes put out of business during the year by the Post Office "have obtained approximately \$77,000,000 from the public." Invested in legitimate enterprises, this amount of capital would have given steady employment to a lot of workmen who have made but a precarious living since the panic. The prosperity of the country depends upon the purchasing power of the working classes.

The "Grand Central" District.

The Record and Guide recently pointed out what was, indeed, sufficiently obvious that one of the parts of Manhattan in which during the next few years the developments will be most interesting is what may be called the "Grand Central Station District." As this gigantic improvement approaches completion the truth of this statement becomes more and more apparent. A good deal of property on Lexington avenue near the station has recently been changing hands, and these purchases, which have been attributed to the Lexington avenue subway, have really been provoked far more by the station than by any other single cause. In the same way there have been many purchases of property immediately to the west of the station on or near Madison avenue, which have evidently been determined by an invasive sense of the influence of that improvement upon the distribution of business. In this respect the effect of the Grand Central Terminal will be different from the effect of the Pennsylvania, because the New York Central Railroad Company is not confining itself merely to building a trainshed and a concourse. Its trainshed covers such a large area of expensive property that it has been obliged to use the space above the tracks for remunerative purposes. It has already built one exhibition hall and it is said to be planning another. On the Madison avenue side a new hotel is in course of construction and these are only a beginning. It has enough space remaining to build many additional buildings as large or larger, and when they are built they will enormously increase the business importance of the district.

A good deal, however, depends upon the purpose for which these new buildings are to be used and in this respect there are indications that the policy of the Railroad Company has recently changed. Some years ago the officers of the company publicly invited the Metropolitan Opera Company to build a new Opera House on Park avenue north of the station, and it also invited the Art Societies to use an adjoining site for a new Fine Arts Building. It looked consequently as if the directors of the company desired to have erected a group of semi-monumental buildings and were perhaps willing to sacrifice the earning power of the property for the sake of the architectural embellishment of the station surroundings. It is known at all events that an informal offer was made to the Fine Arts Federation of a lease of a block on Park avenue at a sum decidedly below the value of the site. We understand, however, that this offer, which was never made in writing, has now been withdrawn, and it looks, consequently, as if the directors had decided upon the improvement of the property with buildings which will bring in the maximum income. If such proves to be the case, the change in policy will have important and perhaps decisive effect upon the character of Park avenue north of 45th street. Property owners along Park avenue should bear in mind this probability.

Unquestionably the most remunerative purpose to which the sites on Park avenue to the north of the station could be put would be some kind or several kinds of business. What kind it would be vain to predict, but assuredly the natural function of real estate near the busiest railway station in the heart of a great city is trade. The station itself, no matter how monumental in appearance, is an engine of traffic. The people it attracts make the transaction of business in its vicinity economical. Under certain conditions the station might become one of a group of monumental buildings, as is proposed in Cleveland and Washington, but these conditions do not exist in New York. The Grand Central Station is situated on an avenue which is destined to become one of the busiest arteries of traffic in Manhattan and which consequently is advantageously adapted to business improvement.

One has only to consider what the situation will be after the station is completed in order to realize what a business future Park avenue has. Fourth avenue is already by way of displacing Broadway

as the greatest thoroughfare of the mercantile district, and its loft buildings will have a tendency to push up Park avenue north of 34th street. This tendency delayed though it be by restrictions will eventually prevail, and will be accelerated by the current of traffic on Park avenue after the station is completed. That avenue will compete with Fifth avenue and will divert from Fifth avenue a large and increasing proportion of its vehicles. It has the advantage of being a very wide thoroughfare without any trolley cars and hence can accommodate quite as much traffic as can Fifth avenue. A stream of motor cars and carriages will travel down from the upper East Side along Park avenue around the station and by passing over 42d street escape the delays caused on Fifth avenue by the intersecting streams of traffic at that point. A similar saving could be made at 34th street by virtue of another arrangement of grades. Thus Park avenue would be so much used and so accessible that south of 59th street it would be certain to become a business thoroughfare. Of course its lack of trolley cars has made it very desirable for improvement with apartment houses, but as the vehicular traffic increased it would become less desirable as a residential avenue. In any event south of 59th street it will be more valuable for business than for residential purposes. Property-owners on that part of Park avenue would do well, consequently, to wait for a little while before undertaking any residential improvements. The plans of the New York Central are likely within the next year to be much more definitely developed, and thereafter the immediate future of the neighborhood will be much more certainly predictable.

Where Manhattan Is Growing Most.

The population bureau of the New York Federation of Churches has made a tabulation of the changes in the distribution of population in Manhattan from 1905 to 1910, and the results of this tabulation should have some interest for real estate owners and brokers. The following table shows the population of certain districts of the borough in 1910 and their increase since 1905:

	Population, 1910	Growth, 1905-'10
Below 14th street.....	768,360	26,225
14th street to 62d street.....	508,221	*29,918
62d street to 110th street....	565,125	79,832
110th street to 155th street..	446,931	124,384
Above 155th street.....	42,905	28,326
Totals	2,331,542	228,849

*Loss.

This second table shows what proportion of the increases or decreases in these districts are to be credited to the East or the West Sides:

—East Side.—		—West Side.—	
Population, 1910.	Increase, 1905-'10.	Population, 1910.	Increase, 1905-'10.
1....	542,061 23,763	1....	226,299 2,462
2....	246,270 *5,794	2....	261,951 *24,124
3....	393,058 56,675	3....	172,067 23,157
4....	211,684 46,369	4....	235,247 78,015
		5....	42,905 28,326
Tl..	1,393,073 121,013	Tl..	938,469 107,836
	938,469 107,836		

General total:
2,331,542 228,849

*Loss

It will be seen from these tables that south of 14th street there was an increase in the five years of 26,225, or a little over three per cent., but almost all of this increase took place on the lower East Side. The gain is small compared to the rate of increase in the whole city or in the whole borough, but it is considerable considering how small the number of new tenements erected of late years south of 14th street. It is growing smaller every year, and the next five-year period will indicate a very slight increase. On the East Side the Jewish quarter is overflowing into Brooklyn and elsewhere, while on the West Side mercantile buildings are being erected. The district between 14th and 62d streets actually decreased in numbers by about 30,000 of which decrease five-sixths must be credited to the West Side. This is, of course, the area in which old residences and tenements have been

displaced by lofts, and during the current five years the decrease will be still larger. East and west of Central Park there was an increase of about 80,000 in population or about 16 per cent. for the five years, and of the 80,000 two-thirds settled on the East Side. This fact is extraordinary, considering that during these years the West Side was being benefitted by the subway and the East Side was not. However the two halves of the district increased at about the same percentage. The area north of the Park up to 155th street added 124,384 to its inhabitants which was about 40 per cent., and of this much the larger proportion went to the West Side. On Washington Heights north of 155th street, the population increased from about 15,000 in 1905 to about 43,000 in 1910, the proportion being over 80 per cent. On the whole, that part of the borough south of 62nd street actually decreased in the number of its inhabitants, and of the increase above 62nd street two-thirds settled north of 110th street. Builders will find it worth while to study these figures. On the basis of them a pretty accurate calculation could be made whether or not any over-production of tenement-house construction was taking place or was threatened in any part of Manhattan.

The Diagonal Street Project.

It is very much to be hoped that the Borough President of Manhattan, Mr. McAneny, has not abandoned the idea of submitting to the Board of Estimate Mr. Henry Rutgers Marshall's plan for a new diagonal street connecting Fifth avenue at 40th street with Seventh avenue at 40th street. The more the traffic situation in Manhattan is studied the more apparent it becomes that the proposed street would relieve more congestion and provide more valuable sites for the transaction of business than would any other similar plan of anything like this same expense. It is, for instance, of particular importance in relation to the future increase of traffic along Park avenue and to and from the Grand Central Station. If as has been pointed out elsewhere in this issue, Park avenue is to become a great traffic thoroughfare, its situation on the east side makes it more than ever necessary to have a transverse avenue connecting it with the chief artery of west side traffic. After Seventh avenue has been extended to Varick street Manhattan will be served by three comparative central traffic routes—Elm street, Fourth and Park avenues on the East Side, Seventh avenue and Broadway on the West Side, and Fifth avenue in the middle. Broadway would of course feed them all, but its narrowness will prevent it from continuing to be a favorite route of vehicular travel—except for short distances. It is absurd in a decently planned city that three parallel lines of traffic should not have some more convenient method of interchanging routes than that provided by narrow streets, running at right angles to the avenues. The stream of traffic going up town on Seventh avenue should have a convenient way of reaching the Grand Central Station and points along the upper East Side. The stream of travel going down Fifth and Park avenues should have some convenient way of reaching the Pennsylvania Station and the stores, lofts and office buildings of the lower West Side. The building of the transverse street would constitute a real economy and would return its cost to the city many times over. And if the idea is to be accepted there is no time to be lost. No other part of Manhattan is more active just at present than the blocks to the west of Fifth avenue and south of 40th street. In a few years they will be improved to the limit with twelve-story mercantile buildings and the proposed transverse connection will have become in all probability impossibly expensive.

The failures in the United States in 1911 numbered roughly 13,500, a figure exceeded only four times since 1857. The liabilities were nearly \$200,000,000. The heaviest losses were in the manufacturing industries. Small concerns exhibited the highest mortality rate. The bigger the concern, the better chance did employees have of keeping their jobs.

The Week in Real Estate.

Selling of a rather commonplace nature and somewhat restricted in volume characterized the market in Manhattan this week. No section was particularly prominent, what trading there was being well scattered. One good transaction was reported in the Fifth avenue district, in the upper Thirties, but this section was not nearly so active as it has been in recent weeks.

A long lease which carries with it a substantial building operation was consummated on the Anderson property at 9 and 11 East 37th street. It was also reported that Judson S. Todd had resold the plot on 38th and 39th streets, near Sixth avenue, which he recently acquired. This report could not be confirmed and there is reason to believe that the deal has not been yet put through. There has been somewhat of a stiffening in prices lately throughout these streets, due to the unusually large amount of buying, but values have not yet risen above the asking prices of a few years ago; in some cases they have not nearly equalled them. When the boom struck this section some five or six years ago, values were discounted for a long time in advance, especially on 38th and 39th streets and after the panic a period of inaction set in. The recent buying has been brought about by a process of readjustment of fancied values on the part of owners, but it will take a considerable amount of successful building to bring prices to the levels asked in previous years. Another speculative purchase of a Madison avenue corner was made this week and on the upper East Side a fine dwelling was purchased for occupancy.

The middle and upper West Side continues to produce little in the way of interesting transactions and Washington Heights is extremely quiet. Harlem seems to have dropped out of the market almost entirely. Now and then a sale is reported from one of the traffic centers, but considering the size of the district, the number of deals put through is very unsatisfactory. January business leasing is not up to the standard of other years. Brokers report an unusually large number of inquiries, but say that most of these are only from shoppers who take up the brokers time, but fail eventually to do anything.

There is no apparent change in mortgage market conditions; considerable money is available for good loans, but reasonable applications are hard to find.

The building department was much more active this week than it has been for some time. A number of plans were filed and several large buildings are contemplated. Among the latter is a seventeen-story apartment house on upper Park avenue. This has not been fully decided upon, but if the project is carried out it will mark a new departure in apartment house construction. Plans are also being prepared for a sixteen-story loft building on 38th street, near Fifth avenue, which will be the tallest yet attempted in this particular neighborhood.

The Bronx shows but very few signs of reawakening from recent quiet selling conditions, but there are indications that a considerable amount of building will be undertaken in the next few months. A number of plans for new structures were filed this week and the fact that apartment renting is brisk and over production very slight would seem to promise well for the near future. Considerable activity seems to be developing on 180th street and two new operations were concluded there this week by a newly formed company headed by Lawrence Davies. This street is developing for business as well as residential purposes. The Public Service Commission granted permission this week to the Interborough to extend its surface system in the Bronx. A new line will be opened to run on Dongan street, Intervale avenue, Stebbins avenue, 163d street and Washington and Elton avenues.

Selling in Brooklyn was better this week than last. A very fair amount of lot buying was reported from some of the outlying developments, such as Rugby, Midwood Manor and Bensonhurst. The most important sale of the week was the purchase by Thomas A. Clarke of the entire block bounded by Saratoga avenue, Broadway, Halsey and Macon streets. The buyer has owned both the Shubert and De Kalb avenue theatres and the new purchase is said to foreshadow the erection of still another large amusement house. A determined effort is being made to have the terminal of the trolley line which will operate over the Manhattan

Bridge located at Flatbush and Atlantic avenues rather than at the bridge plaza. Comptroller Prendergast has expressed himself in favor of this and has made it plain that the Brooklyn and North River Railroad Company must so amend its application if it hopes to secure a franchise.

Reports from Queens County were light this week and there was a falling off in projected buildings. Builders are evidently holding back until the weather will permit actual operations to begin. Permits for 46 new buildings and 16 alterations were issued. What selling activity there is, seems to be centered in Long Island City and the territory around Flushing. The County Clerk's records showed one of the largest transfers of Queens property recorded in some time. The J. A. Wigmore Real Estate Company of Manhattan has acquired from the executors of Leonard J. Busby 807 acres lying between Bayside and Flushing. No consideration was given, but the mortgages aggregated \$1,212,000.

Finished steel prices were advanced \$1 a ton this week. This is looked upon, in the building material market, as an indication of continued gain in strength in all departments. It should have a very good effect upon other materials, as it evidences a firmer tone despite the fact that mill interests were able to keep the price of fabricated and structural material from advancing last week. The additional fact that the advance was prompted by Pittsburgh interests and speedily supported by the American Steel and Wire Company reveals a condition approximating co-operation among producers for the benefit of the ultimate consumer.

It will be seen at once that the result of this action will develop rather than retard building activity. Structural steel, remaining at its present level, will encourage operators to go ahead with their plans, while the increase in incidental items, such as nails, reinforcement and other finished products, will not have as much effect upon prospective builders.

The lumber situation is firmer, but the volume of business is not as great as expected late last year. Portland cement is still quoted at \$1.18 to \$1.25, but further curtailment at the mills is bringing the supply somewhat nearer the demand as far as this market is concerned. This should have an early effect upon prices which, it is believed, can not much longer remain at the present level.

The common brick situation is particularly dull. Only twenty cargoes, or approximately 6,500,000 brick, have been sold since the first of the year. The best price obtainable for covered or open market brick today is \$7. The total number of covered cargoes in the market is sixty-four, a large proportion of which are already contracted for or being held for delivery on previous contracts. The present stagnation, very likely, is due to severe weather conditions which have prevented bricklayers from working and barges from being unloaded.

The announcement of the figures for the consumption of front brick in the Metropolitan district was somewhat of a surprise to builders and architects. The volume was 95,660,000 for 1911, as compared with 96,000,000 in 1910 and 98,000,000 in 1909. The value of this brick in 1911 was \$2,200,180, as compared with \$2,304,000 in 1910 and \$2,450,000 in 1909. These values are based on an average for 1911 of \$23 a thousand wholesale, \$24 a thousand wholesale in 1910 and \$25 a thousand wholesale in 1909. The proportion in value of this brick which went into suburban New York is shown by the fact that New York City proper took 60,000,000 front brick valued at \$1,380,000 in 1911, 70,800,000 valued at \$1,699,200 in 1910 and 75,000,000 valued at \$1,875,000 in 1909. The average price of front brick in this market now ranges from \$19.50 to \$28, the latter price being for extraordinary shades of special brick.

Considerable interest has been aroused among paint, varnish and steel dressing interests in the behavior of linseed oil in the wholesale market, this commodity being quoted by crushers at 75 cents and 77 cents, according to the quantity. The fact that wholesalers are selling close to margins is shown in their market lists which quote 98 cents and 99 cents, City raw, American seed. This does not indicate a prospective reduction in the price of paints and dressings.

It is significant that lending companies are having only a fair call for building credit. While it is shown that the speculative element is not very keen after money just now in New York City, there is considerable inquiry from this class of builders in the suburbs.

Taken as a whole, the building material outlook, as reflected in the wholesale market, is quiet, but there is an undercurrent which bespeaks future strength.

A Warning.

Editor of the RECORD AND GUIDE:

Architects and builders are warned against two men who are reported going about the city soliciting subscriptions in the interest of a publication of some kind by this Bureau. No one is authorized to make such canvass. One of the men has heretofore given his name as Brady, Inspector of this Bureau.

RUDOLPH P. MILLER, Superintendent of Buildings, Borough of Manhattan.

New York, Jan. 25.

The Fire Loss Here and Abroad.

The fire loss in the United States is a standing reproach to our civilization and a sad commentary on our wastefulness. Statistics covering the per-capita fire loss in twenty American cities in 1910 may prove of interest:

Table with 3 columns: City, Property Loss, Per-Capita Loss. Lists cities like Birmingham, Boston, Buffalo, Chicago, Cincinnati, Dallas, Denver, Kansas City, Los Angeles, Memphis, Milwaukee, Minneapolis, Newark, New Haven, New Orleans, Omaha, Portland, San Francisco, Worcester.

The loss per-capita given above which is borne by every man, woman and child in the respective cities, merely represents the actual loss on tangible property destroyed by fire, taking no cognizance of the indirect loss occasioned by interruption of business, loss of employment, loss of rents and other incidental damages, nor the cost of maintaining fire departments and water supplies for fire extinguishing purposes.

In startling contrast to the per-capita fire loss in the large cities of the United States are the following figures compiled from the reports of the United States consuls, giving the per-capita loss in ten large European cities in 1910:

Table with 3 columns: City, Property Loss, Per-Capita Loss. Lists cities like Belfast, Berlin, Breslau, Birmingham, Christiania, Dresden, Dublin, Leeds, Paris, Sheffield.

The remarkable difference between the per-capita fire loss in this country and that in Europe is due to the latter's fire-proof construction in cities, fire protection and prevention measures rigidly enforced; strict investigation of causes of fires and legal responsibility of individuals for damages caused by fires originating from carelessness or lack of proper precautions.—Robert J. Lawrence in "Lectures."

Mrs. Harriman and the Goshen Inn.

Much interest is manifested by the Tuxedo colony in the new hotel or inn after the English style that is to be erected at Goshen. The intimation has been made that work will commence on the \$100,000 building as soon as the weather opens. Surveyors were at Goshen this week taking measurements of the site.

Mrs. E. H. Harriman is one of the strongest backers of the movement, and she has taken \$25,000 of the stock. Mrs. Harriman's subscription was conditional on the raising of the balance, which it is understood has been subscribed or will be subscribed by May 1, the date upon which it is said the list will close.

Other subscribers are: Robert Goelt, \$10,000; J. Howard Ford, \$10,000; Mrs. J. Howard Ford, \$5,000, and the following for lesser sums: General H. L. Burnett, Russell Murray, George W. Murray, A. S. Murray, Jr., J. W. and P. V. D. Gott, W. J. Weller, Henry Bacon, J. B. Alexander and A. V. D. Wallace.

The Harriman Industrial Corporation will be a bidder on the work. The enterprise is in line with Mrs. Harriman's effort to improve the country around her home at Arden. The inn will be conducted on high-class lines.

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 1911. Following the weekly tables is a resume from January 1, 1912, to date.

MANHATTAN

CONVEYANCES

Table with 3 columns: 1912 (Jan. 19 to 25), 1911 (Jan. 20 to 26). Rows include Total No., Assessed value, No. with consideration, Consideration.

MORTGAGES

Table with 3 columns: 1912 (Jan. 19 to 25), 1911 (Jan. 20 to 26). Rows include Total No., Amount, To Banks & Ins. Cos., No. at 6%, No. at 5 1/2%, No. at 5%, Unusual rates, Interest not given.

MORTGAGE EXTENSIONS

Table with 3 columns: 1912 (Jan. 19 to 25), 1911 (Jan. 20 to 26). Rows include Total No., Amount, To Banks & Ins. Cos.

BUILDING PERMITS

Table with 3 columns: 1912 (Jan. 20 to 26), 1911 (Jan. 21 to 27). Rows include New buildings, Cost, Alterations.

BRONX

CONVEYANCES

Table with 3 columns: 1912 (Jan. 19 to 25), 1911 (Jan. 20 to 26). Rows include Total No., No. with consideration, Consideration.

MORTGAGES

Table with 3 columns: 1912 (Jan. 19 to 25), 1911 (Jan. 20 to 26). Rows include Total No., Amount, To Banks & Ins. Cos., No. at 6%, No. at 5 1/2%, No. at 5%, Unusual rates, Interest not given.

MORTGAGE EXTENSIONS

Table with 3 columns: 1912 (Jan. 19 to 25), 1911 (Jan. 20 to 26). Rows include Total No., Amount, To Banks & Ins. Cos.

BUILDING PERMITS

Table with 3 columns: 1912 (Jan. 20 to 26), 1911 (Jan. 21 to 27). Rows include New buildings, Cost, Alterations.

BROOKLYN CONVEYANCES

Table with 3 columns: 1912 (Jan. 18 to 24), 1911 (Jan. 19 to 25). Rows include Total No., No. with consideration, Consideration.

MORTGAGES

Table with 3 columns: 1912 (Jan. 18 to 24), 1911 (Jan. 19 to 25). Rows include Total No., Amount, To Banks & Ins. Cos., No. at 6%, No. at 5 1/2%, No. at 5%, Unusual rates, Interest not given.

BUILDING PERMITS

Table with 3 columns: 1912 (Jan. 18 to 24), 1911 (Jan. 19 to 25). Rows include New buildings, Cost, Alterations.

QUEENS BUILDING PERMITS

Table with 3 columns: 1912 (Jan. 19 to 25), 1911 (Jan. 20 to 26). Rows include New buildings, Cost, Alterations.

RICHMOND BUILDING PERMITS

Table with 3 columns: 1912 (Jan. 19 to 25). Rows include New buildings, Cost, Alterations.

A Western Building Exhibit.

Editor of the RECORD AND GUIDE:

The Builders' Exchange and the Builders' Club held their annual elections on Tuesday, January 9. A lively interest was shown in both instances, as the results were not certain until the last votes were counted.

The Exchange officers elected were: President, J. Bonnett; First Vice Pres't, John A. Dahlman; Second Vice Pres't, John Bogenberger; Secretary, Emil Goether, and Treasurer, Anton Henacke; directors for three years—Arthur W. Riesen, Wm. Gregory, Fred Moritz and Frank Spitz.

The following were elected club officers: President, Wm. Gregory; First Vice Pres't, Louis Greenwith; Second Vice Pres't, Alf. H. Wegner, and Secretary, A. J. Maag; directors for three years—Anton Hennecke, Aug. Bartlett.

The exhibit rooms are demonstrating their value as a source of information for owners, architects and contractors concerning the latest and best in the building line.

The Architects' Loft is in the same building. It is the information bureau of the building industry for Milwaukee and vicinity. Practically the entire public, having intentions of building, visit the exhibit and the loft and thus procure all the information desired.

The exhibit is one of national repute, containing exhibits from various portions of the United States. There is but one requisite necessary to become an exhibitor; that is, to manufacture or represent the best quality of materials. All materials are passed upon by a board of inspection, so that none but the best are accepted.

The exhibit is under the management of A. E. Millies, who has had ten years of practical experience in the building industry.

Milwaukee, Wis., Jan. 9.

BUILDING SECTION

BUILDERS WILL TOLERATE NO STRIKES.

President Traitel Gives the Watchwords for the Coming Year at the Annual Banquet of the Building Trades Association at the Waldorf Astoria

THE most significant words spoken in the great banquet hall of the Waldorf on Wednesday night at the dinner of the employers in all the building trades of New York were contained in the opening address of the presiding officer, Benjamin D. Traitel, when he said that the watchwords of their great association would be "arbitrate, conciliate, but tolerate no strikes." He declared he adhered to the principle of "one trade out all out."

About five hundred and fifty men were present. The special speakers were William A. Marble, vice president of the Merchants' Association; Commissioner Murphy, of the Tenement House Department; Superintendent Rudolph P. Miller, of the Bureau of Buildings, and C. Grant La Farge, president of New York Chapter of the American Institute of Architects. Following the speeches came a vaudeville entertainment. The souvenir was a paper-cutter with scissors.

At the guest table were also Messrs. James A. Henderson, Superintendent of Buildings in the Bronx; John Thatcher, Superintendent of Buildings in Brooklyn; John J. Simmons, Superintendent of Buildings in Queens; John Seaton, Superintendent of Buildings in Richmond; Charles H. Strong, Alexander Mackintosh, Samuel Sass, president of the New York Society of Architects; Francis N. Howland, president of the Association of Dealers in Masons' Materials; Charles J. Kelly, first vice president of the B. T. E. A.; Harry Stevenson, second vice president; A. N. Chambers, treasurer, and C. G. Norman, chairman of the Board of Governors.

President Traitel, in his opening remarks, said that when the Building Trades Employers' Association was organized in 1903 the public and the architects looked upon it with doubt and suspicion, believing that it was a combination promising no good for investors in real estate, but as time went on and it was found that the industry went along in peace and quietness, where heretofore strikes and uncertainty had prevailed, the institution grew in the confidence of those who had doubted it and some architects at least incorporated in their contracts that the work was to be performed by the trades recognized by the B. T. E. A. This period of quiet was because of the operation of a joint plan of arbitration.

A Rally Call.

If there was to be no plan in the future, then it would be necessary in order to preserve peace to present a united front, which meant that every architect, individual firm or corporation engaged in building, in handling building materials, in handling real estate or loans on real estate should hold a membership in this association. Everybody interested in building ought to be a member.

Then they could make terms with labor which should be eminently just and enforce a rigorous observance from both contracting parties. If, however, labor should violate agreements as persistently as in the past and resorted to strikes it should have a limited time to return, under penalty of "one trade out, all out." He ventured to say that one or two lessons would be sufficient. The public would then have full knowledge and not, as heretofore claimed, no consideration.

"If we have learned anything through our experience it is that in order to be wholly successful in maintaining peace and maintaining righteous conditions we need a body with the completeness I have described. That the building public believes in our work was manifested by their patience and sacrifice during the late fight of nineteen weeks. Now we want that building public to become a part of us."

President Traitel incidentally remarked that the recent fight with strikers was not because of a question of wage, but because of a terrific restriction of output. He said the watchwords of the association would continue to be "Arbitrate, conciliate, but tolerate no strikes."

The President of the New York Chapter of Architects, C. Grant La Farge, in the course of his speech, said:

"The spirit of progress is in the air—of progress toward the making of this town in which we live the great and splendid city that, because of our wealth and our material resources, it ought to be. It will be such when we realize both our strength and the duty that lies upon us to sink our individual selfish interests in the common welfare. To do this does not require any great degree of altruism—it requires only that we shall so enlarge our conception of what is good for our own ultimate and greater interests as to see that by just so much as we contribute to the betterment of all, so do we add to that which will better ourselves.

"These are the days of great beginnings, gentlemen; let us all see to it that we bring them to great endings. They are the days of settling the long and weary contest over the placing of a great public building; the days of going beyond that most urgent necessity, and seeing that we must make provision now for what everyone with any vision at all can foretell of future needs. They are days of going farther yet, and providing for such farsighted, comprehensive, orderly planning for those future needs as may become a guarantee that we shall end for all time the helter-skelter, happen-as-it-may fashion to which we have hitherto confided our destinies.

"Why do I say this to you? Because you are intelligent men, with a large stake in this community. Because, though like all the rest of us, you have your own personal interests to guard, yet you are capable of taking the broad view that sees beyond those interests into the realm of civic pride. Because you are organized, and organization means force.

"Whatever has been or is being accomplished for the improvement of this city is the result of organized effort. At this very moment one of the most vital and far-reaching reforms that we can imagine, the reform of our Building Code, is being undertaken, and if it is realized it will be because of the long, untiring, unselfish, patriotic industry of your own representatives, working hand in hand with others.

"You know how at our invitation you first came into this work; how when only our two societies were engaged in it, progress was difficult; then how others were enlisted, until by a sort of cumulative process, there is now such an authoritative group behind the new Code as will make almost any real opposition to it demonstrably a question of an axe to grind.

"I said we are at great beginnings: To bring them to their full fruition much hard work has to be done—such work as you are now doing with the Code.

"Don't stand aside and watch. Come in with all the rest of us into the fight. When the movement to create a City Planning Commission assumes definite shape, there should be rallied to its support every representative body of our citizens. Certainly you are one of these. In this, and in all such projects for the higher comfort and greater glory of our city, I hope to see the Building Trades Employers' Association stand shoulder to shoulder with us, lending that splendid aid which you have already shown that you can so abundantly give."

Building and Civilization.

Commissioner Murphy delivered a scholarly oration on building and civilization. He said at the outset that he would not presume to advise his hearers concerning things about which they knew more than any other similar group of men in the world. Hence it seemed well to him to consider a subject which they all could regard with interest—building and civilization. The builder was called upon to give expression to the highest concept of his time. The earliest of great buildings were consecrated to the worship of the Almighty. Later, great buildings were the tombs of princes and kings, and the speaker had a few words to say concerning them. Then coming down through the dark ages, as erroneously called, and through the middle ages, they found the builder's art once more used in divine worship. Later came the developments

which show the art of building devoted to the expression of the civic idea, and in the guild halls and town halls of England we find some of the most splendid examples of structural art. It remained for our generation to show how great buildings might be made to serve the purpose of commerce, and there have arisen in the past fifty years all over the world, in banks, office buildings and factories, structures which are the expression of this commercial period. The Commissioner then said:

"And these modern buildings are not less colossal than the greatest of their predecessors. When I first entered the great court of the Pennsylvania station with a friend he asked me if I did not admire the grandeur of the construction, and I said 'The building impresses me not so much with its greatness as with my own insignificance.' Is it an illustration in material form of the powerlessness of the individual in comparison with the great corporations which today determine our destinies?"

"It is not often in the common affairs of life that we are given an opportunity to see the vision of our occupations in the large. There is an old saying that 'Some men can not see the forest because of the trees.' We might say as truly that many men can not see the City because of the houses. If you want to realize its significance you must live well above it and removed at some distance from it. From the tower of the Metropolitan building we see an aspect of the City that we could never get from the street level.

"So I have taken you for a moment or two from the consideration of your immediate surroundings and asked you to come with me in imagination and see the history of your great part in the past, and asked you to realize your kinship with the men who have done these things which the world treasures as its most precious relics. Let no man say that such consideration is merely sentimental. It has its sentimental value, but it has also its practical side. Pericles, the great Athenian statesman, resolved to have a city that should be an adequate expression of the highest Athenian civilization. He perhaps did not think what it would mean to Athens in the way of material benefit, but yet, today, more than two thousand years after his death, the ruins of the glorious things which he created bring to Athens a city revenue and prevent the city from sinking into the obscurity into which the race has fallen.

"The relation of government to building has been one rather of repression than of encouragement. I do not refer to those restrictions imposed in the public interest, such as building codes and tenement house laws, because such regulation is necessary when population becomes dense and is really not contrary to your interests provided codes are drawn up which are the same for all and which do not attempt either overtly or secretly to give special advantages to particular people. I refer to those burdens imposed upon you and those restrictions which have been put upon your work under the guise of taxation. Nowhere has this been felt more severely than in New York. The cost of your material for construction has been enormously increased by tariffs which prevented free competition among the people who would be glad to sell to you, and your activities have been still further repressed by a system of local taxation which penalizes improvements.

"I hope you will not understand me as talking to you tonight in any particular partisan sense, but whatever may be true of the rest of the United States the City of New York has been the greatest sufferer by a system which restricts free interchange of commodities between the old world and the new. As the result of this, you may have had an opportunity to build one Custom House but you have lost an opportunity to build hundreds of commercial buildings just as large and many thousands of homes which would have housed the people who worked in them.

"It is of no use to construct a deep water channel to bring great ships into our

harbor if we at the same time raise higher the tariff walls which prevent imports. There is another point of view from which taxation prejudicially affects your interests. Our system of taxing improvements today is a direct means of repressing expenditure. We penalize enterprise and reward inactivity. To many people the agitation of these questions seems the work of unpractical men, but they are really the practical men of every community who give their thoughts to the creation of conditions which will enable industry to grow and prosper.

"I hope that, as has been suggested by Mr. Marble, there will be concentrated and harmonious action on the part of representatives of all societies interested in the development of New York to remove all obstacles which lie in the pathway of her development.

The Attendance List.

J. W. Aiken, Arthur Alkier, Wm. F. Angus, Raymond F. Almirall, James Angus, David Angus, J. A. Almirall, Morris P. Altman, Mr. Anderson, R. F. Archibald, Albert A. Attix, Louis Ayers, Wm. D. Agnew, Harry Alexander, Edward E. Ashley, Jr.

Owen Brainard, Frank Bradley, Chas. H. Bohland, H. E. Baer, H. D. Bowker, Max Baumann, Glover Beardsley, Davis Brown, F. S. Bellevue, A. W. Binns, W. P. Bowman, A. H. Bieler, Eli Benedict, Harry Blendeman, A. H. Burgess, R. W. Blodgett, C. H. Bunn, H. Baughan, H. T. Blodgett, F. T. H. Bacon, Theo. Beran, James Bradley, Mr. Bacon, Robert T. Brooks, G. E. Bruen, John W. Braid, Richard Berger, George S. Brown, John W. Bailey, E. J. Bayer, E. J. Beinecke, William N. Beach, G. A. L. Beaudoin, William Bayer, F. D. Brengel, Donn Barber, Wm. J. Blackburn, Frank B. Birdsell, Geo. C. Bradley, G. B. Beaumont, F. A. Burdett.

William Crawford, William M. Cruikshank, George Crawford, Robert Christie, John T. Connolly, J. B. Cleremont, R. F. Cartwright, Louis Coyer, Charles H. Cowen, Wm. N. Croxton, P. J. Carlin, H. N. Corning, A. N. Chambers, Frederick M. Crosssett, C. E. Cheney, Vito Contessa, Lovell H. Carr, Andrew J. Connell, Edward S. Coy, A. W. Cristiani, Jos. Carson, L. K. Comstock, M. J. Callahan, Eugene P. Clark, E. T. Child, A. D. Crane, Thomas I. Crane, Charles Capes, Victor Cerrebone, N. A. Cornell, John P. Curry, D. C. Chaddock, Ralph L. Crow, R. H. Casey, M. S. Chappelle, W. H. Clough, E. P. Clifford, William A. Campbell, C. H. Caldwell, F. F. Cooper, W. H. Curtin, James J. Conroy, Martin J. Conroy.

T. A. Dwyer, Joseph D. Donald, Chas. Dipple, I. E. Ditmars, E. H. Driggs, Chas. F. Dietz, L. De Paoli, Thomas Dwyer, George F. Drew, W. S. Devery, J. T. Dyas, Walter Drew, Leonard K. Dammann, J. H. Dinwiddie, L. P. Druck, J. DeRespiris, Charles L. Eidlitz, Edgar Ellinger, C. Ellis, James W. Escher, G. Edward Escher, Ernest F. Eidlitz, E. V. Eskesen, W. A. Evans, Otto M. Eidlitz, Otto M. Eidlitz (guest), Otto M. Eidlitz (guest), Robert J. Eidlitz, John Eisele, John Eisele, Jr., Edward Ehlers, J. C. English.

J. S. Friedman, Michael Friedman, R. Foelsch, W. W. Ferguson, Ben. J. Field, E. L. Feek, G. K. Fullagher, Robert M. Falkenau, L. Farr, B. L. Fenner, N. B. Foster, Joseph H. Fink, Wm. K. Fertig, J. C. Forsythe, Wm. H. Frame, E. B. Fraser, C. F. Fairbanks, Jr., Frank J. Farrell, B. M. Fellows, Frank S. Fellows, Alfred E. Foster, Lyman A. Ford, L. J. Fischer, N. W. Faulks, J. F. Gayler, Robert A. Geekie, Hugh Getty, Hugh H. Gerry, Chas. T. Galloway, H. F. Gurney, A. Gross, A. F. Gilbert, G. Goldsmith, A. C. Goddard, Henry B. Gomers, Benj. F. Goodspeed, W. A. Garrigues, L. L. Gadd, Edward D. Gorman, C. Georges, Wharton Green, J. M. Gibson, James Gillies, Wilber C. Goodale, John W. Grimmer, William H. Gompert, John Glasbrenner, E. D. Gerard, Jos. G. Geohegan, W. D. Graham, Carl Grieshaber, Alfred M. Githins, Wright D. Goss, A. L. Guidone, Chas. P. Galardi, George Griest, A. M. Ganson, William Gordon, J. G. Giaver, John J. Grace, D. P. Gallagher.

L. W. Harrington, W. L. Harrington, Herbert S. Harde, A. C. Horn, C. S. Hoffman, Alfred G. Hoe, J. T. Humphrey, E. E. Hinkle, T. W. Hynes, Wm. J. Holmes, H. J. Hardenbergh, Wm. C. Haskell, Lewis Harding, Edward Holden, A. J. Henchey, C. J. Hale, Walter A. Hughes, W. D. Holmes, W. H. Hart, Robert Houston, W. R. Hill, H. A. Hottenroth, Harry Hahn, Jr. Dr. Clarence A. Holmes, Walter F. Hopper, George Burford Hopper, I. W. Horn, M. Hocheimer, J. W. Harrison, John F. Havermeier, Francis G. Hasselman, John C. Hegeman, James Hopkins, Faulkner Hill, Geo. C. Hill,

Michael Harrison, George B. Hill, A. C. Heaphy, Hubert J. Hewitt, F. S. Harbow, L. J. Horowitz, J. A. Henderson, Francis N. Howland, F. S. Hartman, John Hankin, Richard Hankin, H. C. Ingalls, Benj. Igelheimer, Geo. W. Johnson, Walter G. Jones, John Jordis, Henry J. Jordis, S. W. Jones, John E. Jeffer, Louis E. Jallade, Bassett Jones, Jr., Bevan Jones, B. E. Jamme, F. A. Johnson, C. H. Jackson, Robert Courtney King, H. P. Knowles, James P. Knight, John L. Knight, J. S. Kelly, J. A. King, E. A. Kellem, J. T. Kane, Harry L. Kenvin, W. W. Klaber, Charles J. Kelly, August Kiel, Jr., W. Klingberg, Charles E. Knox, E. S. Keefer, Ernest D. Kahn, Robert D. Kohn, J. M. Krafft, H. B. Knox, Montgomery Kidd, A. Tiffany Kleinman, M. Lewinson, E. K. Little, L. E. Lamb, James T. Lee, C. A. Leonardi, Clarence Luce, Sr., Howard D. Littell, Dominick Lordi, James J. Larkin, A. L. Libman, Edward J. Lees, J. Livingston, E. R. Leonard, G. A. Lund, Charles R. Lamb, M. J. Levy, Henry J. Lynch, Joseph W. Lantry, J. A. Lapp, Simon Lieberman, S. Long, C. Grant LaFarge, John H. Loos.

George H. Morris, George H. Morris, Jr., Henry W. Mott, Charles P. Miller, William S. Miller, Wm. H. Mangles, W. D. MacQuesten, John S. Murphy, George H. Malcolm, Walter Marvin, Henry A. Maurer, Clifford M. Maurer, Jos. Mitchell, W. D. Mitchell, Geo. D. Morrow, Wm. P. Miller, Frank A. Matier, Richard Moller, H. C. Meyer, Jr., John F. Mahoney, Chas. Murtha, Jr., J. C. Myers, David G. Morrison, H. Mugler, Rudolph Moller, John J. F. Mulcahy, Geo. T. Mortimer, C. W. MacMullen, James Murray, J. D. Mather, George Moller, Wm. A. Mitchell, John J. Murphy, Rudolph P. Miller, William A. Marble, C. R. Myer, W. McDougall, John F. McGowan, Wm. H. McKiever, W. G. McCune, Robert A. McCord, L. E. McCoy, Hugh McDonald, O. R. McKenzie, David A. McLeod, E. J. McGratty, Alexander McIntosh, Frank L. McGarrett, F. B. McCord, John McCord, P. McDowell, Wilson McCandless, P. H. McNulty, Alexander Mackintosh.

F. T. Nesbit, John E. Nicholson, A. Milton Napier, C. G. Norman, E. D. Newman, John W. Niel, Lawrence I. Neale, D. L. Norris, Franz Nielson, Jacob Olman, T. A. O'Rourke, John C. O'Rourke, W. L. O'Connell, W. H. Oliver, H. H. Oddie, H. W. Ott, L. J. Ostrander, Herbert Outwater, Albert Oliver, H. G. Oliver.

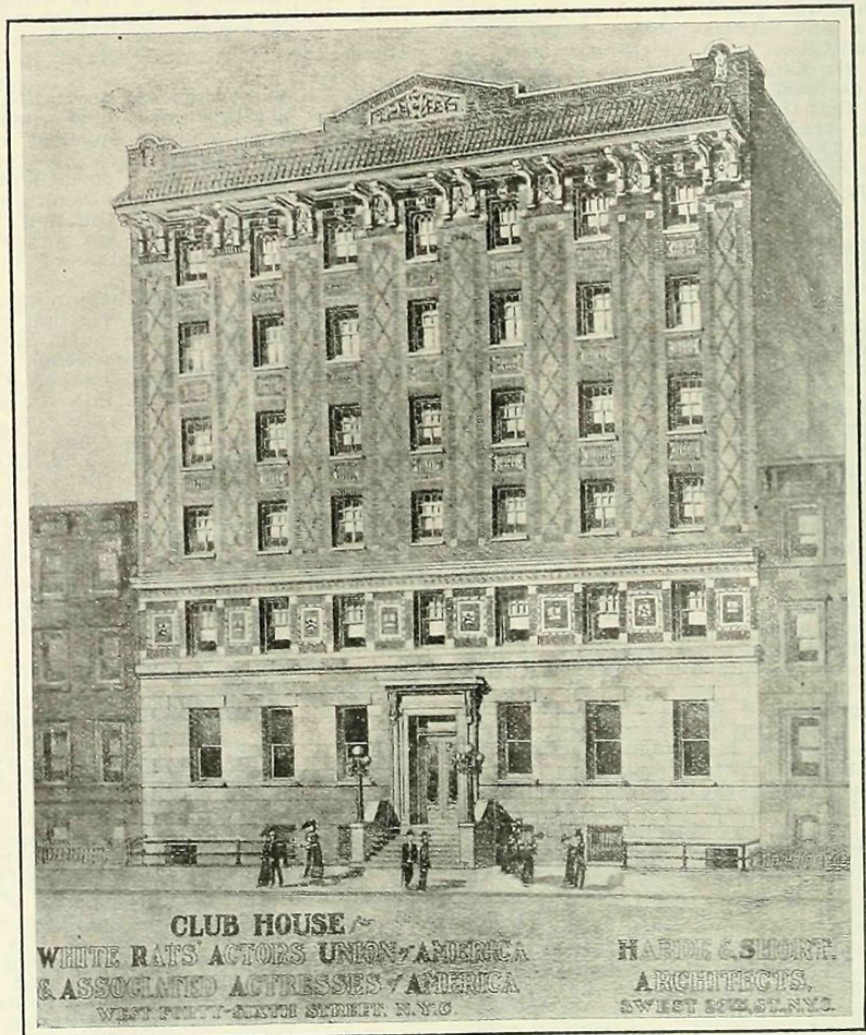
F. A. Palen, A. N. Petersen, N. F. Palmer, Leslie Richard Palmer, Michael Power, William H. Phillips, A. E. Pelham, C. B. Parsons, P. C. Pentz, Edward B. Page, H. Palmer, J. Paterno,

Jos. Penny, Wm. Worth Pearce, J. P. H. Perry, Frank A. Pattison, Charles E. Pattison, Henry C. Pelton, F. D. Perkins, A. J. Post, R. C. Post, J. W. Perry, Lincoln Pierce, C. E. Pierce, John H. Parker, W. C. Peet, F. W. Perry, James W. Quinn.

William T. Ritch, Morris Rothstein, W. K. Ross, A. S. Richey, Geo. E. Roche, T. Eckford Rhoades, John J. Roberts, John W. Rapp, H. C. Randall, W. Seymour Runk, J. Scofield Rowe, J. P. Ryan, Wm. Rosenberg, Jr., John J. Radley, A. T. Remick, Gustave Rees, Jr., James A. Reid, Donald Ross, J. E. Rutzler, C. H. Roberts, R. A. Shreve, Robert E. Skinner, Edward Slosson, B. W. Sidlo, K. Spalding, Joseph Sciacca, Thomas P. Sciacca, George H. Shuman, Paul Scherbner, D. E. Seybel, W. P. Stymus, Jr., Louis H. Seubert, Fred. W. Smith, W. T. Smith, C. H. Scammell, Charles A. Sackett, John F. Spaulding, Charles Steinlie, Harry Stevenson, Stanley Ritch Smith, F. Schwartz, W. J. Sloane, Dr. Clarence H. Smith, George M. Scott, Leonard Schultz, John H. Shipway, T. A. Smith, Arthur G. Stone, James R. Strong, H. A. Sinclair, Louis L. Stockton, Joseph C. Seguire, Otto Strack, Geo. Frink Spencer, W. H. Spencer, Paul Starrett, E. W. Stern, George Stark, H. J. Stoltz, F. John Seton, Edwin R. Spurr, Joseph G. Spurr, T. Shultz, E. I. Smith, Benj. Smith, Maurice Smith, Chas. F. Sanford, George Simpson, W. T. Smith, John Seaton, John J. Simons, Samuel Sass, Charles H. Strong, James Smith, L. A. Storch.

T. Kennard Thomson, A. A. Troescher, M. Toch, W. F. Thoman, E. M. Taylor, H. C. Turner, Ross F. Tucker, Fred. B. Tuttle, Chas. Troxell, John D. Theismeyer, C. B. Travis, Thomas D. Tompkins, James Thomson, W. S. Thomson, Charles H. Tuke, O. Tozzini, Benj. D. Traitel, John Thatcher, Henry Torrance, Jr., Charles F. Usher, Fred R. Usher, H. C. Vause, Chas. Volz, T. M. Valteau, E. V. Voska, Frank Vernon, S. J. Vickers, E. E. VanCleaf, Percy Vermilya, T. E. Videto, Mr. Van Wagoner.

Oscar Wenderoth, Fred G. Webber, Thomas C. Worden, C. G. Witherspoon, Hosea Webster, Howard Wood, Col. J. H. Wells, D. T. Webster, R. I. Whitesell, Wm. S. Wilcox, M. F. Westergren, Hugh White, Jos. Weis, H. S. Worth, Mr. Woolston, Francis M. Weeks, James Wolf, Frank Williams, Clair S. Wills, Frank E. Wise, E. Wehrin, Weymouth, R. C. Whiting, A. E. Wells, Charles G. Wise, C. K. Wyatt, James H. Ward, George Weideman, Howard White, Nathaniel Webb, C. H. Young, Jacob A. Zimmermann, G. Albert Zimmermann, W. F. Zimmerman.



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"THE
WOOD
ETERNAL"

"THE
WOOD
ETERNAL"

(Here's a part of the good things they said:)

CYPRESS is put to almost every use as an interior trim for houses. . . . natural color or stained. . . . contains little resin. . . . thus affords a GOOD SURFACE FOR PAINT, WHICH IT HOLDS WELL. . . . popular. . . . for kitchens, where it is subjected to dampness and heat. . . . shrinks, swells or warps but little. . . . For the parts of houses exposed to the weather it serves equally well. AS SIDING IT PRACTICALLY WEARS OUT BEFORE IT DECAYS. . . . made into porch columns it retains its shape, holds paint, and has sufficient strength. . . . It is placed as cornice, gutters, blinds. . . . and railing, and is much used for Porch Floors and steps. . . . Much CYPRESS lumber is employed in the construction of SILOS. . . . The FARMER puts the wood to many uses. . . . ITS LASTING PROPERTIES FIT IT WELL for curbs. . . . Resistance to decay fits it for stable floors and timbers near the ground, as well as for. . . . gates, and especially for fence posts. . . . one of the best available woods for picket fences, because it shows paint well and holds it for many years, but lasts a long time without it. . . . widely used for this purpose. . . . in regions remote from its range. . . . It is PRE-EMINENTLY FITTED for (greenhouse construction). . . . where it is called upon to resist dampness, excessive heat, and all the elements that hasten decay. . . . sash, frames, benches, boxes, and practically all else. . . . the builder needs. . . . Agricultural implement manufacturers make seed boxes of it, wagon makers. . . . for beds. . . . carriage builders and automobile makers work it into panels for fine bodies. . . . Its slight tendency to warp has caused its employment for incubators. . . . freight-car siding. . . . many builders of gasoline launches are said to be using Cypress exclusively for hull planking. . . . makes handsome church pews. . . . Telephone boxes and switchboards of CYPRESS are coming into use. . . . spools. . . . beehives; . . . seine floats; . . . tables. . . . curtain poles; . . . patterns; . . . shelving and counter tops; . . . shims; . . . tool boxes. CYPRESS has been substituted for white oak for wine barrels. . . . The same. . . . freedom from taste is claimed for it by pump makers, who recommend it for that reason," (etc.)

(Here's who said it—) It's a reprint from:

U. S. GOVT. REP., Bulletin 95, June 30, 1911, pp. 44-46.



WHEN YOU BUILD (palace, cottage or pasture fence)
Why not "Stop Depreciation Before it Begins?"
Use CYPRESS At First!"

WHEN "FIXING UP" (big new porch or little back steps)
"Why Replace Rotten Wood with Wood that Will
Rot?" (Use CYPRESS, of course.)



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Southern Cypress Manufacturers' Association

1213 HIBERNIA BANK BUILDING, NEW ORLEANS, LA.

INSIST ON CYPRESS AT YOUR LOCAL DEALER'S. IF HE HASN'T IT, LET US KNOW IMMEDIATELY

BENSEL MAKES PROGRESS.

Present State of Canal Work—Conferences to Be Held on Terminals.

State Engineer Bensel's annual report contains several recommendations relating to the operation of the canals. In particular attention is called to the progress made on the work on the new waterway during the last year.

At the beginning of the year 1911, six years after the commencement of the construction of the Barge Canal, there had been awarded in all 81 contracts for the work of construction, eight of these contracts had been completed and five other contracts had been terminated for reasons. During the past year however considerable work was done on backward contracts and it may be said that at the present time about 86 per cent. of the amount of work which should be done under these backward contracts has been completed. During the year construction work to the value of \$15,362,284 has been done. This is 60 per cent. more than the highest yearly record heretofore and is

under the direction of the Commissioner of Docks and Ferries will furnish not only examples but standardized plans which will save considerable time in designing. At all terminals particular attention will be given to freight handling devices, to the end that the Barge Canal terminals may excel in this particular and fix the conditions that they may meet."

Topographic Survey of the State.

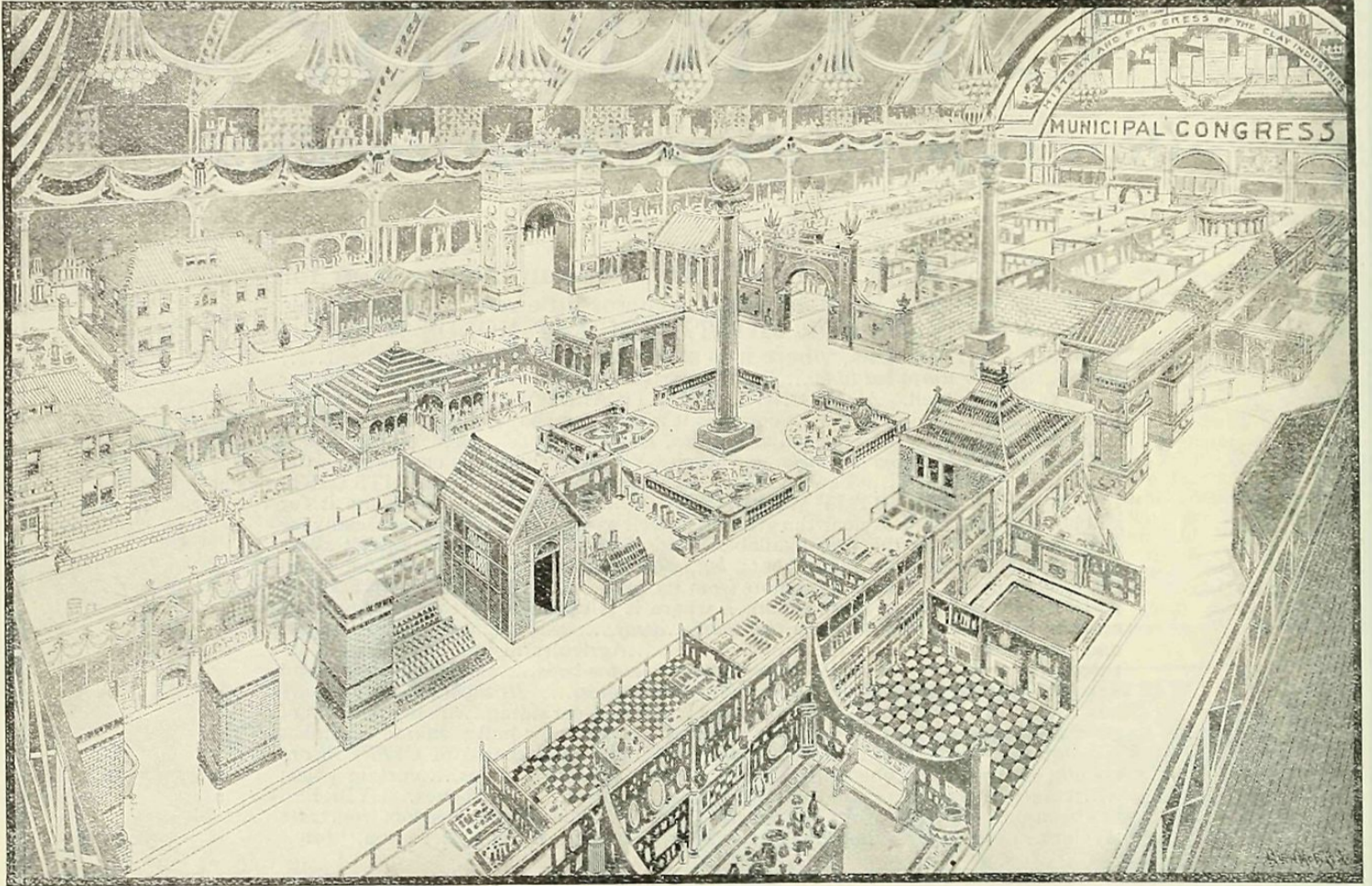
For nearly twenty years New York State, in conjunction with the United States Government, has been making topographic surveys and maps of the territory of the State. For about three-quarters of the above period it was customary for New York to make an appropriation of \$30,000 each year, and a like amount was appropriated for this work by the Federal Government. In 1905, however, the State of New York failed to make an appropriation, but the following year the Legislature again supplied funds, but reduced the amount. Since the latter mentioned year about \$10,000 has been the usual yearly allowance, and at the present time about 85 per cent. of the total

"BACK TO BRICK"

The Keynote of the National Clay Products Show.

The first step in the world-wide "Back to Brick" campaign, which started here in the Hudson River District and which already has spread to the Pacific Coast, is the first National Clay Products Exposition, to be held in Chicago from March 7 to 12. The plans of the National Commission call for the ultimate expenditure of more than half a million dollars in an attempt to popularize all clay products and to stimulate their consumption.

The exposition is to be held in the Coliseum, corresponding in importance to the City of Chicago with the Madison Square Garden in New York. One of the predominating features of the show will be a joint New York-New Jersey exhibit, costing about \$5,000, where will be shown the various products turned out in these two States and particularly new ways of using front, common, fire, paving and enamel brick and terra cotta. Different types of bonds and designs will be shown



HOW A VILLAGE OF BRICK AND CLAY PRODUCTS WILL BE BUILT IN A WEEK.

An Idealistic view of the National Clay Products Show to Be Held in Chicago, from March 7 to 12, as Part of a Country-Wide Half Million Dollar "Back to Brick" Campaign. Courtesy "Brick and Clay Record."

three-fifths of the amount of work that had been done in the six preceding years. In regard to barge terminals the report says:

"At the recent November election the people of the State approved of the referendum providing for the issuing of bonds in order to provide funds for the construction of suitable terminals for the Barge Canal system. Immediately upon learning of the result of the vote of the people, which was not until the official canvass on December 13, I appointed a terminal engineer to take charge of this work as a whole, and have appointed engineers to take up the work of investigating the terminal questions at New York and Buffalo. It is my purpose to establish offices in the principal cities where terminals are to be built in order to progress this work as rapidly as possible.

"The preparation of plans and the construction of terminals for the canal system, which is a matter of great importance seems to have been delayed by the State authorities in the past. It is planned to hold conferences in the different localities in order to ascertain accurate information relative to the nature of the traffic that may be expected on the canal system and thereby provide adequate terminal facilities. In New York City, fortunately, similar work has been carried on to such an extent that many standards have been fixed. The many miles of seawall and the well known group of docks, the Chelsea improvement, recently built

area of the State has been mapped, but the funds have so far reduced the speed that at the present rate of progress nine years will be required to complete the survey.

These maps are of value to every one in the State and are used particularly in connection with public or private enterprises that have to do with location and are therefore a necessary knowledge of topography. For continuing this important work I recommend that an appropriation the same as that of last year, namely, \$10,000, be made by the Legislature, and invite your attention to the consideration of the advisability of increasing the appropriation on the part of the State in order that this work may be brought to a completion at an earlier date than can possibly be done with the appropriations which have been made in recent years.

Demand for Sprinklers.

The sprinkler installation companies report marked activity in their line largely due to the material reductions in rates which have recently been made and which have greatly increased the profit of installation. This profit, however, goes to the owners of the plant and not to the sprinkler companies, the latter complaining that the competition is so severe that prices have been cut to pieces and little profit remains in it for them. —"The Insurance Press."

for the benefit of clay products users and examples of the marvelous development of architectural terra cotta and fire-proofing material will be revealed in novel ways.

This part of the show will be in charge of the Eastern Exposition Commissioners, who are Senator John B. Rose, J. Parker B. Fiske, M. E. Gregory, Charles A. Bloomfield, R. C. Penfield (ex-officio) and Allen E. Beals, to any one of whom communications regarding participating allotment may be addressed.

The accompanying illustration depicts the Coliseum as it would have appeared on January 1 had the show been held then. Those spaces shown with exhibit structures in them have been taken, amounting to about five-sevenths of the entire rentable area. Since then some of the large terra cotta companies have signified their intention of making more elaborate displays ranging in cost from \$500 to \$4,000. The New York and New Jersey exhibit will be located in the space shown in the lower left-hand part of the picture and the pottery exhibit will be nearly opposite. About \$3,800 of the \$5,000 New York and New Jersey exhibit has been subscribed.

The Eastern Commissioners have negotiations under way for a special train to convey delegates, exhibitors, architects and brick consumers to the exposition. Every exhibitor at the show will receive direct sales benefit from the exposition in exact proportion to the extent of his exhibit.

The foremost manufacturers in the cement, cement products and concrete appliance fields will be exhibitors at the Second Annual New York

Cement Show

The opportunity for personal acquaintance with their representatives and for close comparative inspection of the exhibits of competing concerns is exceptionally good. Your attendance is invited.

SECOND ANNUAL
New York
Cement Show

MADISON
SQUARE
GARDEN

January 29—
February 3

OPENS 10 A. M. JANUARY 29
Open other days 10 A. M. to 10 P. M.

GREAT CHANGES COMING FOR QUEENS WATERWAYS.

Planned by the City, State and National Governments and by Private Syndicates—Significance of the Flushing-Jamaica Bay Canal.

WHEN the plans for the reorganization and development of New York Harbor have been worked out, the relative importance of the waterways of Queens will be much increased. The accompanying picture will make clearer than any textual description can the nature of the principal improvements planned for Queens Borough's waterfront and their connection with or relation to the improvements projected for the waterways of other boroughs, notably the Bronx, which formed the subject of a report last week.

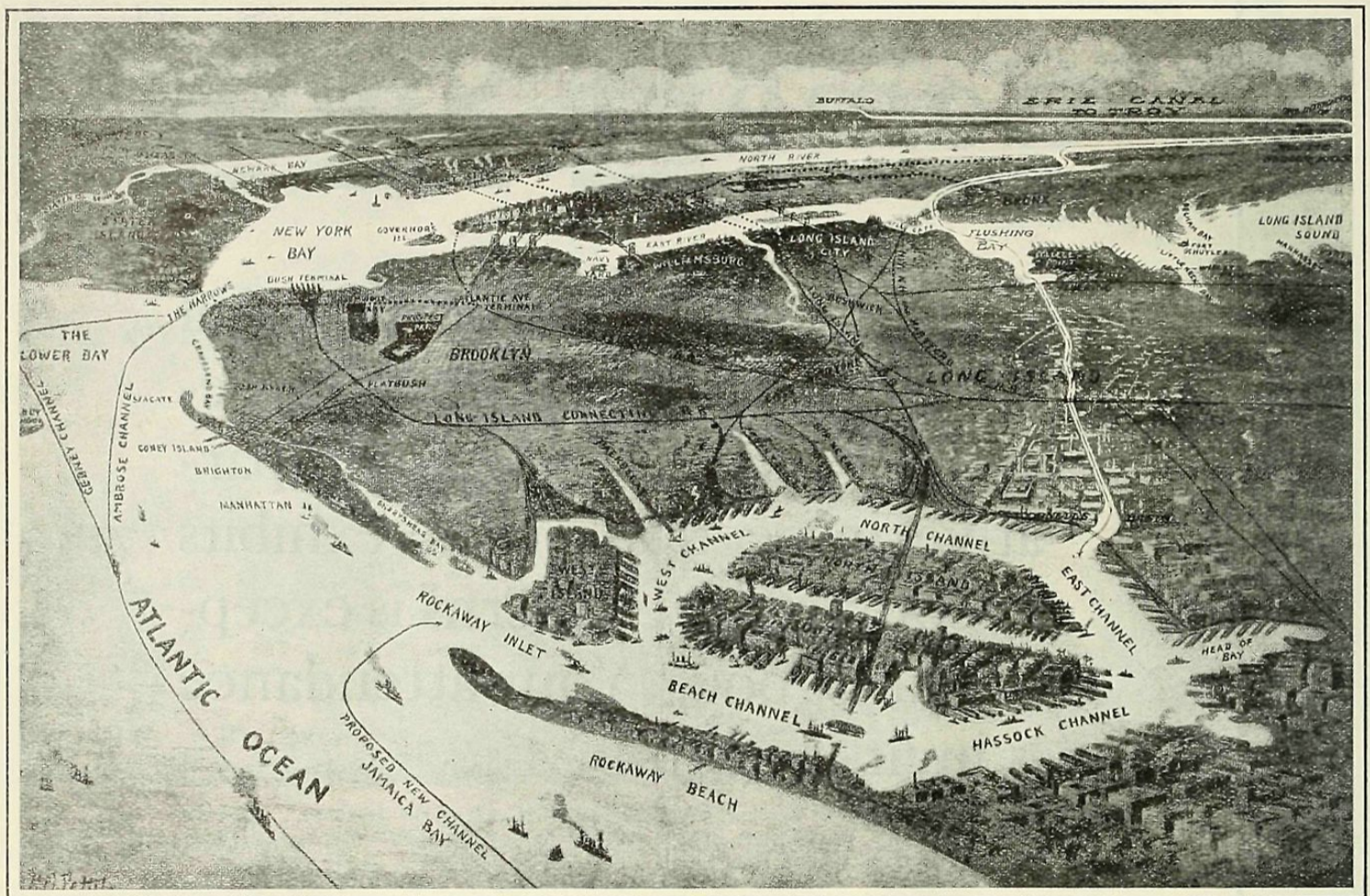
Two great forces are impelling these changes. One is the Panama Canal and the other the State Barge Canal, both of which are near completion. One will bring more trade from the sea and the other more water traffic from the interior. The State in selecting terminals for the barge canal has perceived the advantage of securing locations where ocean-going vessels can meet and receive the cargoes from the Erie canal and

barge canal has a traffic tonnage larger than any other stream of the same size in the world, according to the statistics collated by Walter V. Willis, secretary of the Queens Chamber of Commerce. In value its traffic tonnage is larger than that of the Mississippi River. In the year 1910 the tonnage figured up to 3,861,000, with a value of \$139,000,000. The tonnage in 1909 was 5,113,000 and in 1908 it was 4,181,000.

The United States Government has plans for the improvement of Flushing Bay up to Main Street Bridge at an estimated cost of \$235,700 and \$5,500 annually for maintenance expenses after completion. On the part of the State of New York it is proposed that an act shall be passed this year authorizing the digging of a barge canal from the head of Flushing Bay to Jamaica Bay, at an estimated cost of \$12,000,000. The topography of the route is such that a tunnel will have to be constructed for the canal through the middle section for a distance of about

Kills." They have dredged channels, built bulkheads, filled in lands, graded streets and are now engaged in sewerage their large property of one hundred and twenty-five acres in extent with the object of having the sites used for factories and warehouses.

A second private improvement is that of the Bradley Contracting Company, who are contractors for building several sections of the Lexington avenue subway. Under a contract with the Commissioner of Bridges, sanctioned by the Board of Estimate, the Bradleys are filling-in land, including marginal and cross streets, under the Queensboro Bridge, between Vernon and Jackson avenues. Also regulating and grading, including earth and rock excavation and supplying necessary fill, between Vernon avenue and the bulkhead line, together with constructing the bulkhead and doing all necessary dredging. The consideration to the Bradley company is the use and occupancy of the bulkhead and the space immediately to



PROPOSED HARBOR IMPROVEMENTS, SHOWING PARTICULARLY THE CANAL TO BE BUILT BETWEEN FLUSHING AND JAMAICA BAYS.

where large warehouses, elevators and storehouses can be erected inexpensively, as transshipment requires a central point where cargoes can be divided or stored.

Such terminals have been selected in Newtown Creek and Jamaica Bay by the State authorities. Jamaica Bay is easily accessible by natural waterways, namely, the Hudson River, New York Bay, the Narrows and Coney Island Channel. A shorter route will be through the artificial canal which has been planned to connect Flushing Bay and Jamaica Bay, as illustrated in the drawing. All trunk railroads can route freight trains to Jamaica Bay via the Pennsylvania and Long Island tracks, and ample space for all terminal facilities is there available.

Jamaica Bay, when fully developed, will add seventy-three miles of water frontage or at least 150 miles of new piers to the harbor of New York. Queens Borough is second only to Brooklyn in the length of its harbor lines. On the East River (including Newtown Creek, Flushing Bay and Little Neck Bay) it has forty-two miles, and altogether Queens can count off 116 miles of waterfront to compare with Brooklyn's 132. Newtown Creek, which has also been selected by the State as the site for a

two miles. A bill authorizing the improvement was passed by the Legislature during the administration of Governor Hughes, but was vetoed. The State has already provided means for erecting a barge canal terminal in Flushing Bay.

The Flushing-Jamaica canal will in conjunction with the Bronx Kills and Harlem River improvements provide a direct channel for barges from the Hudson River across Queens Borough to the sea. It is really a very essential part of the Jamaica Bay project. The Bronx Kills improvement will be a Government work and the channel which it will make will be a short-cut available for light-draft vessels and will enable them to pass to and from the Harlem and the Sound and avoid the perils of Hell Gate.

In the plans of the Commissioner of Docks, Calvin Tomkins, there is a layout for a public pier and freight terminal, with warehouses and trackage, similar to freight terminals provided at other points along the harbor line, to be built at the foot of Nott avenue. Three other important improvements coming to the Queens waterfront are due to private enterprise. The first is the large development by the Degnon Contracting Company along the waterway formerly known as "Dutch

the rear for a term of ten years. The spoil from the subway diggings is being used for the fill. The third improvement under private auspices consists in filling in large areas of the marshes between Corona and Flushing by the Flushing Bay Improvement Company, with ashes gathered under contract with the City of New York. The Degnon Contracting Company also has an extensive tract of land on Flushing River and Bay which will be developed, but no improving work has been done here thus far.

These various contemplated improvements, public and private, for the development of the waterfront facilities of Queens, are going to add very much to the business importance of the borough and the city as a whole the years to come. Dreams and projects of a public and semi-public nature become realities here so quickly that nothing seems impossible to accomplish, no reasonable public work too costly to be undertaken. Great attention is now being directed by real estate interests and civic bodies to the improving of the waters of New York Harbor, as it is believed that the next great incentive for real estate development will come from the waterfront.

LIME

The Lime Manufacturers' Association of New York

was recently organized for the purpose of improving the *standards* pertaining to *lime* and its *best uses* and to see that the *quality* of *lime* coming into the New York market is of the *best*.

A meeting of the Board of Directors of the Lime Manufacturers' Association was called to order at the Hotel Manhattan, January 10, 1912, Mr. Orin F. Perry, President, in the Chair.

PRESENT:

Mr. F. H. Boyd, representing	-	-	New England Lime Co.
Mr. C. J. Curtin,	"	-	Farnam Cheshire Lime Co.
Mr. C. G. Nickerson,	"	-	Palmer Lime and Cement Co.
Mr. E. V. Page,	"	-	Rockland-Rockport Lime Co.
Mr. H. A. Brocas,	"	-	Kelley Island Lime and Transport Co.
Mr. Hugh McDonald	"	-	Chas. Warner Co.

Action was taken on the standardization of the barrel package for the New York and vicinity market and the following resolution was offered and, upon vote, accepted:

Resolved:

"All manufacturers of lime shipping into Greater New York for building purposes shall pack same in 300 pound gross barrels. This does not apply to bulk shipment, which, however, if packed in second hand barrels, must have no brands or trade marks other than those pertaining to the contents. Such barrels must be marked or branded with the trade name of the lime and the name of the manufacturer or manufacturer's agent; gross weight of such package to be plainly marked on same."

Previous to the meeting, the question of size of package was submitted to the Material Dealers, Plasterers and Masons, and 90 per cent. approved of a **300 pound gross barrel**, claiming that it was the most economical size to handle.

If you value the **co-operation** of the **manufacturer** and want **prompt service, fair and courteous treatment** and a **superior lime**, then **insist** upon receiving a lime from your dealer made by the members of the

LIME MANUFACTURERS' ASSOCIATION
OF NEW YORK

OPENING UP THE HIGHLANDS.

State Roads to Be Built Through the Mountains From the Back Country.

The country west of the Hudson, by reason of the mountains which rise precipitously from the shore, is almost inaccessible from the river and the counties on the east bank. On the western side of the mountains are wide valleys gemmed with attractive villages and overspread with fine farms and country-seats. The west shore of the river has remained as in colonial times, except where there are clefts in the mountains to let a few ancient roads through, as at Piermont, Nyack and Stony Point.

There being no continuous shore drive, as on the east side of the river, almost the only approach to the lands west of the Highlands has been the well-known State road through the Ramapo Valley by way of Tuxedo and thence northward behind the mountains to Newburgh. This is the route the Erie Railroad takes. At first this railroad came out to the Hudson at Piermont, as this was the nearest point to New York it could then reach.

More lateral highways through the mountains, especially in Orange county, have long been prayed for, but under the old system of road-building and assessment they were impossible. To the late E. H. Harriman the people of New York State are mainly indebted for the present State road system, under which it is the duty of the State to build good roads wherever they are needed, and the duty of the counties to help pay for them. Not only has the burden of building the roads been lifted from the shoulders of the taxpayers of the small towns, but the construction work has been put directly into the charge of the State Engineer and Surveyor. In order to have the first roads built right, Mr. Harriman himself organized a construction company which took a number of contracts from the State and actually spent more than it received for its work. The world-famous drive which runs around the mountains through Tuxedo was the first one built under the new State law, and Mr. Harriman's men did the actual work, as Charles T. Ford, the superintendent of his estate, was the executive head of the construction company.

The State now has surveys and plans for two roads which are to meet at West Point, one coming through the mountains from Central Valley and the other from the north along the shore, around the faces of towering "Cro' Nest" and "Storm King." These broad drives will make the United States Military Academy accessible to motorists from all the surrounding country. They will also enable the public to easily visit other historic spots in the Highlands, from which all but the most determined pedestrians have been shut off. Later on the State will build a boulevard through the whole length of the Interstate Park, from Fort Lee to West Point. The road now projected to run from West Point to Central Valley is part of Route No. 4. It will connect at Central Valley with the State road to Tuxedo. J. P. Morgan's country residence is close to West Point.

NEW ELECTRIC LAMP.

Improvements in the Lighting Field in 1911—Carbon Lamps Outclassed.

A broad view of the incandescent lamp industry which is so vitally connected with the development and extension of the electrical industry in general, shows that the past year was most generous in its developments. The constant improvements in the quality of the Mazda lamps enabled us early in the year to give the public a high efficiency lamp whose filament and construction rendered it considerably more rugged than the best we had previously been able to produce. The last important objection to the high efficiency lamp had been removed and the response of the electrical industry as a whole showed the general appreciation of this fact.

Whereas a year ago we were looking forward expectantly to the introduction of the drawn wire lamp in classes of service where the older type of high efficiency lamp had already proved its worth, says S. E. Doane, of the National Electric Lamp Association, we are now most seriously occupied in extending the use of the new lamp into classes of service that could not have been responsible for the older type. The lighting of street cars is an instance of one of the most

promising fields for the new lamp. As is well known, the Mazda lamp has long since been used successfully in train lighting because of the relatively low voltages employed. The fact that Mazda lamps of the 110 volt class are now being used successfully under the severe conditions of low voltage fluctuations and mechanical vibration met in street railway service is perhaps the most striking proof of the development that has taken place. Not only are the lamps physically capable of meeting the requirements of such service, but they can show economies in the cost of producing light even with the very low costs of energy commonly encountered in such service.

The beginning of the year 1912 sees the carbon lamp completely outclassed and although it may require some little time for the ultimate consumers to fully realize this fact, which our knowledge of the relative merits of the several types placed beyond the question of doubt, we confidently expect the use of carbon lamps to drop off to a great extent even within the next twelve months. For the most part the Mazda lamp will replace the older and less efficient carbon, although where conditions absolutely demand a lamp of less price and where a low efficiency of energy utilization can be tolerated the Gem lamp will be employed.

I will not attempt to recite in detail the various varieties of Mazda lamps that have been developed and improved within the past year. It is sufficient to say that these lamps are now available for practically every kind of service demanded of incandescent lamps from miniature lamps used on a single cell of dry battery to 500-watt lamps for service of lower and lower wattage consumption may now be expected.

The development during the coming year will, we believe, show us a great and continuous advance, as the past year has witnessed, and we hope that it will benefit the electrical industry to an equally great extent by establishing more firmly than ever in the public mind the convenience, safety and economy of electric light.—"Electric City."

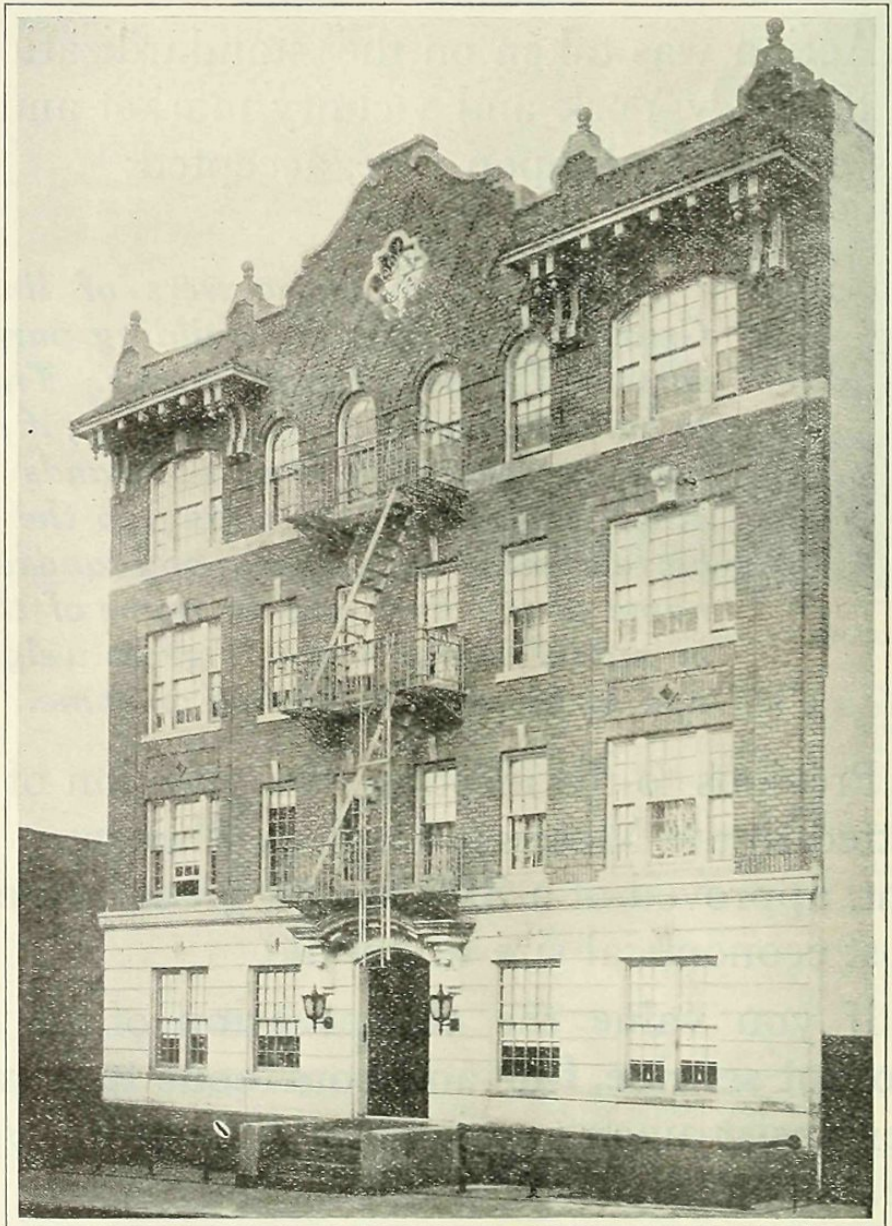
A Big Interior Marble Contract.

One of the biggest interior marble contracts that has been given out in a long time has just been awarded to the Tompkins-Kiel Marble Company, 505 Fifth avenue, New York. This is for furnishing all the marble for twenty-one stories of the new Woolworth Building, Broadway and Barclay street, New York. It will require about 40,000 square feet of slab marble in all. The marble selected is the Green Vein Cream and Eastman's Siena.

New Type Apartment House for South Brooklyn.

"Roslyn Court" which was recently completed on the site known as the north side of 8th street, 272 feet East of 5th avenue, Borough of Brooklyn, was an experimental idea of the Rogers Improvement Company, who are the owners. The building has made a perfect success in renting, which is in great demand in such a locality. Many other high-class apartments have been planned for this section by the same owners and other companies. The building, which is 50x100 feet, and four stories and cellar in height, is constructed of brick and stone. The facade is designed in a Spanish style of architecture. The materials are tapestry brick laid up in a Flemish bond with 1/2 inch raked joints, trimmed with limestone and colored tile. The apartments are designed for the utmost privacy and are exceedingly large. The finish throughout for the interior is of hardwood with parquet floors and French casement doors between dining-rooms and parlors. The dining-rooms are connected to foyer halls with openings ornamented with heavy Colonial fluted columns, thereby making an attractively arranged connection of rooms which can be thrown together for entertaining or living purposes.

Shampan & Shampan, architects of 772 Broadway, Brooklyn, who prepared the plans, are also commissioned to draw plans for several other structures in the same section.



Eighth Street, Brooklyn.

Shampan & Shampan, Architects.

"ROSLYN COURT."

LEADERS IN STANDARDIZATION OF LIME



TIGER BRAND WHITE ROCK FINISH

Is the STANDARD HYDRATED FINISHING LIME, and has been so recognized since **1898**.

It has become the STANDARD by which all other brands are measured because it is ALWAYS UNIFORM—because it REDUCES THE COST OF PLASTERING—because it CANNOT “PIT”



KELLEY ISLAND LUMP LIME

Is a clean, white, selected material. Its yield in putty is very large, because the barrels are well coopered and contain nothing but good, hand selected lime.

KELLEY ISLAND LUMP LIME is packed in STANDARD **300 POUND BARRELS**, they are strongly made and will stand hard handling.

Both the above products are guaranteed to meet all the requirements of the recently enacted NEW YORK STATE PLASTERING LAW.

If your dealer cannot supply you, write or phone us and we will see that you are taken care of.

Both TIGER BRAND WHITE ROCK FINISH and KELLEY ISLAND LUMP LIME are offered at very attractive prices.

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261 BROADWAY, NEW YORK

TELEPHONES, BARCLAY 6215-6216

BUILDING MATERIAL MARKET.

Prices of Finished Steel Products Advance Dollar a Ton.

Front Brick Statistics of Local Consumption for 1911—The Latest Front Brick Novelties—Common Brick Featureless—Cement and Clay Shows in the Public Eye.

BUILDING material is dull but the depression is seasonable. Buyers are awaiting settled weather. Architects are coming forward slowly with new plans, but they have a fair amount of work on the boards.

The feature of the week was the advance in the price of finished steel products. This was considered another sign of strength in the general market and shows that basic conditions are stable. Last year at this time there was a great deal more optimism than strength. Just now the market may be said to have more strength than optimism.

An evidence of this fact is the stability of iron, the slow, but gradual strengthening of front brick and the steady list prices of general basic commodities, such as brick, lime, sand, crushed stone, roofing materials and structural steel. Portland cement is still the weak member, but with further curtailment of kiln output the volume produced is nearer market requirements.

In this department interest is stimulated at the present time in the show that is to be held in Madison Square Garden from January 29 to February 3 and in the clay products department, similar stimulation is attributable to the National Exposition to be held in Chicago, from March 7 to 12, at which show there will be a \$5,000 joint New York and New Jersey exhibit.

The money market shows little activity. Lending companies report only a fair call for building credit and there is a noticeable lack of inquiry among speculative builders. This condition is believed to be only temporary, indicating a possible lull in building activity in the late fall and early winter of 1912. The engagements reported for Spring, Summer and early Fall construction in all parts of the city are said to be heavier than last year in so far as better grades of construction predominate.

Brick.

The movement of common brick up to this week was slow, but the return of mild weather enabled outside artisans to resume work with the result that the market was slightly resuscitated. The top prices for covered or open market brick is \$7. Transactions for last week, with figures for the corresponding period last year follow:

1912*			
Left over,	Arrived.	Sold.	Covered.
Jan. 13, 32.			
Monday	0	2	1
Tuesday	0	0	1
Wednesday	0	0	2
Thursday	0	0	0
Friday	0	0	0
Saturday	0	0	0
Total	0	2	4

*Condition of market, dull. Prices, \$6.75 to \$7. Raritans, no quotation. (Wholesale, dock, N. Y. Allow for cartage, covering charges and dealer's profits). Total covered, 64 barges. Reserve, Jan. 20, 30.

1911†			
Left over,	Arrived.	Sold.	Covered.
Jan. 14, 15.			
Monday	9	1	0
Tuesday	0	0	4
Wednesday	0	1	0
Thursday	0	0	0
Friday	0	3	0
Saturday	0	1	0
Totals	9	6	4

†Condition of market, dull. Left over, Jan. 21, 4. Prices, \$5.00@55.25. Covered, \$5.50.

Front Brick Statistics Out.

Approximate consumption figures for front brick in the Metropolitan district, covering 1911, were given out this week. They show a slight gain over the figures for 1910, but a slight decrease from the total consumption of 1909. The following figures do not include enamel brick.

1911	95,660,000
1910	96,000,000
1909	98,000,000

The estimated total of enameled brick sold in this district last year was 4,000,000, not inclusive of porcelain brick which is included in the front brick figures. This figure shows a gain of 50 per cent. for enameled brick in this market within the last nine years.

As a result of the "back to brick" movement now sweeping the country, it is the intention of front brick distributors here to make the present year a banner one in front brick consumption by boosting the district sales to an even 100,000,000 or better.

But, despite the good showing of the past year in the matter of the quantity of front brick sold in New York and vicinity, severe competition and a general desire among front brick manufacturers to dispose of brick at the sacrifice of profit, the total value of front brick shows a shrinkage for both 1911 and 1910 as compared with 1909, approximately as follows:

1911	\$2,200,180
1910	2,304,000
1909	2,450,000

These values are based upon an average yearly price for all kinds of front brick sold in this market, of \$23 a thousand, wholesale. The territory covered by these figures, it should be explained, embraces the entire Metropolitan district, which includes Elizabeth, Newark, Jersey City, Hoboken and Paterson, N. J., Westchester, Queens, Kings, Richmond, as well as Manhattan.

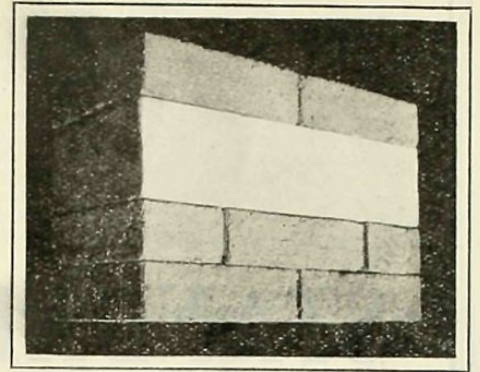
The total consumption of front brick, exclusive of enamels, in New York City proper, during 1911, 1910 and 1909 is estimated as follows:

Year.	Consumption.	Value.
1911	60,000,000	\$1,380,000
1910	70,800,000	1,699,200
1909	75,000,000	1,875,000

The average price for front brick in this market ranges from \$19.50 to \$28, for extraordinary shades of special brick with the average price at \$23 delivered. The figures \$28 to \$32 given in this department last week were erroneous as far as the wholesale market price was concerned, and correction is herewith made. The misstatement was a clerical one in transcription, and was not due to misinformation on the part of our informant.

New Things in Front Brick.

Another notable effect of the "Back to Brick" movement here in the east is the activity of front, as well as common



SEVEN FRONT BRICK IN ONE.

brick, manufacturers to meet the various requirements of architects and builders. A conspicuous instance is found in the case of the Kittanning Clay Products Company, of Bradford, Pa., for which Houghtaling & Wittpen, of this city, are the eastern distributors. This novelty is in the form of a brick measuring 4x16x8 inches, made in either sharp or beveled edges and designed for use in belt courses and foundation work. One of these brick is shown in the accompanying illustration. It is possible to produce this brick in various shades and colors, and in various effects. A greater tensile strength, cheaper laying costs and greater uniformity of color are claimed for this novelty. For facade veneers it is designed to serve where limestone and terra cotta now are used.

Still another novelty is the application of the beveled edge paving brick idea into face brick manufacture, which also is illustrated herewith. It is apparent that the intention is to give to architects the charm of masonry with smaller working units, and at the same time avoid characterless surfaces. The brick is not yet on sale in the eastern market, although it is being distributed in the middle west. The effect is obtained by a special die manufactured by a large western clay machinery company.

It is claimed for this type of brick that it effects economy in mortar costs, as a very narrow course is used, yet producing the wide bond effects which recently have become popular with architects of discernment.

Fiske & Company, Inc., sent out invitations this week to architects, builders and owners of buildings to visit its new offices in the Arena Building, 40 West 32d st., where a permanent exhibit de luxe of "tapestry" brick has been installed. Four rooms devoted to this portrayal of the possibilities of working in rough-surfaced brick in facades, walls and for interior decoration, such as fireplaces, etc.

Iron and Steel.

Reports from the iron and steel market show sustained strength. Finished steel products were advanced a dollar a ton this week, the initiative having been taken by the Pittsburgh Steel Company and supplemented by the American Steel and Wire Company. Wire nails, therefore, are now \$1.60 and plain wire \$1.40 base, f.o.b. mills, Pittsburgh. These prices were effective as of January 23d.

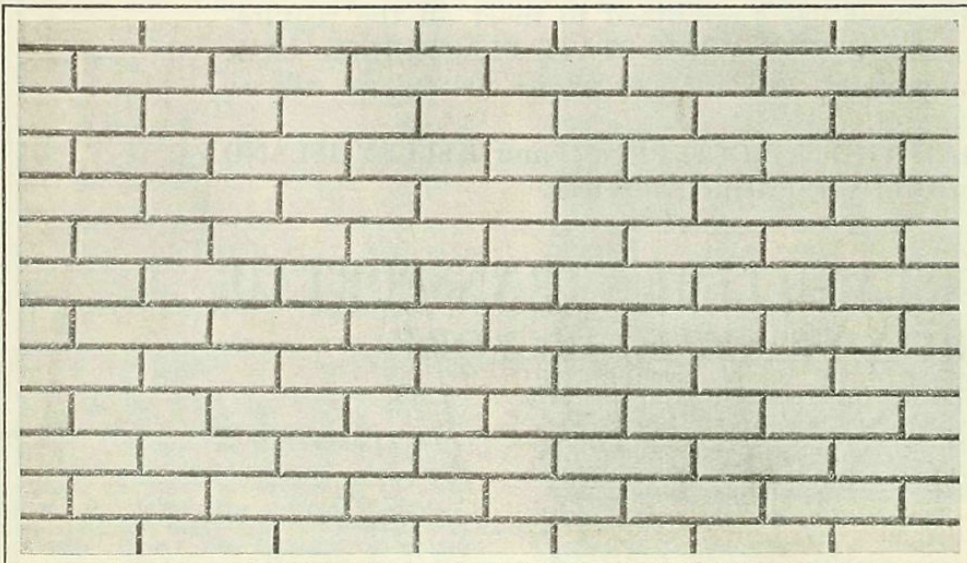
Since the 1st of January, specifications on contracts for wire products have been quite satisfactory, but naturally, the volume of new business has been smaller in all sections because of the unusually heavy buying in December.

In the structural steel department the volume of business seems to be more satisfactory; indeed, it now looks as if January would be one of the heaviest months for steel orders since September. Up to the middle of this week the bookings totalled 96,000 tons, despite the fact that bridge specifications have been singularly backward.

Pig iron is in a stronger market, although prices remain at the level which has prevailed since the first of the year. Pipe works and equipment requirements lead the inquiry here. Bar iron remains quiet but steady at 1.10c.a.1.15c. mill and 1.20c.a.1.25c. delivered at tidewater. Refined and double refined iron is now held for 10c. and 20c. premium over common bars.

Oil.

The linseed oil market reported a little more activity this week, but prices remain practically where they have been during the last ten days. Crushers, however, offered firm at 75a77c., according to quantity, and the local lists ruled at about 78a79c. for city raw, American seed. It therefore is apparent that the paint, varnish and steel dressing interests cannot hope for a material reduction in this commodity in the near future.



A BEVELED EDGE FACE BRICK BEING INTRODUCED IN THE WEST.

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ASSESSMENTS PAYABLE

(Continued from Page 170.)

BROOKLYN.

8TH AV.—Regulating, grading, etc., from 40th to 49th st, and to the extent of half the block at the intersecting streets, 8th Ward. March 19.

STERLING PL.—Regulating, grading, etc., bet Rochester and Buffalo avs, 24th Ward. Area of assessment: Both sides of Sterling pl, bet Rochester and Buffalo avs, and to the extent of half the block at the intersecting sts. March 19.

ATLANTIC AV.—Constructing sewer basins at the northeast corner of Chestnut st; northeast corner of Euclid av and northeast corner of Elbert la, 26th Ward. Area of assessment: Lots 1 and 24, in Block 4143, and Lots 1, 77, 53, 30 and 45, in Block 4175. March 19.

UNION ST.—Regulating and grading bet Rogers av and Nostrand av, 24th Ward. Area of assessment: Both sides of Union st, from Rogers to Nostrand av, and to the extent of half the block at the intersecting avenues. March 16.

BLAKE AV.—Paving bet Grafton st and Howard av, 26th Ward. Area of assessment: Both sides of Blake av, from Grafton st to Howard av, and to the extent of half the block at the intersecting streets. March 16.

POWELL ST.—Paving bet Dumont and Livonia avs, 26th Ward. Area of assessment: Both sides of Powell st, bet Dumont and Livonia avs, and to the extent of half the block at the intersecting streets. March 16.

ESSEX ST.—Paving and curbing, from Pitkin av to New Lots rd, 26th Ward. Area of assessment: Both sides of Essex st, from Pitkin av to New Lots rd, and to the extent of half the block at the intersecting avenues. March 16.

LINCOLN AV.—Paving, bet Fulton st and Ridgewood av, 26th Ward. Area of assessment: Both sides of Lincoln av, from Fulton st to Ridgewood av, and to the extent of half the block at the intersecting streets. March 16.

SHEPHERD AV.—Paving, bet Liberty and Glenmore avs, 26th Ward. Area of assessment: Both sides of Shepherd av, from Liberty to Glenmore avs, and from Pitkin av to New Lots rd, and to the extent of half the block at the intersecting streets. March 16.

WILLOUGHBY AV.—Regulating, grading, etc., from Wyckoff av to St. Nicholas av, 27th Ward. Area of assessments: Both sides of Willoughby av, from Wyckoff to St. Nicholas av, and to the extent of half the block at the intersecting streets. March 16.

WILLOUGHBY AV.—Paving, from Wyckoff to St. Nicholas avs, 27th Ward. Area of assessment: Both sides of Willoughby av, from Wyckoff av to St. Nicholas av, and to the extent of half the block at the intersecting avenues. March 16.

HART ST, ETC.—Grading lots on south side of HART ST and the northwest side of DE

KALB AV, bet Irving and Wyckoff avs, 28th Ward. Area of assessment: Lot 27, Block 3237. March 16.

CATON AV.—Paving, bet Coney Island av and Marlborough rd, 29th Ward. Area of assessment: Both sides of Caton av, from Coney Island av to Marlborough rd, and to the extent of half the block at the intersecting streets. March 16.

45TH ST.—Regulating, grading, etc., bet New Utrecht av and West st, 30th Ward. Area of assessment: Both sides of 45th st, from New Utrecht av to West st, and to the extent of half the block at the intersecting streets. March 16.

69TH ST.—Sewer, bet New Utrecht av and 16th av, 30th Ward. Area of assessment: Blocks 5574 and 6158. March 16.

77TH ST.—Regulating, grading, etc., bet 1st av and Shore rd, 30th Ward. Area of assessment: Both sides of 77th st, from 1st av to Shore rd, and to the extent of half the block at the intersecting streets. March 16.

81ST ST.—Paving, bet 4th and 5th avs, 30th Ward. Area of assessment: Both sides of 81st st, from 4th to 5th avs, and to the extent of half the block at the intersecting avenues. March 16.

87TH ST.—Paving, bet 3d and 4th avs, 30th Ward. Area of assessment: Both sides of 87th st, from 3d to 4th avs, and to the extent of half the block at the intersecting avenues. March 16.

80TH ST.—Regulating, grading, etc., bet 12th and 13th avs, 30th Ward. Area of assessment: Both sides of 80th st, from 12th to 13th avs, and to the extent of half the block at the intersecting avenues. March 16.

SEWER IN AV I, bet East 5th st and Ocean parkway; in OCEAN PARKWAY, west side, bet Av I and Bay parkway; in BAY PARKWAY, northwest side, bet Ocean Parkway and Av J; in BAY PARKWAY, bet Av J and Gravesend av, 31st Ward. Area of assessment: Blocks 5495, 6499 to 6508, inclusive; 6514 to 6518, inclusive; 6524 to 6526, inclusive. March 16.

GERMANIA PL.—Regulating, grading, paving and curbing bet Flatbush av and Kenilworth pl, 32d Ward. Area of assessment: Both sides of Germania pl, bet Flatbush av and Kenilworth pl, and to the extent of half the block at the intersecting streets. March 16.

WEST 5TH ST.—Regulating, grading, etc., bet Surf av and a point 540 ft. south, 31st Ward. Area of assessment: Both sides of West 5th st, from Surf av to a point about 540 ft. south, and to the extent of half the block at the intersecting streets. March 16.

—General business conditions, as reported by the commercial agencies covering all parts of the country, are encouraging, and from present indications our industries will be less affected by politics this year than in past years of Presidential campaigning.

The essence of Scientific Management is the accomplishment of a given task with the least possible expenditure of effort, energy and time. Its application to your Sales Department is just as pertinent—just as practical—as to any mechanical task. In fact it is even **more** so, as the ratio of profit-saving increases with the increasing cost of any form of labor and sales labor is high-priced! Dodge Reports are a mighty factor in Scientific Management—if properly used they increase the productive capacity of every salesman for every day's work.

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CURRENT BUILDING OPERATIONS

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

Big Development in the Bronx.

The Cross Avenue Company, of which Lawrence Davies, 62 West 82d street, is president, is formulating plans for the improvement of two block fronts in the Bronx. It became known on Thursday that the ground in question includes the south side of 180th street, between Hughes and Belmont avenues, fronting 161.56 feet, with a depth of 122.94 feet on Hughes avenue and 79 feet on Belmont avenue. On the two corners five-story apartment houses will be erected with a taxpayer between fronting 60 feet. An additional block in the south side of 180th street, fronting 196.2 feet, between Honeywell and Daly avenues, 87.7 feet on Honeywell avenue and 31.29 feet on Daly avenue, is also to be improved with five-story apartments. The total estimated cost is about \$275,000. Benjamin W. Levitan, 381 5th avenue, will prepare the plans.

Soon To Figure Armory Plans.

Plans will be sent out for bids in about a month for the construction of the new Eighth Regiment Armory, N. G. N. Y., which is to occupy the plot 300x600 and 75x400 feet at the northwest corner of Kingsbridge road and Jerome avenue, in The Bronx. The project is rated as the world's biggest armory, and will cost more than \$1,000,000. The equipment will include horizontal engines, blowers, fans, motors, pumps, ash hoists and a large amount of structural steel. The excavating contract will be a factor. Pilcher & Tachau, 109 Lexington avenue, are the architects and Gunvald Aus, 11 East 24th street, consulting engineer.

Would be World's Highest Apartment.

Bing & Bing, 505 Fifth avenue, state that nothing definite has yet been decided with reference to the improvement of the northeast corner of Park avenue and 79th street with a seventeen-story apartment house, as elsewhere announced this week. It was said that the project was only tentative and that no plan of any kind have been drawn. If a seventeen-story apartment house is erected on the site it will be the tallest of this type in the world. Schwartz & Gross, 347 Fifth avenue, and Robert T. Lyons, have prepared plans in previous operations.

May Build at Lafayette & White Streets.

The Wynkoop - Hallenbeck - Crawford Company, 497 Pearl street printers, now occupying the ten-story building at the southeast corner of Pearl and Park streets, it is said, contemplate the erection of a sixteen-story business building at the southwest corner of Lafayette and White streets, 117 feet in Lafayette street and 100 feet in White street, abutting in Franklin, with a frontage of 50 feet. So far as could be learned no plans have yet been drawn or architect selected.

Plans for a 42d Street Building.

A. S. Candler, of Atlanta, Ga., has preliminary plans in progress for the erection of a new office and loft building, probably twenty-four stories in height, to cover the plot 78x98 and 25x98 feet at 220 to 226 West 42d street and 221 West 41st street. No architect has yet been selected and it is indefinite when operations will be started.

Scheme to Enlarge Sing Sing Prison.

Franklin B. Ware, State Architect, Capitol Building, Albany, has completed plans for enlarging and improving the Sing Sing Prison at Ossining. At the next meeting of the new Prison Commission the matter will be discussed. It is reported that the changes will cost over \$1,200,000.

Police Station Plans Approved.

The Municipal Art Commission has approved the plans of Hazzard, Erskine & Bladgen, 437 5th avenue, for the new sixty-second precinct police station to be erected in Simpson street, near 167th street, The Bronx. The building will be four stories and cost about \$170,000.

Haven Avenue Improvement.

Gross & Kleinberger, Bible House, are preparing plans for a high-class apartment house to be erected at Haven avenue and 196th street. The owner's name is for the present withheld.

CONTEMPLATED CONSTRUCTION.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

2D AV.—The Minsker Realty Co., 228 2d av., has plans for a new apartment house to be erected at 2d av and 12th st. It is understood that work will not be started until spring.

7TH AV.—George & Edward Blum, 505 5th av., are preparing plans for a 14-story apartment house, 100x100 ft., to be erected at the southwest corner of 7th av and 54th st, for the Adlan Construction Co., Joseph L. Graf, L. & A. Pinucus and M. L. Goldstein, associates.

113TH ST.—William Huenerberg, 925 Jackson av., has prepared plans for alterations to the 5-story tenement, 26.4x70 ft., at 75 East 113th st, for J. J. Bremel, 75 East 113th st, owner.

AUDUBON AV.—Schwartz & Gross, 347 5th av., have filed plans with the Tenement House Department for the 6-story tenement, 79.3¼x63 ft., at the southeast corner of Audubon av and 184th st. The estimated cost is \$55,000.

CHURCHES.

40TH ST.—F. J. Schwarz, 113 Ellison st, Paterson, N. J., has received estimates for the new church and parochial school, 3-stys, 55x100 ft., to be erected by the St. Clements Polish Catholic Church, at 406-412 West 40th st, Rev. Father Letanche, 552 West 50th st, is pastor. Estimated cost \$50,000.

DWELLINGS.

32D ST.—Bannister & Schell, 69 Wall st, are taking figures for alterations to the 4-story residence, 138-40 West 32d st.

FACTORIES AND WAREHOUSES.

BARROW ST.—Robert E. Moss, 126 Liberty st, engineer, has prepared plans and will be ready for bids about February 15 for the 6-story warehouse to be erected at 75 Barrow st, for the Cruikshank Company.

CONTRACTS AWARDED.

HOTELS.

47TH ST.—Charles P. Huntington, 18 West 31st st, has completed plans for \$10,000 worth of alterations to the 12-story hotel, 150 West 47th st, for the Somerset Investing Co. No contract has been awarded.

MUNICIPAL WORK.

BUILDING.—Estimates will be received by the President of the Board of Trustees, Bellevue Hospital, Friday, February 2, for the erection and completion of pavilions I. and K., laundry extension and storeroom buildings of the new Bellevue Hospital, 26th st and East River; also for the erection and completion of additional balconies on pavilions A and B.

MATERIALS.—Bids will be received by the Commissioner of Correction, Tuesday, January 30, for furnishing and delivering hardware, paints, iron, steam fittings, lumber and miscellaneous articles.

STABLES AND GARAGES.

AMSTERDAM AV.—Plans are figuring for the 5-story garage, 40x78x100 ft., to be erected by J. J. Mooney, of 826 10th av., at 133-135 Amsterdam av., James W. Cole, 403 West 51st st, has prepared the plans.

STORES, OFFICES AND LOFTS.

37TH ST.—Mulliken & Moeller, 103 Park av., are preparing plans for a new loft building, probably 12-stys, to be erected at 9-11 East 37th st, for a new company of which C. W. Cooley, 134 East 24th st, is president. The plot measures 74x98 ft.

BOWERY.—William H. Gompert, 2102 Broadway, is preparing plans for improving the plot, 100x200 ft., formerly occupied by the Atlantic Garden. A 12-story fireproof loft building will be erected on the plot facing the Bowery, and a 6-story tenement with stores on the lot facing on the rear in Elizabeth st. The estimated cost will be \$500,000.

BROADWAY.—The Hudson Structural Steel Co., 136th st and Southern Boulevard, has the contract for alterations to the 16-story loft building, 693-697 Broadway, for Philip Braender, 143 West 125th st. The work chiefly consists of a new roof tank.

46TH ST.—Henry C. Pelton, 8 West 38th st, is preparing plans for changing the building at 22 West 46th st, for store and loft purposes. The Wainwright Estate is the owner. Estimated cost, \$15,000.

LEXINGTON AV.—Preparations are being made for the erection of a 12-story loft building covering the plot, 64x100 and 20x98 ft., at 184-188 Lexington av., and 128 East 32d st. Charles Hibson & Co., 237 Lexington av., is said to represent the owner. No architect has yet been selected.

MADISON AV.—Owing to the absence of John Ringling, of the Ringling circus, the meeting which was to have been held with the Directors of the F. & D. Company to discuss the terms for leasing Madison Square Garden for a term of five years was postponed.

THEATRES.

48TH ST.—Thomas W. Lamb, 501 5th av., is preparing plans for a new theatre for Edward B. Corey to be erected at 138-146 West 48th st. It is probable that work will begin in a very short time.

Bronx.

APARTMENTS, FLATS AND TENEMENTS.

ARTHUR AV.—M. W. Del Gaudio, 401 East Tremont av., will complete plans Feb. 15, for a 5-story flat, 50x100 ft., for the Defeo & Del Gaudio Construction Co., 1910 Webster av., to be erected on the west side of Arthur av., 28 ft north of 187th st., to cost \$50,000. The owners will build. All bids will be received by the architect.

HUGHES AV.—F. Rescigno, 2474 Arthur av., owner, will erect a 4-story flat, brick and limestone, 50x75.6 ft., on the west side of Hughes av., 45 ft south of 189th st., to cost \$40,000. M. W. Del Gaudio, 401 East Tremont av., has prepared plans.

OAK TREE PL.—Edward J. Byrne, 3029 3d av., has completed plans and is taking bids for the 5-story flat to be erected at the northeast corner of Oak Tree pl and Lafontaine av., on plot, 25x100 ft., for B. Greenthal, 1185 Washington av.

SOUTHERN BOULEVARD.—Smith & Phelps sold the plot 100x100 ft and the adjoining plot 54x149 ft at the southwest corner of Southern Boulevard and 180th st to the Moorehead Realty and Construction Co., of 415 East 140th st, who will erect four 5-story apartment houses. Edward J. Byrne, 3029 3d av., is preparing the plans. Work will be started as soon as the weather permits.

MUNICIPAL WORK.

TIMBER AND PAINT.—Bids will be received by the Park Board Thursday, February 1, for furnishing and delivering timber No. 1, 1912; also painters' supplies, 1912, for Parks, Borough of the Bronx.

STORES, OFFICES AND LOFTS.

PARK AV.—The Taxpayers Realty Co., 1203 Franklin av., will erect a 4-story brick, stone and steel loft building, mill construction, 50x50 ft., at the northeast corner of Park av and 171st st, to cost \$25,000. M. W. Del Gaudio, 401 East Tremont av., has prepared plans.

FULTON ST.—The Koch Co., 474 Fulton st, Samuel Bloom, president, contemplate the erection of a 6-story department store in Fulton st, at the corner of Elm pl. The cost will be approximately \$150,000. Details are not yet available.

Brooklyn.

APARTMENTS, FLATS AND TENEMENTS.

OCEAN AV.—Shampan & Shampan, 772 Broadway, Brooklyn, are preparing plans for a 4-story brick and limestone apartment, 50x100 ft., to be erected on the east side of Ocean av., 175 ft. south of Ditmas av., for the G. & M. Improvement Company. Work will be started immediately.

MUNICIPAL WORK.

MATERIALS.—Estimates will be received by the President of the Borough of Brooklyn, Wednesday, January 31, for furnishing and delivering 700 tons of quicklime at the several sewage disposal works in the 26th and 31st Wards; hardware, tools, manhole heads and covers.

THEATRES.

SARATOGA AV.—The Thomas A. Clark Co., 26 Court st, Brooklyn, contemplate the erection of a new theatre on the block bounded by Saratoga av., Halsey st, Macon st and Broadway. The cost will be \$450,000.

Queens.

DWELLINGS.

CENTRE ISLAND, L. I.—Mr. Smith, of the Street & Smith Co., 99 7th av, N. Y. C., contemplates the erection of a new residence in the near future. Nothing definite has yet been decided.

PUBLIC BUILDINGS.

LONG ISLAND CITY.—The matter of a building site for the new armory contemplated at this place is still before the Sinking Fund Commission for decision.

Nassau.

DWELLINGS.

BABYLON, L. I.—Gillespie & Carrel, 1123 Broadway, N. Y. C., are taking bids for a new residence, 30x87 ft., to be erected here by F. A. Williams.

Richmond.

MUNICIPAL WORK.

LIGHTING SYSTEM.—Estimates will be received by the President of the Borough of Richmond until Tuesday, January 30, for furnishing the necessary cable, including all labor, blocks, tackle and other appliances, to lay, draw into ducts and properly connect up complete an electric street lighting system, including the connecting up complete of the street lamp post lanterns, at St. George im-

provement and ferry approach, being part of the street improvements authorized for the St. George ferry approach (contract No. 9).

REPAIRS.—Also on January 30, to set or repair the curb, wherever the same are not now set or are out of repair on Grove st, between Gordon st and Court st, and other sts; and to set or repair curb and gutter on Greenleaf av, between Post av and Marion av, and other sts.

FENCE.—Also on January 30, for furnishing all labor and materials required to construct a substantial fence, wherever not already done, on the north side of Richmond terrace, between York av and Bement av.

REPAIRS.—Also on January 30, for furnishing labor and materials required to pave or repair the sidewalks with either natural or artificial stone, wherever the same are not now paved or are out of repair, on Cobra av, between St. Paul's av and Ward av, and other streets.

THEATRES.

PORT RICHMOND, S. I.—Harry W. Pelcher, of Port Richmond, is drawing plans for a 3-sty brick theatre to be erected in Port Richmond square. Seating capacity is 1,100.

Out of Town.

APARTMENTS, FLATS AND TENEMENTS.

PATERSON, N. J.—F. J. Schwarz, 113 Ellison st, has prepared plans and is taking bids for a tenement and store, 31x110 ft, to be erected at 51 Fair st, for Abe Smith, owner, to cost \$8,000.

YONKERS, N. Y.—A. Schonbach, 18 South Broadway, Yonkers, is taking bids for a 2-sty store and apartment, 34x60 ft, for H. Blum, to be erected here at a cost of \$10,000.

MOUNT VERNON, N. Y.—Florence Smith, of this place, who recently acquired a plot of eight lots on North High Terrace, will improve the property with 4-sty flats. Nothing definite has yet been decided upon.

YONKERS, N. Y.—J. A. Watson, Warburton av, is preparing plans for an apartment house for P. McGrath, Downing av, Yonkers, to be erected in this city at cost of \$12,000. The owner will handle all contracts.

CHURCHES.

WHITE PLAINS, N. Y.—Frank Horton Brown, 106 Railroad av, is taking bids for the new Methodist Church to be erected in North White Plains.

BANKS.

SYRACUSE, N. Y.—Plans have been completed for enlarging the quarters of the Trust and Deposit Bank, Francis Hendricks, president, in the Syracuse Savings Bank Building. Work will commence as soon as the details are arranged.

NEWARK, N. J.—E. Henry Schneider, 286 North Broad st, Elizabeth, is drawing plans for a 2-sty hollow tile and stucco bank building, 58x125 ft, at the southwest corner of South Orange and Stuyvesant avs, to cost \$15,000. Address Rudolfs Bauman, 1000 South Orange av, for particulars.

CHURCHES.

HURLEYVILLE, N. Y.—The Methodist Episcopal Congregation of this place, contemplate the erection of a new edifice. Address the pastor for particulars.

DWELLINGS.

LOCKPORT, N. Y.—Mrs. Angas Bissell has purchased "The Lenox" an old country residence at this place which she will remodel this spring.

MT. VERNON, N. Y.—Plans are ready for the 2½-sty residence for J. G. Hays, 339 South 2d av, to be erected here at a cost of \$9,000. S. A. Guttenberg, Mt. Vernon, is architect. The Muligan Co., 154 East 1st st, Mt. Vernon, has the general contract.

PHILIPSE MANOR, N. Y.—William F. Dunsbaugh has plans under way for the erection of a new dwelling at the corner of Palmer and Bellwood avs, this place.

WESTFIELD, N. J.—Oakley & Son, architects, Elizabeth, N. J., have prepared plans and are taking bids for a residence, 29x45 ft, for Robert E. Perry, 238 East Walnut st, Westfield, to be erected at a cost of \$8,000.

SYRACUSE, N. Y.—Plans are being prepared by Justus M. Scrafford for the erection of a dwelling on Brattle rd, this city. Work will be started about March 1. J. A. Turnbull is the owner.

JERSEY CITY, N. J.—Samuel Gordin contemplates the erection of two six-family houses in the south side of Dwight st, near Jackson av, in the Greenville section of Jersey City.

NEW ROCHELLE, N. Y.—Pagan & Cornell, 57 Lawton st, New Rochelle, are preparing plans for a new dwelling for R. C. Aminoie of New York to be erected on Hamilton av.

GREENWICH, CONN.—Walter M. Bennet, of this city, will erect a dwelling on a plot of four acres on Old Church rd, this place. No plans have been drawn.

NEW ROCHELLE, N. Y.—John Q. Rankin, 16 Brookside pl, New Rochelle, contemplates the erection of two dwellings at the corner of North Broadway and Grant av. Construction will begin as soon as the weather permits.

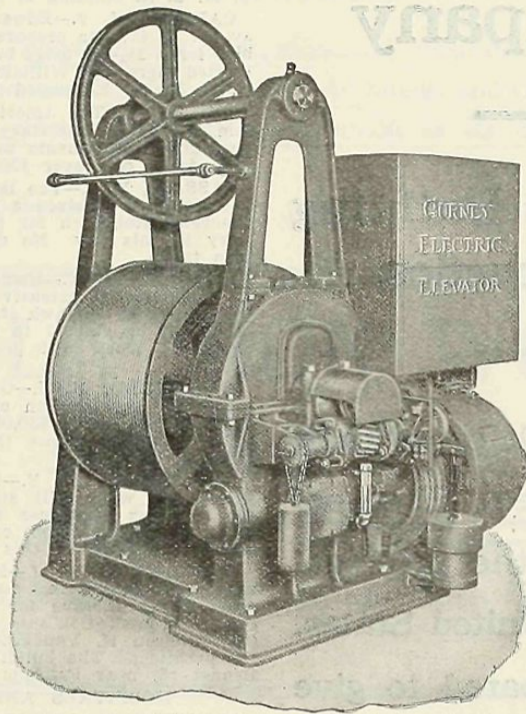
SINGAC, N. J.—D. Wortmann and H. H. Braun, 22 East 21st st, N. Y. C., are preparing plans and will take bids in two weeks for a residence for J. Walters, to be erected here at a cost of \$4,000.

WOODCLIFFE, N. J.—Carl P. Johnson, 8 East 42d st, N. Y. C., has completed plans for a residence for A. M. Harbeson, 125 33d st, Woodcliffe, to be erected here at a cost of \$14,000.

FACTORIES AND WAREHOUSES.

HOBOKEN, N. J.—The contract for the factory addition to the American Lead Pencil Co., contemplated in this city, has not yet been issued. Bids were received several months ago.

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when J. T. Brady of N. Y. C. submitted the lowest bid. The cost is estimated at \$25,000. F. M. Small, 263 Broadway, N. Y. C., is architect.

JERSEY CITY, N. J.—George A. Sofield, 2557 Boulevard, contemplates the erection of a fireproof storage building on Cornelison av, near Montgomery st, Jersey City.

HALLS AND CLUBS.

NEWARK, N. J.—Geo. B. Post & Sons, 347 5th av, N. Y. C., are taking bids for the new Y. M. C. A. building to be erected in this city.

CARMEL, N. Y.—Edward King, 311 Madison av, N. Y. C., has prepared plans and is taking bids for a 2½-sty lodge building, 82x33 ft, to be erected here by William Salamon, 25 Broad st, N. Y. C. Estimated cost, \$10,000.

RYE, N. Y.—The American Yacht Club, William P. Allen, secretary and treasurer, contemplate improvements to their club-house and grounds to cost over \$30,000.

PASSAIC, N. J.—The Board of Freeholders of Passaic have received a petition from Captain Frederick Rohrbach for the erection of an armory in this city. No definite action has yet been taken.

BUFFALO, N. Y.—Members of the Y. W. C. A. contemplates extensive alterations to their building at 19 Mohawk st, this city. A building fund will be started to raise \$50,000 for this purpose. Work will probably be finished in October.

WESTFIELD, N. J.—Over \$10,000 has been raised for the erection of a new clubhouse at this place. About \$30,000 will be necessary. Wallace Doying, Post Office Building, is interested.

LARCHMONT, N. Y.—Plans are being prepared and work will start early this spring for the new clubhouse to be erected at this place. Ferdinand Fish, of the Larchmont Park Co. is interested in this project.

ENGLEWOOD, N. J.—Bids on separate contracts are now being received by the Englewood Lodge of Elks for the new lodge building to be erected in this city at a cost of \$20,000. Nelson K. Vanderbeck, of Englewood, is the architect. The building will be erected on Bennet rd, near Palisade av.

HOSPITALS AND ASYLUMS.

YONKERS, N. Y.—Bids will be received by the Board of Contract & Supply for heating and laundry apparatus to be installed in the new tuberculosis hospital in this city. G. Howard Chamberlin, 10 Getty sq, is the architect.

MT. GREGOR, N. Y.—D. Everett Waid, 1 Madison av, N. Y. C., will soon receive additional figures for the sanitarium to be erected by the Metropolitan Life Insurance Co. at this place. Plans have already been completed.

POUGHKEEPSIE, N. Y.—Mrs. S. W. Browne contemplates the erection of a new memorial tuberculosis hospital in this city to cost \$50,000. Definite details are not yet available.

SCHENECTADY, N. Y.—Dr. May of the State Department of Health has approved the site in the town of Greenfield, this city, for the location of the new tuberculosis hospital.

HOTELS.

PORT SCHUYLER, N. Y.—Representatives of an Albany manufacturing concern contemplate the erection of a new hotel at this place. A definite site nor details have yet been decided upon.

MISCELLANEOUS.

UTICA, N. Y.—Reed & Stem, 318 Madison av, N. Y. C., have prepared plans for a temporary passenger station for the N. Y. C. & H. R. R. Co., to be erected in this city at a cost of \$30,000, 1-sty, 60x150 ft. Bids will be received about February 1.

MUNICIPAL WORK.

AUBURN, N. Y.—The Common Council and the Committee on City Buildings are discussing plans for the erection of new municipal buildings in this city. The proposition will be submitted to the voters of the city for approval.

PRUDENTOWN, N. J.—The Prudentown Hose Co. contemplates the erection of a new fire house on Mt. Kemble av, of concrete and stucco finish and to measure 28x30 ft.

HOBART, N. Y.—The taxpayers of Hobart have decided to build a sewerage system and disposal plant at this place to cost \$25,000.

MOUNT VERNON, N. Y.—Work will begin in a short time on the new post-office building to be erected at this place. Address Postmaster Greenfield for particulars.

PENN YAN, N. Y.—Plans have been finished and bids will be advertised for in a short time for the erection of a new post office in this city to cost \$50,000. Address Postmaster Cromwell for particulars.

BRONXVILLE, N. Y.—The Board of Trustees will hold a public hearing on Monday, February 5, to consider the laying-out of a public street in Lawrence Park.

MAMARONECK, N. Y.—C. T. Oakley, 54 West Boston Post rd, Mamaroneck, has completed plans for the new firehouse to be erected at this place for the Town of Mamaroneck. A definite site has not yet been selected. The cost is estimated at \$10,000.

SCHOOLS AND COLLEGES.

HONEOYE FALLS, N. Y.—The Board of Education of Honeoye Falls, contemplate the erection of a new school to cost \$11,000. Definite action will be taken after February 6.

MAHWAH, N. J.—The Board of Education is receiving figures for alterations and additions to the public school at this place estimated to cost about \$16,000. Charles E. Sleigh, Romaine Building, Paterson, N. J., is the architect.

WHITE PLAINS, N. Y.—An extra appropriation of \$10,000 has been favorably considered for the school to be erected at North White Plains. All bids received by the Board of Education were in excess of the estimate. The

lowest bidder was the H. W. Otis Co., at \$18,000, on the general contract, the Johnson Ventilating Co. being the low bidder at \$1,485, for heating and ventilating systems.

STABLES AND GARAGES.

NEWARK, N. J.—Michael B. Silberstein, 17 Market st, has drawn plans for the erection of a 3-sty brick stable and loft at 347-351 Morris av, for Wolf Cohen, on a plot 26x60 ft. Cost about \$5,000.

STORES, OFFICES AND LOFTS.

WHITE PLAINS, N. Y.—The contract has not yet been let for the new building to be erected on Railroad av, for the Wooster Realty Co. The bids recently received were considered too high.

NEWARK, N. J.—J. C. Westervelt, 36 West 34th st, N. Y. C., is preparing plans for alterations to the building occupied by Child's restaurant at 673 Broad st. Estimated cost, \$30,000.

UTICA, N. Y.—The New York Telephone Co., 15 Dey st, N. Y. C., is taking bids for enlarging the telephone building in this city at a cost of \$15,000. E. A. Munger, 15 Dey st, N. Y. C., is the architect.

THEATRES.

HUDSON, N. Y.—Plans have been drawn by Henry S. Moul, 443 Warren st, Hudson, for the erection of a new theatre, 30x120 ft., at 510 Warren st. Work will be completed by June 15. Address Eugene Elkenburgh for particulars.

SUFFOLK ST.—The Steinberg Steam Cut Stone Co., 598 Rockaway av, Brooklyn, has received the cut-stone work necessary for the amusement building to be erected at 143-145 Suffolk st, for Rachel Rubel, 143 Suffolk st., owner. Wm. Huenerberg, 764 Tinton av., is architect. Rosenbloom, Rabinowitz & Goldstein, 663 Broadway, general contractors. The Greenwich Iron Works, 382 South st., has the steel work.

Contracts Awarded.

APARTMENTS, FLATS AND TENEMENTS.

57TH ST.—M. Wolf, 303 West 117th st, has received the contract for alterations to the apartment, 410 West 57th st, for Lillian I. Gillespie, 45 Pine st, from plans by John Brandt, 271 West 125th st.

DWELLINGS.

PARK AV.—J. J. Spurr & Son has received the cut stone work necessary for the new residence for George Blumenthal, 23 West 53d st, at the southwest corner of Park av and 70th st, from plans by Trowbridge & Livingston, 527 5th av. Marc Eidlitz & Son, 489 5th av, have the general contract and Post and McCord, 44 East 23d st, the steel work. Work will be started in the spring.

BRADLEY BEACH, N. J.—H. P. Gaut, Bradley Beach, has received the general contract to erect a new residence for Charles Oltman. Clinton B. Cook, of Asbury Park, is the architect. Estimated cost, \$4,000.

BELLEVILLE, N. J.—Daniel Mellis, Holmes st, Belleville, has received the general contract to erect a new parish house for Christ Episcopal Church from plans by Jackson & Rosencrans, 1328 Broadway, N. Y. C. Estimated cost, \$12,000.

FACTORIES AND WAREHOUSES.

WALKER ST.—Frank Seery, 18-20 East 42d st, has received the general contract for alterations and additions to the building, 87 Walker st, for Robert Colgate & Co., 59 William st, owners. Dodge & Morrison, 82 Wall st, architects. Estimated cost, \$10,000.

WEEHAWKEN, N. J.—The Turner Construction Co., 11 Broadway, N. Y. C., has received the general contract to erect a 5-sty reinforced concrete building, 122x100 ft., for the Robert Reiner Importing Co., at Gregory av and Hackensack Plank rd. Operations will be started immediately.

SAGINAW, MICH.—The MacArthur Concrete Pile & Foundation Co., 11 Pine st, N. Y. C., have recently received the following pedestal concrete pile contracts: Foundation for a manufacturing building, Saginaw, Mich., for Hammond-Standish; architects, Coles & Mutchler, Saginaw. Foundations for a warehouse building at Hamilton, Ont., for Oliver Chilled Plow Works, Ltd., of Canada. This is the second contract for the Oliver Chilled Plow Works; Prack & Perrine are the architects. The third contract is for a foundation for a \$750,000 court house for the Fulton Co., Atlanta, Ga.—over 1,200 pedestal piles are being driven. A. Ten Eyck Brown and Morgan & Dillon are the architects.

HALLS AND CLUBS.

NEWBURGH, N. Y.—The W. Shelton Swallow Contracting Co. of 507 Fifth av, N. Y. C., the lowest bidders, has secured the general contract for the new Y. M. C. A. Building. The contract price is understood to be about \$73,000. Jackson & Rosencrans, 1328 Broadway, N. Y. C., are the architects.

NEWARK, N. J.—Miller & Sons Co., 33 South 13th st, have received the mason work for the new hall to be erected at Washington and Bleecker sts, this city, for P. J. Bowes and William S. Fairchild, owners. Dunn Brothers, Firemen's Insurance Building, this city, prepared these plans. Trivett & Walters Co., Bond st, have the general contract. Estimated cost, \$40,000.

HOSPITALS AND ASYLUMS.

JACKSON ST.—The George Mulligan Co., 33 East 32d st, has received the contract for interior trim necessary for the 3-sty hospital for the St. Roses Free Home for Incurable Cancer Cases, of 426 Cherry st, to be erected at Jackson and Front sts, from plans by James W. O'Connor, 1123 Broadway. The steel work is up to the roof line.

HOTELS.

BROADWAY.—John Hurley, 114 West 39th st, has received the carpenter work in connection with the mezzanine floor to be installed in the 17-sty hotel and stores on the east side of Broadway, between 31st and 32d sts, for Robert Goelet, 9 West 17th st.

MISCELLANEOUS.

HOBOKEN, N. J.—J. S. Rogers Co., Morristown, N. J., has received the contract for the new station to be erected on Sip av for the Pennsylvania Railroad Co. Estimated cost is \$76,269.

MUNICIPAL WORK.

BRONX.—The Phoenix Contracting Co., 41 Park Row, has received the contract to construct the outlet sewer into the Hudson River to cost \$63,897. The sewer will be 794 ft long. It is indefinite how soon work will commence.

FULTON ST.—The East New York Wrecking Co., has received the contract for demolishing the old 3-sty building in Fulton st, to be replaced with a new engine house by the city. W. D. Moore & Sons have the general contract to erect the new building.

PORT CHESTER, N. Y.—Alexander McLennon, of Rye, N. Y., has received the contract for the new police station to be built here for F. E. & W. D. Murray. Work has already been started.

SCHOOLS AND COLLEGES.

UNION HILL, N. J.—George W. Cronwell & Sons, West Hoboken, N. J., have received the contract for the new high school at this place for the Union Hill Board of Education. The estimated cost is \$253,100.

STABLES AND GARAGES.

39TH ST.—The Buckley Construction Co., 103 Park av, has the contract for alterations to the 2-sty stable 638-40 West 39th st, for John J. Shea, 646 West 39th st. James W. Cole, 403 West 51st st, is the architect.

STORES, OFFICES AND LOFTS.

NEWARK, N. J.—Contracts will soon be awarded for the 2-sty brick office building to be erected at 52 Clinton st, for the Lenox Realty Co., from plans by Romolo Bottelli, 191 Market st, to measure 29x70 ft. The cost is estimated at about \$15,000.

131ST ST.—Mortensen & Co., 114 East 28th st, have received the general contract for interior changes to the 3-sty loft building, 626 West 131st st, for the Crystal Hygiene Ice Co., 1170 Bway.

PARK ROW.—George E. Loebke, 43 Grand st, has the contract for demolishing the 3-sty building at 75-81 Park Row and 23-27 North William st, for the City of New York.

11TH AV.—The Turner Construction Co., 11 Broadway, has received the contract to erect the 6-sty press building at 11th av and 47th st, for Ernest Flagg, 109 Broad st, architect and owner. This building will be 125x103 ft., in dimensions, of reinforced concrete throughout.

THEATRES.

LENOX AV.—The Hedden Iron Construction Co., 200 5th av, has received the ornamental iron work for the new theatre, 70x100 ft., at the southeast corner of Lenox av and 111th st, for the Kramer Construction Co., 35 Nassau st. Seating capacity, 1,000. Excavating is now going on. Morris Punch, 97 Prince st, is the lessee. The owner handles all contracts.

48TH ST.—No contract has yet been awarded for the 4-sty theatre, 80.2x94.5 ft., which the Frazee Realty Co., 1482 Broadway, is to erect in the southside of 48th st, 275 ft. east of 8th av, to cost \$150,000. Henry B. Herts, 35 West 31st st, is architect.

43D ST.—The National Bridge Works, 1123 Broadway, has received the contract for excavating, wrecking and steel work for the 3-sty theatre, 100x186 ft, to be erected by the Shubert Realty Co., 1416 Broadway, at 223-249 West 43d and 218-226 West 44th st, from plans by W. A. Swasey, 47 West 34th st.

PLANS FILED FOR NEW CONSTRUCTION WORK.

Manhattan.

APARTMENTS, FLATS AND TENEMENTS.

LUDLOW ST. Nos. 96-98, 6-sty brick tenement, 37.1x87.6; cost, \$35,000; owner, Chas. Karg, 58 St. Andrew's pl, Yonkers, N. Y.; architect, A. F. Leicht, 9 East 42d st. Plan No. 43.

82D ST. s s, 250 e Park av, 8-sty brick apartment house, 75x87.2, slag roof; cost, \$125,000; owner, Frontenac Realty Co., 2255 Broadway; architects, Schwartz & Gross, 347 5th av. Plan No. 48.

82D ST. Nos. 35-39 W, 8-sty apartment house, 53.3x87.2, slag roof; cost, \$175,000; owner, Hennessy Realty Co., 220 Broadway; architects, Schwartz & Gross, 347 5th av. Plan No. 49.

176TH ST. n s, 100 e Wadsworth av, two 5-sty brick tenements, 42.6x87.8, tin roof; cost, \$80,000; owner, Louise E. Bates Co., 833 E. 165th st; architect, Harry T. Howell, 3d av and 149th st. Plan No. 47.

MISCELLANEOUS.

216TH ST. s s, between Broadway and Amsterdam av; sign fence, 42x9; cost, \$225; owner, T. Goodwin, 629 West 23d st. Plan No. 44.

CENTRAL PARK WEST. 81st st, Columbus av and 77th st, Manhattan sq, two 5-sty stone exhibition buildings, 157.9x65.10, extension 158x127, tile roof; cost, \$700,000; owner, City of New York; architects, Trowbridge & Livingston, 527 5th av. Plan No. 45. Not let.

BROADWAY. s e cor 146th st, fence, 65x11; cost, \$325, owners, Mary L. Cunningham, 46 Hamilton pl, and Anna L. Daly, 140 W. 69th st. Plan No. 51.

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Copies of Ex-Chief Croker's address may be had for the asking. Complete literature upon request.

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WEST END AV, w s, 75 n 62d st, 1-sty concrete storage, 25x75.12; cost, \$200; owner, N. Y. C. & H. R. R. Co., Grand Central Station; architects, Tandy & Foster, 1931 Broadway. Plan No. 52.

128TH ST, s s, 399.2 e Amsterdam av, 1-sty concrete toilet, 11x23; cost, \$1,000; owner, Bernheimer & Schwartz Pilsener Brewing Co., premises; architect, Louis Oberlein, 128th st and Amsterdam av. Plan No. 54.

STORES, OFFICES AND LOFTS.

BROADWAY, Nos. 902-910; 20th st, Nos. 15-21 E; 21st st, Nos. 18-20 E, 20-sty brick office and loft, 113.1x96x184, slag roof; cost, \$700,000; owner, Charter Const. Co., 505 5th av; architect, R. T. Lyons, 244 Riverside Drive. Plan No. 50.

4TH AV, Nos. 261-265; 21st st, No. 100 East, 20-sty loft and office, 90x115, slag roof; cost, \$600,000; owner, J. H. & C. K. Eagle, 454 Broome st; architects, Warren & Wetmore, 3 East 33d st. Plan No. 53. Hedden Const. Co., 1 Madison av, has general contract.

THEATRES.

48TH ST, s s, 275 e 8th av, 4-sty brick theatre, 80.2x94.5; tar and gravel roof; cost, \$150,000; owner, Frazee Realty Co., 1482 Broadway; architect, Henry B. Herts, 35 West 31st st. Plan No. 46. Not let.

Bronx,**APARTMENTS, FLATS AND TENEMENTS.**

3D AV, w s, 47.92 s St Paul's pl, 5-sty brick tenement, tin roof, 26x119.4; cost, \$30,000; owners, Wendover Bronx Co., A. Silverson, 34 West 96th st, president; architect, Geo. F. Pelham, 507 5th av. Plan No. 48.

178TH ST, s s, 195 w Anthony av, two 4-sty brick tenements, tin roof, 44.6x80; total cost, \$90,000; owner, August Nelson, 193 West 168th st; architect, Franz Wolfgang, 535 East 177th st. Plan No. 44.

PARK AV, e s, 52.20 s 182d st, 5-sty brick tenement, plastic slate roof, 47.6x85.6; cost, \$50,000; owners, Hurley, Caldwell Const Co.; Jas Hurley, 4021 Broadway, president; architect, Chas. Schaefer, Jr., 401 Tremont av. Plan No. 45.

176TH ST, s e cor Trafalgar pl, 4-sty brick tenement, plastic slate roof, 24x54; cost, \$30,000; owners, Dwyer & Carey Const. Co., 926 E. 167th st; architects, Kreymborg Archtl Co., 1330 Wilkins av. Plan No. 55.

WALTON AV, n e corner 182d st, 5-sty brick tenement, plastic slate roof, 47.6x85.6; cost, \$50,000; owners, Hurley, Caldwell Const Co.; Jas Hurley, 4021 Broadway, president; architect, Chas. Schaefer, Jr., 401 Tremont av. Plan No. 58.

ARMORY.

JEROME AV, n w corner Kingsbridge rd, 2-sty brick armory, copper, tar and gravel roof, 597x375; cost, \$1,000,000; owners, City of New York; architects, Pilcher & Tachau, 109 Lexington av. Plan No. 51.

DWELLINGS.

LIEBIG AV, w s, 200 s 260th st, 2-sty brick dwelling, shingle roof, 21x52.8; cost, \$6,000; owner, Victor Zambetti, 3422 Bailey av; architect, Wm. Kenny, 420 West 259th st. Plan No. 52.

BRACKEN AV, w s, 125 s Edenwald av, 2-sty frame dwelling, tin roof, 20x32; cost, \$2,000; owner, Michael O'Leary, 4130 Digney av; architect, Robt. Glenn, 363 East 149th st. Plan No. 53.

BEAUMONT AV, n w corner 187th st, two 2-sty frame stores and dwellings, plastic slate roof, 29x46.6; total cost, \$15,000; owner, Michael Gent, on premises; architect, Chas Schaefer, Jr., 401 Tremont av. Plan No. 56.

MISCELLANEOUS.

BOSTON ROAD, e s, 72.41 s 179th st, 1-sty brick compressor house, concrete roof, 27x14.9; cost, \$1,200; owners, Interborough Rapid Transit Co., 165 Broadway; architect, Geo. H. Pegram, 165 Broadway. Plan No. 46.

STABLES AND GARAGES.

238TH ST, n w cor Martha av, 1 1/2-sty frame stable, 18.3x18.3; cost, \$200; owners, Melillo Const. Co., 25 Bronx pl, Yonkers; architect, Chas. S. Clark, 441 Tremont av. Plan No. 54.

150TH ST, n s, 350 e Brook av, 1-sty brick garage, slag roof, 70x80; cost, \$14,000; owner, Archibald D. Russell, Princeton, N. J.; architect, L. C. Holden, 103 Park av. Plan No. 57.

STORES AND DWELLINGS.

WESTCHESTER AV, s s, Harrod av, w s and Clason Point rd, e s, 2-sty brick store and dwelling, plastic slote roof, size irregular; cost, \$22,000; owners, Trask Bldg. Co., Harry J. Semke, 1918 So. Boulevard, president; architect, Chas. Schaefer, Jr., 401 Tremont av. Plan No. 50.

BOSTON RD, n s, 194.9 e Bryant av, 1-sty frame store and dwelling, tin roof, 28.6x68; cost, \$1,800; owner, Eliza J. Pierce, 1932 Bryant av; architect, Henry Nordheim, 1087 Tremont av. Plan No. 49.

WEBSTER AV, w s, 287 s 198th st, 1-sty frame stores and dwelling, tin roof, 25x73.7, cost, \$6,000; owner, Ebling Brew. Co., 760 St. Ann's av; architect, Fred Hammond, 391 East 149th st. Plan No. 47.

Brooklyn.**APARTMENTS, FLATS AND TENEMENTS.**

SUNNYSIDE AV, s s, 50 w Miller av, two 3-sty brick tenements, 25x80.8, tar and slag roof, 3 families each; total cost, \$16,000; owner, John D. Willenbrock, 290 Sunnyside av; architect, Henry Holder, Jr., 242 Franklin av. Plan No. 266.

SOUTH 3D ST, s s, 45 e Keap st, two 6-sty brick tenements, 40x82, slag roof, 28 families each; total cost, \$80,000; owner, Geo. G. Segal, 30 Hall st; architects, Shampman & Shampman, 772 Broadway. Plan No. 330.

DWELLINGS.

79TH ST, n s, 16.11 w 20th av, seventeen 2-sty brick dwellings, 16.10x35.10, tar and gravel roof, 1 family each; total cost, \$68,000; owner, Maloe Const. Co., 85th st and 18th av; architects, Slee & Bryson, 153 Montague st. Plan No. 251.

EAST 13TH ST, w s, 95 n Av S, 2-sty brick dwelling, 17.6x32, slag roof, 1 family; cost, \$10,000; owner, Hab Bldg Co., 1508 Kings Highway; architect, Adam E. Fischer, 23 Park Row, N. Y. C. Plan No. 257.

LAKE ST, e s, 35.7 s 2d pl, 2-sty frame dwelling, 15x37.7, shingle roof, 1 family; cost, \$2,500; owner, Vincenzo Bottega, 495 Lake st; architects, Van Buskirk & Leslie, 180 Montague st. Plan No. 261.

EAST 14TH ST, e s, 300 n Av R, ten 2-sty frame dwellings, 18x45, tin and shingle roof, 1 family each; total cost, \$30,000; owner, Elm City Impt. Co., 1623 Pitkin av; architect, C. Schubert, 13th av, cor 86th st. Plan No. 302.

EAST 14TH ST, w s, 600 s Av N, 2-sty and attic frame dwelling, 19.4x44, tin and shingle roof, 2 families; cost, \$5,000; owner, Wm. Reich, 103 Hill st; architect, Lawrence J. Frank, Jr., 509 Euclid av. Plan No. 306.

NICHOLS AV, n w cor Atlantic av, six 2-sty frame dwellings, 18.1x36, tin roof, 1 family each; total cost, \$18,000; owner, Wilson Realty Co., Freeport, L. I.; architect, Chas. Infanger & Son, 2634 Atlantic av. Plan No. 310.

E. 18TH ST, w s, 170 s Av N, 2-sty and attic frame dwelling, 18x38.2, shingle roof, 1 family; cost, \$3,500; owner, Midwood Associates, 805 Flatlands av; architects, Slee & Bryson, 153 Montague st. Plan No. 337.

E. 17TH ST, w s, 205 s Av N, 2-sty and attic frame dwelling, 18x38.2, shingle roof, 1 family; cost, \$3,500; owner and architect as above. Plan No. 338.

67TH ST, n s, 160 e 19th av, two 2-sty frame dwellings, 17x53, pitch and gravel roof, 2 families each; total cost, \$6,000; owner, F. H. Harris and ano, 131 West 21st st; architect, Gregory B. Webb, 104 W. 42d st, N. Y. Plan No. 313.

E. 22D ST, w s, 80 n Clarendon road, 2-sty brick dwelling, 18x35, tin roof, 1 family; cost, \$3,500; owner, Wm. S. Cohen, 454 E. 25th st; architect, R. T. Schaefer, 1524 Flatbush av. Plan No. 317.

FACTORIES AND WAREHOUSES.

HARRISON ST, s s, 125.3 w Columbia st, two 2-sty brick shops, 25x60, tar and slag roof; cost, \$3,000; owner and architect, Jas. Scotto, 283 Sackett st. Plan No. 268.

NORTH HENRY ST, e s, 200 s Meserole av, 1-sty frame storage, 25x47, felt and slag roof; cost, \$1,000; owner, Hay-Budden Mfg. Co., 254 North Henry st; architect, Theo. Engelhardt, 905 Broadway. Plan No. 267.

ATLANTIC AV, s e cor Warwick st, 4-sty brick brush factory, 36.3x89.11, slag roof; cost, \$20,000; owner, Victor Noble Sons, 400 Pearl st, New York; architects, Chas. Infanger & Son, 2634 Atlantic av. Plan No. 311.

MISCELLANEOUS.

VARICK ST, w s, 109.7 s Metropolitan av, 1-sty brick wagon shed, 30x54.8, slag roof; cost, \$600; owner, Pure Oil Co., 17 Battery pl, N. Y.; architect, Thos Bennett, 3d av and 52d st. Plan No. 340.

NOSTRAND AV, s w cor Union st, 1-sty brick toilet compartment, 7.4x9, tin roof; cost, \$200; owner, Fredk Wesselhoff, 741 Nostrand av; architects, Louis Berger & Co., Myrtle and Cypress av. Plan No. 320.

SCHOOLS AND COLLEGES.

DUMONT AV, s s, bet Alabama and Williams avs, 4-sty and basement brick public school, 200.2x91, slag roof; cost, \$250,000; owner, City of New York City Hall; architect, C. B. J. Snyder, 500 Park av. Plan No. 312.

STABLES AND GARAGES.

LEONARD ST, e s, 80 s Driggs av, 1-sty frame stable, 12x13, tar and gravel roof; cost, \$250; owner, Max Rubin, 279 Driggs av; architects, Glucroft & Glucroft, 34 Graham av. Plan No. 279.

LEONARD ST, e s, 80 s Driggs av, 1-sty brick paint storage, 12x12, tar and gravel roof; cost, \$250; owner and architect as above. Plan No. 280.

SARATOGA AV, No. 618, 1-sty and attic frame stable, 20x18, tin roof; cost, \$500; owner, Hyman Bernstein, on premises; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 325.

STORES AND DWELLINGS.

HARWAY AV, e s, 46.2 n 26th av, 1-sty frame store and dwelling, 19x42, tar and gravel roof, 1 family; cost, \$1,200; owner, Michael Zumni, 2601 Harway av; architect, A. J. MacManus, 44 Court st. Plan No. 270.

SOUTH 3D ST, s e cor Keap st, 6-sty brick stores and tenements, 45x85.6, slag roof, 30 families; cost, \$45,000; owner, Geo. G. Segal, 30 Hart st; architects, Shampman & Shampman, 772 Broadway. Plan No. 331.

BLAKE AV, s e cor Christopher av, 4-sty brick stores and tenements, 50x90, tar and gravel roof, 22 families; cost, \$22,000; owner, Rachel Malnick, 173 Av C, N. Y.; architect, Chas. Infanger & Son, 2634 Atlantic av. Plan No. 346.

AV J, s s, 40 w E. 14th st, three 3-sty brick store and dwelling, 20x55, tin roof, 2 families each; total cost, \$15,600; owner, E. O'Donnell, 443 E. 17th st; architect, R. T. Schaefer, 1524 Flatbush av. Plan No. 339.

THEATRES.

NOSTRAND AV, s w cor Union st, 1-sty frame open air moving picture show, 41.9x99.8, roof; cost, \$1,000; owner and builder, Fredk Wesselhoff, 741 Nostrand av. Plan No. 319.

Queens.

APARTMENTS, FLATS AND TENEMENTS.

EVERGREEN.—Covert av, w s, 20 s Norman st, 3-sty brick tenement, 20x55, tin roof, 3 families; cost, \$4,000; owner, Christian Doenecke, 216 Washington av, Brooklyn; architects, Louis Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 112.

EVERGREEN.—Covert av, s w cor Norman st, 3-sty brick tenement, 20x50, tin roof, 5 families and store; cost, \$8,000; owner, Christian Doenecke, 216 Washington av, Brooklyn; architects, Louis Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 113.

LONG ISLAND CITY.—Ditmars av, n s, 50 w 4th av, 3-sty brick tenement, 50x74, tar and gravel roof, 15 families; cost, \$18,000; owner, John Dvorsky, 955 2d av, L. I. C.; architect, Frank Braun, 566 Steinway av, L. I. C. Plan No. 137.

DWELLINGS.

ROCKAWAY PARK.—6th av, s w cor Newport av, 2½-sty frame dwelling, 24x29, shingle roof, 1 family; cost, \$4,000; owner, George H. Closs, Thompson av, Rockaway Beach; architect, Edward Berrian, Thompson av, Rockaway Beach. Plan No. 107.

JAMAICA.—Maure av, e s, 223 s Liberty av, dw, 2½-sty frame dwellings, 16x32, shingle roof, 1 family; cost, \$3,600; owner, Alexander Karston, 60 Smith st, Jamaica; architect, Ole Harrison, 354 Fulton st, Jamaica. Plan No. 108-9.

EVERGREEN.—Covert av, w s, 40 s Norman st, three 2-sty brick dwellings, 20x55, tin roof, 2 families; cost, \$12,000; owner, Christian Doenecke, 216 Washington av, Brooklyn; architects, Louis Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 111.

LONG ISLAND CITY.—11th ave, w s, 295 n Jamaica av, 2-sty brick dwelling, 22x52, tar and slag roof, 2 families; cost, \$4,000; owner, John J. McCormack, 230 11th av, Long Island City; architect, Valentine Schiller, 391 10th av, Long Island City. Plan No. 105.

FLUSHING.—17th st, w s, 215 s Laburnam av, 2½-sty frame dwelling, 24x37, shingle roof, 1 family; cost, \$5,000; owner, Gustave W. Carlson, 87 St. Marks pl, Brooklyn; architect, Benjamin S. Dressler, 178 Remsen st, Brooklyn. Plan No. 138.

ROCKAWAY BEACH.—South Division av, w s, 571 S. Boulevard, 4-sty brick boarding house, 30x90, slag roof; cost, \$16,000; owner, Pauline Hartung, 18 South Chase av, Rockaway Beach; architect, P. Hartung, 18 South Chase av, Rockaway Beach. Plan No. 142.

JAMAICA.—Atfield av, w s, 175 s Broadway, four 2½-sty frame dwellings, 14x36, 1 family, shingle roof; cost, \$8,000; owner, H. S. O'Neil, 2 Remington av, Jamaica; architect, W. I. Hallday, 2 Twombly pl, Jamaica. Plan Nos. 147, 148, 149, 150.

ROCKAWAY BEACH.—Orienta av, e s, 200 s Washington av, 2½-sty tile dwelling, 1 family, slate roof; cost, \$7,000; owner, John T. Walsh, 257 Broadway, New York; architect, Woodruff Leeming, 20 Broad st, New York. Plan No. 144.

JAMAICA.—Nottawa av, n s, 40 e Burr av, 2-sty frame dwelling, 17x36, shingle roof, 2 families; cost, \$3,000; owner, John Schall, 138 Lincoln av, Brooklyn; architect, Charles Infanger, 2634 Atlantic av, Brooklyn. Plan No. 116.

JAMAICA.—Nottawa av, n s, 53 w Smith av, two 2-sty frame dwellings, 17x36, shingle roof, 2 families; cost, \$6,000; owner, John Schall, 138 Lincoln av, Brooklyn; architect, Charles Infanger, 2634 Atlantic av, Brooklyn. Plan Nos. 118-119.

JAMAICA.—Burr av, n e corner Nottawa av, 2-sty frame dwelling, 17x36, shingle roof, 2 families; cost, \$3,000; owner, John Schall, 138 Lincoln av, Brooklyn; architect, Charles Infanger, 2634 Atlantic av, Brooklyn. Plan No. 120.

SPRINGFIELD.—3d st, w s, 100 s Hawthorn av, five 2-sty frame dwellings, 17x36, shingle roof, 2 families; cost, \$15,000; owner, John Schall, 138 Lincoln av, Brooklyn; architect, Charles Infanger, 2634 Atlantic av, Brooklyn. Plan Nos. 121 to 125.

SPRINGFIELD.—2d av, e s, 100 s Hawthorn av, five 2-sty frame dwellings, 17x36, single roof, 2 families; cost, \$15,000; owner, John Schall, 138 Lincoln av, Brooklyn; architect, Charles Infanger, 2634 Atlantic av, Brooklyn. Plans Nos. 126 to 130.

JAMAICA.—Globe av, e s, 25, 50, 75 s State st, and e s, 25, 50, 75 n State st, six 2½-sty frame dwellings, 18x28, shingle roof, 1 family; cost, \$9,600; owner, Max Wohl, 201 New York av, Jamaica; architect, Martin Wohl, 201 New York av, Jamaica. Plan Nos. 131 to 136.

UNION COURSE.—3d st, s s, 147 w Shaw av, two 2-sty frame dwellings, 20x46, tin roof, 2 families; cost, \$7,000; owner, William Seim, 165 2d st, Union Course; architect, George Stahl, 1524 Welcome pl, Ozone Park. Plan No. 154.

WHITESTONE.—9th st, s s, 200 s e 8th av, 2-sty frame dwelling, 26x20, shingle roof, 1 family; cost, \$2,300; owner, and architect, Charles B. Spicer, 95 Robinson av, Flushing. Plan No. 152.

WHITESTONE.—9th st, n s, 240 n e 8th av, 2-sty frame dwelling, 22x24, shingle roof, 1 family; cost, \$2,300; owner and architect, Chas. B. Spicer, 95 Robinson av, Flushing. Plan No. 153.

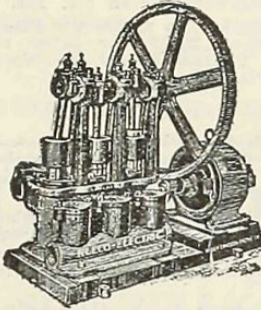
JAMAICA.—Bandman av, n e corner Allen st, 2-sty frame dwelling, 22x28, tar and gravel roof, 2 families; cost, \$2,500; owner, Joseph Drogin, 216 Liberty av, Jamaica; architect, D. J. Evans, 3 Herrmann av, Jamaica. Plan No. 160.

FLUSHING.—28th st, e s, 100 n Crocheron av, 2½-sty frame dwelling, 24x36, shingle roof, 1 family; cost, \$4,000; owners, G. & W. Rogers, Depot Lane, Flushing; architect, C. Clift, 88 23d st, Flushing. Plan No. 161.

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FACTORIES AND WAREHOUSES.

RIDGEWOOD.—Woodward av, No. 464, 1-sty frame shop, 5x7; cost, \$20; owner, Mr. Staak, premises. Plan No. 146.

HOSPITALS AND ASYLUMS.

FLUSHING.—Parsons av, s w cor Elm pl, 2-sty brick hospital, 108x75, inlaid slate roof; cost, \$87,000; owner, Flushing Hospital, on premises; architect, John P. Benson, 331 Madison av, Manhattan. Plan No. 151.

MISCELLANEOUS.

LONG ISLAND CITY.—1st st, s s, 205 e Vernon av, 1-sty brick shed, 20x174, gravel roof; cost, \$1,250; owner, Standard Oil Co., 26 Broadway, Manhattan; architect, owner's engineer. Plan No. 110.

FLUSHING.—Bell av, e s, 200 s Willett's Point road, 1-sty frame cafe, 30x50, rubberoid roof; cost, \$1,000; owner, James Powers, 7th av, Whitestone; architect, A. E. Richardson, 100 Amity st, Flushing. Plan No. 106.

LONG ISLAND CITY.—Borden av, No. 95, one frame fence, 15x12; cost, \$25; owner, Herman Post, 93 Borden av, Long Island City. Plan No. 158.

RIDGEWOOD.—Woodward av, s s, 25 w Harman st, 1-sty frame shed for storage, 7x7, tin roof; cost, \$30; owner, Charles Staake, 484 Woodward av, Ridgewood. Plan No. 162.

EVERGREEN.—Park pl, n s, 250 s w Prospect st, 1-sty frame shed, 20x12, tar paper roof; cost, \$50; owner, Charles Kaiser, 14 Wyckoff av, Evergreen. Plan No. 141.

STABLES AND GARAGES.

NEW BUILDING, Fresh Meadow rd, n s, ¼ s North Hempstead Turnpike, 1-sty frame barn, 12x16, shingle roof; cost, \$70; owner, Mrs. Helen Kolstein, premises. Plan No. 143.

WINFIELD.—Shell rd, n s, 250 s w Grobe st, 1-sty frame stable, 12x15, shingle roof; cost, \$300; owner, William Endres, premises; architect, Robt. W. Johnson, 60 Grove st, Corona. Plan No. 145.

ROSEDALE.—President av, s w corner Rose-dale av, 1-sty frame barn, 18x22, shingle roof; cost, \$250; owner, Armenia Hendrickson, Wash-ington av, Rosedale. Plan No. 139.

JAMAICA.—Union av, e s, 162 n Fulton st, one 2-sty brick stable, 69x40, tar and gravel roof; cost, \$8,000; and one 3-sty brick office building, 64x53, tar and gravel roof; cost, \$30,000; owner, Jamaica Gas Light Co., 180 Remsen st, Brooklyn; architect, owner. Plan Nos. 114-115.

STORES, OFFICES AND LOFTS.

ROCKAWAY BEACH.—Remsen av, n e corner Boulevard, 1-sty brick store, 128x77, tar and gravel roof; cost, \$15,000; owner, Leon Chalakis, 61 Park Row, N. Y. C.; architect, Louis A. Sheinart, 194 Bowery, Manhattan. Plan No. 149.

LONG ISLAND CITY.—Hunterspoint av, n s, 90 e Greenpoint av, 1-sty frame store, 16x55, gravel roof; cost, \$1,500; owner, Benjamin McGarry, on premises; architect, John M. Baker, 21 Jackson av, Long Island City. Plan No. 159.

STORES AND TENEMENTS.

RIDGEWOOD.—Covert av, e s, 25 n Madison st, 3-sty brick store and tenement, 25x62, tin roof, 6 families; cost, \$8,000; owner, Henry Schlachter, 65 Schaeffer st, Brooklyn; archi-tects, Louis Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 155.

RIDGEWOOD.—Covert av, n e cor Madison st, 3-sty brick store and tenement, 25x75, tin roof, 6 families; cost, \$8,000; owner, Henry Schlachter, 65 Schaeffer st, Brooklyn; archi-tects, Louis Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 156.

RIDGEWOOD.—Covert av, e s, 50 n Madison st, 3-sty brick store and tenement, 25x64, tin roof, 6 families; cost, \$8,000; owner, Henry Scheachter, 65 Schaeffer st, Brooklyn; archi-tects, Louis Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 157.

Richmond.

DWELLINGS.

WESTERVELT AV, ws, 75 n 5th av, 2½-sty frame dwelling; cost, \$2,500; owner, J. M. Smith; architect, John Davies, Tompkinsville; builder, P. Brennan; 21x28 size. Plan No. 17.

SEASIDE BLVD., e and w s, 200 sw Burgen av, South Beach, 25 frame bungalows, 14x14; cost, \$1,875; owner, Mrs. Rourk Merrill, 378 13th st, Brooklyn; architect and builder, J. W. Stillepson, 69 Fingerboard rd, Rosebank. Plan No. 16.

HENDERSON AV, s s, 47 w Pelton av, West New Brighton, 2½-sty frame dwelling, 22x59; cost, \$4,000; owner, Magnus Aaby, 10 Columbia st, West New Brighton; architect and builder, Alex. Michelson, 10 Columbia st, West New Brighton. Plan No. 15.

HOSPITALS AND ASYLUMS.

MANOR RD, e s, 2500 s Bradley av, 2 hos-pital pavilions, 4-sty brick, 120x30; cost \$175,000; owner, City of New York; architect, Ray-mond F. Almirall. Plan No. 21.

MISCELLANEOUS.

BROADWAY, e s, 2600 s Amboy rd, 1sty frame chicken house, 12x32; cost, \$200; owner, M. G. Schaffner; owner builds. Plan No. 18.

MANOR RD, e s, 2500 s Bradley av, Nurses' residence, 3-sty brick, 166x42; cost, \$240,000; owner, City of New York; architect, Raymond F. Almirall. Plan No. 20.

MANOR RD, e s, 2500 s Bradley av, doc-tor's residence, 5-sty brick, 102x42; cost, \$90,000; owner, City of New York; architect, Ray-mond F. Almirall. Plan No. 19.

PLANS FILED FOR ALTERA-TION WORK.

Manhattan.

CANNON ST, No. 131, partitions, toilets, win-dows, to 5-sty tenement and store; cost, \$850; owner, Pepl Weiss, 131 Cannon st; architects, Gross & Kleinberger, Bible House. Plan No. 172.

HORATIO ST, Nos. 75-77, partitions, alter stairs, windows, chimney, to two 2-sty brick dwellings; cost, \$8,000; owner, Chrystie St. House, Inc., 60 Beaver st; architects, Dodge & Morrison, 82 Wall st. Plan No. 178.

HOUSTON ST, No. 124 W, booth to 6-sty brick moving picture and loft; cost, \$250; own-er, Victor Casarza, 194 Prince st; architect, Louis V. Springpont, 140 W. Houston st. Plan No. 168.

LAIGHT ST, n w corner Greenwich st, parti-tions, windows, to 7-sty store and loft; cost, \$500; owner, Mathilda C. Behre, 217 Keap st, Brooklyn; architect, Robt. Teichman, 22 Will-iam st. Plan No. 171.

NASSAU ST, No. 150, Spruce st, Nos. 2-6, change entrance, columns, to 23-sty brick store and office; cost, \$3,000; owner, American Tract Society, 150 Nassau st; architect, T. M. Robert-son, 331 Madison av. Plan No. 174.

PARK ST, Nos. 52-54, tank to 6-sty brick loft; cost, \$300; owner, Abram M. Clonney, 39 Walker st; architect, B. H. Coffey, 96 Wall st. Plan No. 162.

PEARL ST, No. 31, stairs, partitions, piers to 3 and 4-sty brick restaurant; cost, \$2,000; owners, Max & Moses Ottinger, 31 Nassau st; architect, R. N. Cleverdon, 41 Union sq. Plan No. 169.

PEARL ST, Nos. 21-23, 1-sty rear extension, 18.10x9.4, steel beams, stairs, piers, walls, to 2, 4 and 5-sty lofts; cost, \$20,000; owner, Chesebrough Bldg. Co., 17 State st; architects, Westinghouse, Church, Kerr & Co., 10 Bridge st. Plan No. 188.

PINE ST, No. 35, change stairs, front wall to 3-sty brick office; cost, \$20,000; owner, Union Assurance Co. 66 Broadway; architects, Albro & Lindeberg, 481 5th av. Plan No. 165.

PITT ST, No. 80, partition, alter chimney to 4-sty brick store and tenement; cost, \$750; owner, The Henry Elias Brewing Co., 403 East 54th st; architect, Richard Rohl, 128 Bible House. Plan No. 151.

WEST ST, No. 308, tank to 5-sty brick loft; cost, \$300; owner, Thomas Lenane, 307 West st; architect, Earl E. Maxwell, 143 Liberty st. Plan No. 148.

WOOSTER ST, No. 23, stairs, partitions, roof, to 4-sty brick store and loft; cost, \$500; owner, Marguerite M. Smith, 134 West 25th st; archi-tect, Nathan Langer, 81 East 125th st. Plan No. 185.

4TH ST, No. 26 E, 1-sty brick rear extension, 25x16.8, windows to 4-sty brick store and loft; cost, \$500; owner, Martin Dienst, 244 West 113th st; architect, L. A. Sheinart, 194 Bow-ery. Plan No. 180.

11TH ST, No. 345 East, partitions, windows, toilets to 5-sty brick tenement; cost, \$2,500; owner, Edward Raifer, 424 East 123d st; archi-tect, O. Reissmann, 30 1st st. Plan No. 156.

12TH ST, No. 216 East, window to 4-sty brick dormitory; cost, \$100; owner, Dr. Karl Waech-ter, 116 East 29th st; architect, Herman Gold-berg, 2968 Eriggs av. Plan No. 157.

21ST ST, No. 300 East, 2d av, No. 356, new floor, to 4-sty Charity building; cost, \$10,000; owner, Hebrew Charities Building, 273 Madison av; architects, Janes & Leo, 124 West 45th st. Plan No. 186.

24TH ST, s s, 120 w 3d av, doors, stalls, win-dows, to three 2-sty stables; cost, \$22,000; owner, Fiss, Doerr & Carroll Horse Co., prem-ises; architect, E. T. Macdonald, 41 West 33d st. Plan No. 187.

27TH ST, Nos. 115-117 West, partitions, etc., to 12-sty brick loft and store; cost, \$500; owner, A. B. Gross & W. M. Engle, 115 West 27th st; architects, Bernstein & Bernstein, 24 East 23d st. Plan No. 142.

27TH ST, No. 346 West, stairways to 3-sty brick dwelling; cost, \$250; owner, Alexander Hamilton, Bayside, L. I.; architect, Eli Bened-ict, 352 Convent av. Plan No. 146.

36TH ST, Nos. 352-354 West; 35th st, Nos 353-365 West, fire-escapes, windows, to 4-sty brick school; cost, \$1,800; owner, City of New York, City Hall; architect, C. B. J. Snyder, 500 Park av. Plan No. 176.

39TH ST, Nos. 638-40 W., new posts, gird-ers, beams, doors to 2-sty brick stable; cost, \$1,500; owner, John J. Shea, 646 W. 39th st; architect, James W. Cole, 403 W. 51st st. Plan No. 166. J. J. Buckley Const. Co., 103 Park av, has contract.

39TH ST, No. 225 West, partitions, windows, toilets to 12-sty loft; cost, \$2,200; owner, Elec-trolytic Process Co., 149 Broadway; architect, E. G. W. Dietrich, 118 East 28th st. Plan No. 182.

41ST ST, No. 408 W., store front to 4-sty brick store and dwelling; cost, \$800; owner, Stephen Wobbele, 408 W. 41st st; architect, E. Neus, 703 W. 171st st. Plan No. 170.

45TH ST, Nos. 2-6 West, windows, partitions to 16-sty office and loft; cost, \$1,150; owner, T. A. Sperry, 34 West 33d st; architect, Chas. H. Richter, 68 Broad st. Plan No. 143.

47TH ST, No. 150 W., 1-sty brick side ex-tension, 18x9.6, partitions, windows to 12 and 13-sty hotel; cost, \$10,000; owner, Somerset Investing Co., 150 W. 47th st; architect, Chas. P. Huntington, 18 W. 31st st. Plan No. 167.

49TH ST, No. 43 West, partitions, plumbing, wiring, steam heating, to 4-sty brick dwelling; cost, \$5,000; owner, Paul Baerwald, 50 W 49th st; architects, Taylor & Levi, 105 West 40th st. Plan No. 147.

53D ST, Nos. 317-319 West, 54TH ST, Nos. 314-316 West, windows, to 6-sty court house; cost, \$2,000; owner, New York City; archi-tects, Bureau of Public Buildings and Offices, Park Row Bldg. Plan No. 152.

55TH ST, No. 409 E, add 1 story to 3-sty brick storage; cost, \$3,000; owner, Peter Doelger, 507 West 55th st; architect, Charles Stegmayer, 168 East 91st st. Plan No. 149.

57TH ST, No. 410 W, plumbing, partitions, to 5-sty tenement; cost, \$2,000; owner, Lillian I. Gillespie, 45 Pine st; architect, John Brandt, 271 West 125th st. Plan No. 159. M. Wolf, 303 West 117th st, has contract.

102D ST, n w corner Columbus av, partitions, windows, to 5-sty store and tenement; cost, \$150; owner, Daniel McNamara, 101 West 102d st; architect, Thomas J. Brady, Jr., 1170 Broadway. Plan No. 139.

108TH ST, 234 West, partitions, windows, to 4-sty store and loft; cost, \$500; owner, Martin Dienst, 244 West 113th st; architect, L. A. Sheinart, 194 Bowery. Plan No. 181.

125TH ST, Nos. 116-118 E, toilets, to 4-sty office, theatre and stores; cost, \$700; owner, F. F. Proctor, 1193 Broadway; architect, John W. Merrow, 145 W. 23d st. Plan No. 160.

125TH ST, Nos. 78-80 E.; Park av, Nos. 1812-14, 4-sty centre extension, 6.6x9.6, partitions, skylights, marquise, store fronts to 2 and 9-sty hotel; cost, \$6,000; owner, Wilmunt Realty Co, 52 Broadway; architect, B. W. Berger & Son, 121 Bible House. Plan No. 163.

126TH ST, No. 502 W, bake ovens, piers, to 3-sty dwelling and bakery; cost, \$350; owner, Geo. Ronsse, 502 West 126th st; architect, B. W. Berger & Son, 121 Bible House. Plan No. 175.

131ST ST, No. 626 West, change floors, tower, to 3-sty brick loft; cost, \$7,500; owner, Crystal Hygiene Ice Co., 1170 Broadway; architect, W. Mortensen, 114 East 28th st. Plan No. 155. Mortensen & Co., 114 East 28th st, has contract.

AV C, Nos. 182-190, partitions, steel beams, to 6-sty brick loft; cost, \$1,000; owner, Henry Goldwater, premises; architects, Gross & Kleinberger, Bible House. Plan No. 144.

AV A, No. 2, toilets, partitions, to 4-sty brick store and tenement; cost, \$1,200; owner, Minsker Realty Co., 236 Eldridge st; architects, Sommerfeld & Steckler, 31 Union sq. Plan No. 153.

BOWERY, Nos. 75-81, cut openings, elevator shaft, to 3-sty bakery; cost, \$500; owner, John A. Anger, premises; architect, Chas. B. Meyers, 1 Union Sq. Plan No. 183.

BROADWAY, n e corner 100th st, windows, partitions, toilets, to 5-sty brick tenement and stores; cost, \$2,000; owner, L. L. Barzaghi, 130 West 77th st; architects, Gross & Kleinberger, Bible House. Plan No. 145.

BROADWAY, e s, 31st to 32d sts, mezzanine floor to 17-sty brick hotel and stores; cost, \$2,000; owner, Robert Goelet, 920 17th st; architect, L. Moses, 156 5th av. Plan No. 179. John Hurley, 114 West 39th st, has carpenter work.

BROADWAY, No. 440, change stairs, to 5-sty store and loft cost, \$300; owner, Geo. C. Bolt, Waldorf-Astoria; architect, J. C. Westervelt, 36 West 34th st. Plan No. 189.

BROADWAY, Nos. 693-697, tank to 16-sty brick loft; cost, \$1,500; owner, Philip Braender, 143 West 125th st; architect, Stephen Gill, 157 Meserole av, Brooklyn. Plan No. 177. Hudson Structural Steel Co., 136th st and Southern Boulevard, has contract.

PARK AV, n w corner 34th st, alter front, partitions, windows, to 4-sty brick chapel; cost, \$47,000; owner, Second Unitarian Cong. Society of the City of New York; architect, Wm. S. Miller, 141 East 40th st. Plan No. 184.

1ST AV, No. 1491, partitions, windows, toilets, to 5-sty brick tenement; cost, \$400; owner, Bernard Berkowitz, care of architects, Cantor & Levingson, 29 West 42d st. Plan No. 154.

2D AV, n w corner 111th st, windows, partitions, toilets, to 4-sty tenement and store; cost, \$500; owner, Geo. Herold, 2417 Valentine av; architect, Geo. Hof, Jr., 1436 Webster av. Plan No. 141.

2D AV, No. 886, partitions, windows, to 4-sty brick store and tenement; cost, \$300; owner, Clausen-Flanagan Brewery, 441 West 25th st; architect, O. L. Spannhake, 233 East 78th st. Plan No. 150.

2D AV, No. 203, partitions, to 5-sty brick hospital; cost, \$150; owner, Peoples Hospital, 203 2d av; architect, Herman Goldberg, 2938 Briggs av. Plan No. 158.

3D AV, n e corner 28th st, windows, partitions, to 5-sty store and tenement; cost, \$500; owners, Geo. & Thomas Mosher, 52 West 76th st; architect, Geo Hof, Jr., 1436 Webster av. Plan No. 140.

3D AV, No. 2287, new front, windows, entrance to 3-sty brick store; cost, \$3,500; owner, Adolph Finkenberg, 95 W. 119th st; architects, Buchman & Fox, 11 E. 59th st. Plan No. 161.

3D AV, No. 712, dumbwaiter shaft, partitions to 5-sty brick tenement; cost, \$200; owner, Pauline Goldstein, 61 E. 92d st; architects, B. W. Berger & Son, 121 Bible House. Plan No. 164.

7TH AV, No. 567, alter shafts, wall, to 4-sty brick hotel; cost, \$300; owners, Emil & Louisa Frank and Amelia F. Furrer, Sheephead Bay, L. I.; architect, Wm. J. Russell, 1440 Broadway. Plan No. 173.

Pronx.

BURKE ST, s w corner Barker av, move 2-sty frame dwelling; cost, \$500; owner and architect, H. C. Jenkins, 75 West 131st st. Plan No. 35.

BROOK AV, No. 1514, new columns, new show windows, etc., to 4-sty brick tenement; cost, \$2,000; owner, Barnett Jaffe, 38 West 18th st; architects, Horenberger & Bardes, 122 Bowery. Plan No. 34.

GUN HILL ROAD, n s, 153.6 w Bronx Boulevard, move 2 1/2-sty frame dwelling; cost, \$800; owner, Irving Tier, 124 Valentine st, Mt. Vernon; architect, Geo. P. Crosier, 223d st and White Plains av. Plan No. 33.



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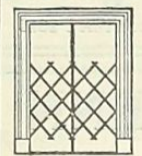


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GUN HILL ROAD, n s, 48.7 e Bronx Boulevard, 2-sty frame extension, 12x19.6, to 1-sty frame store; cost, \$600; owner, Irving Tier, 124 Valentine st, Mt. Vernon; architect, Geo. P. Crosier, 223d st and White Plains av. Plan No. 31.

GUN HILL ROAD, n s, 70 w Bronx Boulevard, move 2-sty frame store and dwelling; cost, \$700; owner, Irving Tier, 124 Valentine st, Mt. Vernon; architect, Geo. P. Crosier, 223d st and White Plains av. Plan No. 32.

3D AV, n e cor Westchester av, new toilets, new stairs to 2-sty brick stores; cost, \$1,200; owners, Lachman & Goldsmith, 35 Nassau st; lessee, John G. McGrory, 621 Broadway; architect, David Methoven, 621 Broadway. Plan No. 30.

Brooklyn.

BERGEN ST, No. 1484, new skylight, etc.; cost, \$150; owner, Pasquale A. Fontana, 1426 Bergen st; architect, Pasquale Gagliardi, 239 Navy st. Plan No. 258.

CLINTON ST, n e corner Montague st, new flooring, etc.; cost, \$300; owner, Brooklyn City Safe Deposit Co., 177 Montague st.; builder, —. Plan No. 291.

COOK ST, n s, 50 e White st, new walls, etc.; cost, \$500; owner, Estate of Anton Fluegel, 219 Cook st; architect, Theo. Engelhardt, 905 Broadway. Plan No. 265.

CORRELL ST, s s, 190 w Clinton st, new flooring, etc.; cost, \$90; owner, Fanny Spill, on premises; builder, —. Plan No. 322.

DEGRAW ST, No. 196, new toilet compartment, etc.; cost, \$200; owner, Abraham N. Bernstein, 748 Flushing av; architects, Brook, Rosenberg & Hirsch, 186 Remsen st. Plan No. 296.

FULTON ST, No. 555, new stairs, etc.; cost, \$1,000; owner, Geo. Powers, 547 Fulton st; architect, Tandy & Foster, 1931 Broadway, New York. Plan No. 297.

GARFIELD PL, No. 16, new sinks, etc.; cost, \$25; owner, Caroline Naporano, 27 Garfield pl; architect, W. J. Conway, 400 Union st. Plan No. 334.

HICKS ST, No. 310, new doors, etc.; cost, \$200; owner, Kath. K. Saybon, on premises; architects, Brook, Rosenberg & Hirsch, 186 Remsen st. Plan No. 328.

HUMBOLDT ST, w s, 215.8 s Meserole av, 1-sty frame extension, 23.10x40; cost, \$5,000; owners, Jacob Kahn et al, 525 East 19th st; architect, O. Reissmann, 30 1st st. Plan No. 344.

PACIFIC ST, n w corner 5th av, alter elevator, etc.; cost, \$1,700; owner, Straus Bros., on premises; builder, Gust. Seaberg, 407 Douglass st. Plan No. 275.

SCHOLES ST, No. 131, new toilet, etc.; cost, \$650; owner, Celia Benekow, 411 Grand st, N. Y. C.; architects, Shampan & Shampan, 772 Broadway. Plan No. 256.

STERLING PL, n s, 86 e 5th av, new tank on roof; cost, \$2,000; owner, Wm. Lane (Inc), 113-5 5th av; architect, Rusling Co., 39 Cortland st. Plan No. 259.

SANFORD ST, e s, 164.5 s Flushing av, 1-sty brick extension, 137x27.4; cost, \$4,000; owner, Arabol Mfg. Co., 100 William st, N. Y. C.; architects, Beyer & Kuckro, 2nd Natl Bank. Plan No. 282.

SACKETT ST, s s, 175 e Hoyt st, remove stairs, etc.; cost, \$40; owner, Pauline Richter, 446 Sackett st; builder, Louis Bollman, 336 Carroll st. Plan No. 293.

STOCKTON ST, No. 342, new extension, etc.; cost, \$300; owner, Hyman Pasenick, 30 Tompkins av; architect, Tobias Goldstone, 18 Beaver st. Plan No. 250.

UNION ST, No. 1234, new walls, etc.; cost, \$300; owner, Jacob Schoch, 827 Lincoln pl; architect, Jas. F. Bly, 422 St Mark's av. Plan No. 274.

UNION ST, No. 573, new plumbing, etc.; cost, \$100; owner, Lucia Apuzzo, 471 Carroll st; architect, Pasquale Gagliardi, 239 Navy st. Plan No. 300.

UNION ST, n s, 120 e Albany av, new plumbing, etc.; cost, \$50; owner, Peter Peters, 1365 Union st; builder, W. A. Godfold, 837 Madison st. Plan No. 335.

WALTON ST, No. 34, new store front, etc.; cost, \$100; owner, David Lebowitz, 646 Broadway; architects, Glucroft & Glucroft, 34 Graham av. Plan No. 321.

1ST PL, No. 46, new toilet compartment; cost, \$300; owner, A. Ferretti, 46 1st pl; architect, A. L. Molinelli, 28 Oliver st, N. Y. C. Plan No. 260.

1ST ST, No. 281, new walls, etc.; cost, \$100; owner, Vincenzo Timminello, on premises; architect, W. J. Conway, 400 Union st. Plan No. 269.

2D ST, No. 329, new doors, etc.; cost, \$500; owner, Louisa Scala, 79 West 54th st, Bayonne, N. J.; architect, David A. Lucas, 98 3d st. Plan No. 255.

EAST 14TH ST, No. 282, new extension, 10x3.6; cost, \$1,800; owner, Mary H. Carew, 475 East 26th st; architect, E. B. Chestersmith, 150 Nassau st, New York. Plan No. 342.

EAST 18TH ST, e s, 160 s Av N, new partitions, etc.; cost, \$100; owner, Sebastiano Parisi, 400 Union st; architect, W. J. Conway, 400 Union st. Plan No. 294.

38TH ST, s s, 350 w 13th av, new house drain; cost, \$75; owner, Harry E. Brow, 763 Park pl; architect, Geo. Rebin, 3715 Ft. Hamilton av. Plan No. 316.

37TH ST, n s, 420 e 12th av, new house drain, etc.; cost, \$65; owner, Edward Schwabacker, 1255 37th st; architect, Geo. Rubin, 3715 Ft. Hamilton av. Plan No. 282.

38TH ST, n s, 358.10 e New Utrecht road, 1-sty frame extension, 12x16.6; cost, \$300; owner, Anna Szmek, on premises; architect, Jas. F. O'Rourke, 264 39th st. Plan No. 301.

BEACH 40TH ST, s w corner Surf av, 1-sty frame extension, 8x14.2; cost, \$520; owner, Frank Jenks; architect, Parfitt Bros., 26 Court st. Plan No. 295.

83D ST, s s, 240 w 13th av, new windows, etc.; cost, \$300; owner, International Sunshine Society, 96 5th av, New York; builder, Theo. B. DuBois, 1569 84th st. Plan No. 305.

86TH ST, No. 1086, shore up building, etc.; cost, \$100; owner, Maximilian G. Mange, 1088 88th st; builder, —. Plan No. 522.

89TH ST, n s, 160 e 4th av, 2-sty frame extension, 20x14; cost, \$350; owner, John Halpin, 419 89th st; architect, Wm. J. Maxwell, 9114 5th av. Plan No. 247.

ALBANY AV, e s, 70 s Lincoln pl, new house drain, etc.; cost, \$150; owner, Jas. Walsh, 311 Albany av; architect, Walter Connelly, 2916 Clarendon rd. Plan No. 326.

ALBANY AV, e s, 53 s Lincoln pl, new house drain, etc.; cost, —; owner, Chas. Munney, 309 Albany av; architect, Walter Connelly, 2916 Clarendon road. Plan No. 329.

ATLANTIC AV, No. 1261, 1-sty brick extension, 20x45; cost, \$2,000; owner, A. J. Dudley & Co. (Inc), 54 Schenectady av; architect, Axel S. Hedman, 371 Fulton st. Plan No. 298.

ATLANTIC AV, s s, 340 e Troy av, 1-sty frame extension, 12x10; cost, \$300; owners, Wichert & Gardiner, Atlantic and Schenectady avs; architect, Louis Allmendinger, 926 Broadway. Plan No. 249.

BLAKE AV, n w corner Blake av, new plumbing, etc.; cost, \$60; owner, Samuel Bullock, 863 Hancock st; architect, Ernest Dennis, 241 Schenck av. Plan No. 271.

BROADWAY, No. 656, new toilet compartment, etc.; cost, \$75; owner, Max Schaffer & Son, 926 Broadway; architects, Glucroft & Glucroft, 34 Graham av. Plan No. 289.

DE KALB AV, n s, 125 w Classon av, add new story to present building; cost, \$3,500; owners, Julia A. Peper & ano, 47 Brevoort pl; architect, John H. Holler, Jr., 82 Wall st, New York. Plan No. 314.

GRAHAM AV, No. 193, 1-sty brick extension, 15.8x26; cost, \$300; owner, Saml. Klausner, on premises; architects, Glucroft & Glucroft, 34 Graham av. Plan No. 341.

GRAHAM AV, Nos 33 1-3, new windows, etc.; cost, \$1,200; owner, Robt. McIlwaine, 392 Broadway; architect, L. A. Deiser, 388 Broadway. Plan No. 307.

GRAVESEND AV, e s, 10 s Elmwood av, new construction alteration; cost, \$150; owner and architect, B. B. & C. I. R. R., 85 Clinton st. Plan No. 345.

LOUISIANA AV, No. 129, new partitions, etc.; cost, \$50; owner, Jacob Sandler, on premises; builder, —. Plan No. 272.

ORIENTAL BOULEVARD, s e cor Irwin st, new partitions; cost, \$2,000; owner, Manhattan Beach Estates, 192 Broadway, N. Y. C.; architect, John Nagel, Manhattan Beach. Plan No. 273.

ROCKAWAY AV, No. 973, new partitions, etc.; cost, \$50; owner, Gaetano Long, 977 Rockaway av; architect, John M. Ricca, 90 New Lots road. Plan No. 333.

SCHENCK AV, No. 354, 2-sty frame extension, 25x16; cost, \$500; owner, Paul Panziner, on premises; architect, Ernest Dennis, 241 Schenck av. Plan No. 343.

SUTTER AV, n w cor Powell st, repair fire damage; cost, \$200; owner, Lazar Grajevsky, 250 Powell st; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 332.

SUTTER AV, No. 615, new walls, etc.; cost, \$750; owner, Gussie Alperstein, on premises; architects, S. Millman & Son, 1780 Pitkin av. Plan No. 324.

TOMPKINS AV, No. 67, new wall, etc.; cost, \$200; owner, Louis Moskowitz, on premises; architect, Abr. Markwitz, 225 Hart st. Plan No. 323.

SURF AV, n w corner Stratton's Walk, new partitions, etc.; cost, \$1,300; owner, Patrick Shea, on premises; architect, Jas. A. McDonald & Son, Surf av and West 24th st. Plan No. 248.

SUTTER AV, No. 483, 2-sty frame extension, 10x14; cost, \$200; owner, Chas. Fleigelman, on premises; architect, Max Cohn, 433 Glenmore av. Plan No. 303.

WAREHOUSE AV, w s, 123.6 n Surf av, 1-sty frame extension, 19x9; cost, \$850; owner, Vincenzo Jaccarino, on premises; architect, Jas. A. McDonald & Son, Surf av and West 24th st. Plan No. 299.

WASHINGTON AV, No. 1077, new sky sign, etc.; cost, \$150; owner, Fredy. Winters, on premises; builder, Met. Eng. Co., 1250 Atlantic av. Plan No. 308.

WEST END AV, w s, 120 s Hampton av, new toilet, etc.; cost, \$200; owner, Manhattan Beach Estates, 192 Broadway, N. Y. C.; architect, John Nagel, Manhattan Beach. Plan No. 264.

3D AV, No. 662, new toilet compartment, etc.; cost, \$100; owner, Jas. Jacobs, "Arsenal Bldg.," Central Park, New York; builder, J. J. Farrell, 499 11th st. Plan No. 318.

5TH AV, e s, 60 s Sterling pl, new moving picture, etc.; cost, \$150; owner, Denis J. Donovan, 125 5th av; builder, Harold G. Dangler, 215 Montague st. Plan No. 254.

6TH AV, No. 561, new store front, etc.; cost, \$500; owner, Geo. Riquet, 546 3d av; architect, David A. Lucas, 98 3d st. Plan No. 292.

7TH AV, No. 116, new front wall, etc.; cost, \$500; owner, Edw. B. Hittleman, 125 Lewis av; architect, Tobias Goldstone, 18 Beaver st. Plan No. 253.

Queens.

RIDGEWOOD.—Myrtle av, No. 2328, 1-sty brick extension on rear, 20x35, tar and gravel roof, new plumbing; cost, \$500; owner, Edward Mithke, on premises; architects, Louis Berger & Co., Myrtle and Cypress avs, Ridgewood. Plan No. 31.

OZONE PARK.—Lawn av, w s, 520 e Belmont av, general repairs after fire damage, new tar and gravel roof; cost, \$350; owner, Mike Ramaneli, on premises. Plan No. 26.

LONG ISLAND CITY.—Lawrence st, bet Walcott and Winthrop avs, erect new stone foundation; cost, \$200; owner, John Carcarik, on premises. Plan No. 27.

FLUSHING.—Robinson av, No. 126, 1-sty frame extension on rear, 15x15, shingle roof; cost, \$175; owner Estate Wm. F. Stevenson, on premises. Plan No. 28.

LONG ISLAND CITY.—Sherman st, No. 10, erect 12-in. retaining wall; cost, \$75; owner, A. Pasaro, on premises. Plan No. 29.

FLUSHING.—Broadway, No. 68, erect new steel electric sign; cost, \$50; owner, George Rizzo, on premises. Plan No. 30.

FAR ROCKAWAY.—Grandview av and Rue de St. Felix, raise building 6 ft, new posts and new chimney, 1 family frame dwelling; cost, \$500; owner, Jos. D. Cremins, Hall of Records, N. Y. C. Plan No. 41.

RIDGEWOOD.—Cypres av, e s, 30 s Myrtle av, alter interior partitions; cost, \$10; owner, Mrs. Rose S. Kreuzer, Myrtle and Cypress avs, Ridgewood. Plan No. 32.

FLUSHING.—Congress av, e s, 245 n Myrtle av, general repairs; cost, \$50; owner, Flushing Side Realty Co., Flushing, N. Y. Plan No. 33.

FLUSHING.—Broadway, n s, 82 e North Prince st, general repairs; cost, \$50; owner, Flushing Side Realty Co., Flushing. Plan No. 34.

RIDGEWOOD.—Onderdonk av, No. 108, 1-sty frame extension on rear, 6x6, tin roof and interior repairs; cost, \$750; owners, S. Liebmann's Brewing Co., Bremen and Forest sts, Brooklyn; architect, Theo. Engelhardt, 903 Broadway, Brooklyn. Plan No. 36.

BROOKLYN HILLS.—Union av, n e corner Cherry st, erect cover alleyway; cost, \$30; owner, Michale Schneider, 17 Union pl, Brooklyn Hills. Plan No. 37.

BROOKLYN HILLS.—Union pl, n e corner Cherry st, 1-sty frame open shed, 15x15; cost, \$50; owner, Michale Schneider, 17 Union pl, Brooklyn Hills. Plan No. 38.

ROCKAWAY PARK.—4th av, w s, 300 s Washington av, 3-sty frame extension on front, 24x13 felt and slag roof, new plumbing; cost, \$1,200; owner, A. Gehring, premises; architects, Colton Bros., Washington av, Rockaway Park. Plan No. 39.

WINFIELD.—Shell road, n s, 250 w Grove st, erect brick party walls in 2-sty dwelling, 50x46, and other repairs; cost, \$1,200; owner, William Endres, on premises; architect, Robert W. Johnson, 60 Grove st, Corona. Plan No. 42.

Richmond.

McKEON ST, n s, 75 e Centre st, alter frame dwelling; cost, \$600; owner, F. McElraney; architects and builders, Gottschaldt & Harvan, Stapleton. Plan No. 12.

RICHMOND TERRACE, w s, 200 e Van Pelt av, alter frame store; cost, \$30; owner, Harry Levett; builder, Lambert Weage. Plan No. 14.

FT. RICHMOND AV, Port Richmond, alter frame ferry house; cost, \$250; owner, Public Service Ry. Co.; owner builds. Plan No. 13.

ODER AV, w s, 125 s De Kalb No. 366, alter frame dwelling; cost, \$200; owner, John J. O'Mally; architects and builders, Gottschaldt & Hanan, Stapleton. Plan No. 11.

Personal and Trade Notes.

THEODORE MEYERS, architect, now of 18-20 East 42d-st, will soon move to new offices at 15-19 Madison sq north.

J. RILEY GORDON, architect, has moved his offices to 507 Fifth avenue, adjoining 42d street.

WALTER COOK, of the firm of Babb, Cook & Welch, has been selected by the Court House Board as the consulting architect. Mr. Cook is president of the American Institute of Architects. Alanson T. Briggs has been chosen as permanent secretary of the Court House Board.

GEORGE GIBBS, of Westinghouse, Church, Kerr & Co., who was the engineer in charge of the electrification of the Pennsylvania railroad through New York City, has received the Norman medal from the American Society of Civil Engineers.

TROWBRIDGE & ACKERMAN, architects, 114-116 East 28th street, will occupy the north half of the eleventh floor of 62-64 West 45th street, after March 1.

A. M. DUNCAN, architect, formerly of 29 Broadway has moved his office to 68 Broad st.

H. D. BEST & CO., builders, 320 5th av, N. Y. C., will open a branch office in the Firemen's Insurance Building, Newark, N. J.

JOHN C. WANDELL & CO., architects, will remove to 4 and 5 Court sq, Brooklyn, on February 1.

WILLIAM C. MORTON has been appointed sales agent for the Consolidated Rosendale Cement Company, 50 Church st, in place of George G. Gleason, resigned. This change took effect January 1, 1912.

BUNN & NASE, builders, at 1123 Broadway, have taken into the firm Perry C. Pentz, and the business will hereafter be conducted under the firm name of Bunn, Nase & Pentz.

BROOKLYN ENGINEERS' CLUB.—At the first regular meeting of the year, Frederick L. Cranford, a public works contractor of New York, presented a paper on "The Relation of the Engineer to the Present Industrial Problem."

THE NATIONAL LIME MANUFACTURERS' Association will hold a two days' convention at the Hotel Astor, on February 2d and 3d, and the Lime Manufacturers' Association of New York will have a strong delegation present.

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THE CORPORATION OF WILLIAM T. RITCH (INC.), specialists in insurance, has been changed to Ritch-Hughes Co., owing to their increasing business and desire to give greater personal attention to their clients. Their offices will continue to be at 1123 Broadway, and the officers are William T. Ritch, President; Walter A. Hughes, Vice-President; Stanley Ritch Smith, Secretary. They presented a very handsome leather wallet to each of the members and guests at the Building Trades Employers' Association dinner at the Waldorf-Astoria, Wednesday evening.

THE UNIVERSAL SAFETY TREAD CO. has opened a new office in New York at 200 5th avenue in charge of Mr. H. F. Stevenson. This takes the place of their former office at 50 Church street, and with larger facilities they expect to be able to do and handle a very greatly increased business.

Government Work.

ELWOOD, IND.—Sealed proposals will be received until February 28 for the construction complete (including plumbing, gas-piping, heating apparatus, electric conduits and wiring, and interior lighting fixtures) of the United States post-office at Elwood, Ind. The building is to be 1-sty, with mezzanine, 4,600 sq. ft. in ground area, faced with granite to the first floor and with limestone or sandstone above, and of fire-proof construction throughout. Drawings and specifications may be obtained from the custodian of site at Elwood, Ind., or at this office, at the discretion of the Supervising Architect, James Knox Taylor, Washington, D. C.

LA SALLE, ILL.—Sealed proposals will be received until February 29 for the construction, complete (including plumbing, gas-piping, heating apparatus, electric conduits and wiring, and interior lighting fixtures) of the United States post-office at La Salle, Ill. The building is 2-sty and basement, and has a ground area of approximately 4,400 sq. ft.; nonfireproof construction, stone facing; and tin roof. Drawings and specifications may be obtained from the custodian of site at La Salle, Ill., or at this office, at the discretion of the Supervising Architect, James Knox Taylor, Washington, D. C.

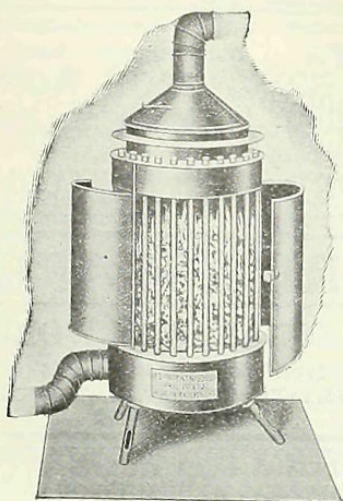
Increased Demand for Marble.

The appreciation for marble is showing a material increase each year, especially in the building trades. The total Vermont output has doubled in eight years, while for building purposes the sales have nearly quintupled during the same period. Prof. George H. Perkins, state geologist of Vermont, says: "Formerly by far the larger part of Vermont marble was sold in the form of monuments and interior finish, while the sales of building marble for exterior work were quite insignificant, but during the last few years there has been a great change, and now nearly as much marble goes into buildings of various sorts as is used for any other purposes. This change is best shown by a few figures. In 1900 the sales of monumental marble were \$1,570,980; building, \$574,623; other purposes, \$72,889; total, \$2,218,592. In 1908 the sales were: monumental, \$1,848,444; building, \$2,743,204; other purposes, \$88,107; total, \$4,679,755. The Vermont marble is now being shipped to all parts of the world.

Two-Family Houses for Flushing.

Flushing, which has long been a community of single homes, is to have a new style of building, the two-family brick dwelling, which has proved a most successful proposition for builders in other centers where development has been rapid.

The initiative in erecting this style of dwelling is to be taken by Edwin Runge, of Bowne and Sanford avenues, according to plans filed with the Bureau of Buildings in Long Island City. He will erect five two-family brick dwellings on Percy street, at the corner of Delaware. The total cost of the improvement will be \$20,000. A. E. Richmond, Flushing, is the architect.



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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. (f) Signifies that the first name is fictitious, real name being unknown. Judgments entered during the week and satisfied before day of publication do not appear in this column, but in list of Satisfied Judgments.

The Judgments filed against corporations, etc., will be found at the end of the list.

Manhattan and Bronx.

JAN. 19, 20, 22, 23, 24 and 25.

- 20 Amlin, Geo—J Satlow.....97.31
- 20 Alper, Adolph—V E Meyer.....192.46
- 20 Anderson, Alex—Central Glass Co.....472.00
- 22 Arscott, David K W—J A Neustadt.....93.66
- 23 Archello, Michl—People &c.....200.00
- 23 Abrams, Benj—L L Dulberger.....29.94
- 23 Allison, Jas M—C M Rosenthal.....394.61
- 26 Adler, Saml—E B De Bevoise.....134.65
- 26 same same.....25.00
- 26 Adler, Louis—W Bernstein.....1,396.28
- 26 Altschuler, Schuler—Wm Haaker Co.....36.41
- 20 Brown, Wm C H—C Forsell.....492.70
- 20 Bader, David—W C Wood et al.....139.30
- 20 Bonnavantona, Giuseppe by gdn—American Steel Frame & Band Co, Inc.....22.85
- 20 Bruxton, Arthur & Jno J Bradley—People, &c.....500.00
- 20 Beinfeld, Henry—Washington Heights Development & Con Co.....50.91
- 20 Bishoff, Emil A—S P Jones et al.....62.52
- 22 Braden, Armond E—M J Braden.....160.50
- 22 Barrow, Edw—R H Gwynne.....75.86
- 22 Bickart, Harry—B Blumenthal.....136.91
- 22 Baldwin, Arthur W—Geo McKibben & Son.....400.00
- 22 Burrelle, Douglas—D L Rauch.....35.46
- 22 Brand, Wm—M A Weiler.....77.61
- 22 Birkett, Clarence T & Laura A—H C Porter.....289.94
- 23 Brown, Robt—Ludwig Bauman & Co.....112.55
- 23 Boeckeler, Louis—A Nerf.....405.51
- 23 Bronz, David* & Isaac H Kaplan—S Marinbach.....136.72
- 23 Brown, Percy—People &c.....250.00
- 23 Barillan, Guiseppe—the same.....200.00
- 23 Barton, Theo V—H C Hallenbeck.....2,934.53
- 23 Bernard, Reuben S—N Y Edison Co.....47.15
- 23 Butler, Richd*, Carl J G Collander & Chas H Hussey—R J Hahn.....94.75
- 23 Byrnes, Richd R—Barre-Bernard Co.....69.97
- 23 Bancker, Chas W—N Y Hippodrome, costs, 119.68
- 23 Baralowsky, Jacob—I Cohen.....167.98
- 23 Bonagua, Salvatore & Teresa—People &c.....1,000.00
- 23 Berkoff, Dina—City of NY.....22.41
- 23 Becker, Minnie—the same.....32.72
- 23 Bogul, Aug—M M Kittel.....221.40
- 24 Beinhauer, Alfred—F K Morris.....costs, 88.62
- 24 Brown, Harry—F Spadaccini.....77.22
- 24 Bergfalk, Jno—New Amsterdam Casualty Co.....86.89
- 24 Blumenthal, Geo—H & A Cohen.....66.65
- 24 Bower, Margt—Sonn Bros Co.....131.74
- 24 Brown, Jno & Robert*—A Selevan et al.....88.93
- 25 Block, Justin—L Hallock et al.....659.99
- 25 Boehme, Marie—A Goldschmidt.....9,931.71
- 25 Braman, Julia D & Jno D Ballantine—Fulton Trust Co.....369.92
- 25 Bleier, Jacob—H Myer et al.....50.02
- 25 Bateman, Leslie V—L Oppenheimer.....658.34
- 25 Burr, Nelson B—S Renneck.....159.34
- 25 Brenner, Saml—Colonial Mantel & Refrigerator Co.....101.41
- 25 Balbi, Theresa—Butler Bros.....259.60
- 25 Balbi, Anniella & Ciro—Butler Bros.....62.07
- 25 Bachrach, Raphael—I Cohn.....173.20
- 25 Bass, Wm—Robt Reis & Co.....12.41
- 25 the same—the same.....22.65
- 25 Brugger, Gottlieb R—L Saulberg.....59.31
- 25 Black, Louis & Herman—Mutual Alliance Trust Co.....527.93
- 25 Bruens, John A—A C Dodge.....35.31
- 25 Brewster, Chas W—Co-operative Garage.....53.25
- 25 Bellia, Jno—Georgian Court Realty Co.....44.36
- 25 Brewer, Mary A & Anne L Harsin—A H Lyons et al.....145.67
- 26 Block, Bertie—J Corbitt.....300.90
- 26 Benjamin, Benj—Philip Hano & Co.....29.41
- 26 Brown, Madeline E—J Meyer.....2,404.22
- 26 Bender, Geo G—Wiener Bros.....423.10
- 26 Berger, Abm—Independent Electric Supply Co.....506.19
- 26 Brawner, Everett M—N Pierce.....180.45
- 20 Chandler, Byron—Nat'l Printing & Engraving Co.....397.43

- 20 Cavallucia, Urbano—M Legaña.....112.66
- 20 Cavallini, Victor, Louis Steets & Geo J Steets—L K Steets.....2,050.28
- 20 Same—H Sauer.....4,669.62
- 20 Coster, Maurice L—H Floy.....5,132.74
- 20 Class, Geo B—Conger Mfg Co.....103.58
- 20 Cremers, Victoria—Washington Heights Development & Con Co.....79.31
- 22 Cannon, Geo C—B Bennett.....1,496.87
- 22 Coen, Jno F—M Rubenstein.....86.66
- 22 Cohen, Michl—I Levin.....39.31
- 22 Collins, Peter A, Eleanor Collins & Wm Rubly—E Badt.....537.94
- 22 Castello, Albuto—F Prince.....50.99
- 23 Calento, Gabriele—W W Farley.....1,820.97
- 23 Connell, John F—A Leschon & Sons Rope Co.....688.77
- 23 Corsiglia, Frank J—E Tassi et al.....259.41
- 23 Coleman, Thos L—J W Pratt Co.....1,851.99
- 23 Cosenza, Guiseppe & Guiseppe Falcone—Agreat & Guerrieri.....110.64
- 23 Chilvers, Wilfred H & Fred M Jacoborg—Hall's Safe So.....65.51
- 23 Boettcher, Chas F—W W Astor.....188.68
- 23 Clinton, Owen J—F Pistone.....1,357.75
- 24 Corrigan, Jno H—A J Ryan.....131.91
- 24 Channes, Jacob & Jacob Lerner—I Rosenblatt.....170.15
- 24 Cahn, Wm H—E F Robertson.....1,332.97
- 24 Countz, Geo R—Equitable Trust Co of NY.....219.13
- 24 Cohen, Hyman—M Agwolinsky et al.....189.52
- 25 Costello, Thos—A Obright.....82.66
- 25 Conger, Roy U—Hotel Securities Co.....632.93
- 25 Connelley, Alfred—Central Consumers Wine & Liquor Co.....1,412.43
- 25 Cove, Minnie A—A Coleman.....370.59
- 25 Cierato, Luigi & Feliciano Barra—People &c.....500.00
- 25 Capel, Harry—H W Vogel et al.....85.47
- 26 Cabrelli, Antonio—F W Dodge Co.....168.17
- 26 Carney, Thos J—W S Roberts.....328.32
- 26 Crucilla, Federico & Giovanni Crifarazno—People, &c.....500.00
- 26 Coleman, Jno S—O E Short.....60.13
- 20 Deheler, Henry—City of NY.....57.81
- 20 Donovan, Frank J & Jas J*—Morgan Silver Plate Co.....118.41
- 22 De Carlo, Jas—W Seitz.....144.43
- 22 Dedes, Nicholas—H Maenner.....67.92
- 22 Dio Vislavo, Anton—Realty & Commercial Co.....52.41
- 22 Daragh, Thos—M Herman.....60.97
- 22 Duggan, Jno T—McNulty Bros Inc.....costs 108.18
- 22 DeGrove, E Ritzeza—O J Dykeman.....264.65
- 22 De Pastor, Constance L—W W Newcomer.....762.59
- 23 Davis, Elias—S Strauss.....77.86
- 24 Dickhut, Wm H—Strohmeyer & Arpe Co.....23.66
- 25 Davis, Chas H—A Abraham et al.....137.60
- 25 Dushkind, Chas—H M Goldfogle.....164.46
- 25 De Florez, Rafael—Farmers Loan & Trust Co.....248.02
- 25 Dunn, Harry, adm—New Amsterdam Casualty Co.....68.38
- 25 Daycock, Wm H, Jr—J Schreimer.....96.37
- 26 Dohle, Eliz—A W Gray.....34.41
- 26 D'Amora, Matthew R, Donato Pizzutiello & Antonio Cittadini*—C Lombardi et al.....367.84
- 26 Diktakis, Peter—H Goldfarb.....37.65
- 26 Dunn, Wm J—City of NY.....220.36
- 26 Davis, Abraham S—M Malawista.....194.91
- 26 Doutney, George—Albert Blechner Inc.....51.72
- 26 Drimmer, David—Wm Haaker Co.....142.43
- 20 Ernst, Willy & Alter Geller—O Rosenbaum.....151.47
- 20 Same—M Marks.....526.23
- 20 Engel, Jno—City of NY.....28.85
- 20 Einrich, Fredk E Jr—the same.....38.96
- 23 Ernst, John F & Louisa Voepel—Fagan Iron Works.....800.95
- 23 Edwards, Minnie—Press Pub Co.....costs, 115.48
- 23 Eisman, Leander G—Bluthenthal & Bickart, Inc.....606.10
- 24 Eichler, Philip—Equitable Trust Co.....617.91
- 24 Epstein, Alfred—N Y Telephone Co.....176.16
- 24 Epstein, Harry & Kath Goldstein*—D Rogoff.....25.00
- 24 Essenson, Solomon J—Robert Marks Realty Co.....44.41
- 25 Ebell, Francesco—Best & Co.....40.36
- 26 Ehrlich, Meyer—N Goldberg et al.....177.39
- 26 Engel, Jos G—City of NY.....220.84
- 26 Esposito, Thos C—Roe & Conover.....159.70
- 26 Epstein, Jos & Albt Levine—C Grobe.....269.86
- 20 Fink, Bertha—E Orenstein.....519.41
- 20 Finkelstein, Morris—B E Simons.....64.31
- 20 Fasano, Giuseppe—Jas T Haverty's Stables.....72.85
- 20 Frey, Wikly & Alter Geller—O Rosenbaum.....151.47
- 20 Ferguson, Wm F—J A Chard et al.....47.24
- 20 Florenza, Nunzianta—M E Gossett et al.....34.41
- 22 Fink, Alvin A—Sulzberger & Sons Co.....156.93
- 23 Fridiger, Louis—American Surety Co of NY.....25.41

- 23 Finkelstein, Harry—S Rosenzweig.....62.41
- 23 Ferrando, Louis—People &c.....200.00
- 23 Franti, Louis—the same.....200.00
- 23 Fischer, Arthur—C A W Prevost.....105.72
- 23 Fogelbert, Moritz—A Droll.....93.22
- 23 Foshacht, Clinton—T Foshacht.....costs 37.57
- 23 Freedman, Louis—R Gerson.....72.33
- 23 Fisher, Annie, by gdn—City of NY.....33.90
- 23 Fitzpatrick, Patk—City of NY.....32.72
- 24 Fox, Irving C—City of NY.....28.51
- 24 Faulk, Carl—the same.....220.84
- 24 Flynn, John J—the same.....220.84
- 24 Freedman, Harris—the same.....33.39
- 24 Frisck, Emanuel—the same.....57.81
- 24 Flygare, Anna M & Chas C—R J Algia.....839.16
- 24 Francavilla, Salvatore—N Y Telephone Co.....16.57
- 24 Foster, Lewis P—the same.....28.09
- 24 Fiore, Jos—Royal Typewriter Co.....62.58
- 24 Fogler, Arthur M—R I Goodsmith.....39.41
- 24 Fuhr, Henry—F J Zimmerman et al.....67.52
- 25 Fitzpatrick, Sarah—Interborough Rapid Transit Co.....75.88
- 25 Foote, U Frederick—Duffy McInerney Co.....127.85
- 25 Ettinger, Simon* & Jacob Schwartz B Claman et al.....119.31
- 25 Frank, Emanuel J—J Schreimer.....276.87
- 25 Friedberg, Milton C—A Dunetz et al.....215.15
- 25 Forfey, Frank—G J Schreiner et al.....146.57
- 26 Fromhagen, Fredk—Bofinger Bros.....115.92
- 26 Fabri, Gaetano L—Canavan Investing Co.....46.91
- 26 Fogarty, Patk A—South Norwalk Engineering Co.....73.36
- 26 Frost, Lewis—B Haase.....156.89
- 26 Foley, Chas—City of N Y.....220.84
- 26 Furey, Robt—the same.....220.84
- 26 Francke, Saml A—the same.....214.05
- 26 Friedman, Wm—the same.....38.28
- 26 Friedman, Isaac—M Levy.....128.56
- 20 Golding, Louis* & Norris Abramowitz—S Breakstone et al.....159.15
- 20 Grossman, David—Appomattox Trunk & Bag Co.....109.20
- 20 Gomey, Claude A & Jno Redler*—H Behlen & Bro.....84.92
- 22 Glixman, Joel A—E J Conroy.....44.75
- 22 Gasteiger, Louis C & Jno H Bryan*—Columbia Bank.....1,756.24
- 22 Gollner, Erwin, Sr, & Erwin, Jr—H Hirsch.....158.52
- 22 Gray, Geo F—J F Valient.....209.14
- 22 Grossman, Aug—Gillies Bros.....148.34
- 22 Gordon, Harris—Brooklyn Cementing & Improvement Co.....255.40
- 22 Goldstein, Martin—S Schiff.....23.82
- 23 Gretschal, Geo—Caesar Misch, Inc.....44.06
- 23 Goldman, Meyer & Ella—H Rockaway et al.....221.15
- 23 Greenwald, Henry—M Walsh.....1,638.21
- 23 Gambino, Peter—S Lodolce.....113.65
- 23 Galankis, Pericles—People, &c.....200.00
- 23 Garda, Pietro or Peter—H Ingber.....4,264.52
- 23 Glintenkamp, Aug—C F Gennerich & Co.....36.96
- 23 Galef, Hyman—Hudson Marble & Slate Tile Co.....30.41
- 23 Goldberg, Sophie—N Y Edison Co.....11.78
- 23 Giordano, Frank—People, &c.....200.00
- 23 Goldberg, Morris, Nellie Goldberg & Maurice H Bob*—M Garfinkel.....175.50
- 23 Gerrity, Henry—L R Berg.....107.66
- 23 Gamies, Rebecca, gdn—City of NY.....174.41
- 24 Gold, Louis—W Lusbach.....59.78
- 24 Goldsmith, Philip—N Goldberg et al.....67.41
- 24 Gimonet, Alex—V L Maison.....24.51
- 24 Gotschius, Harry B—Frank B Bennett & Co.....104.41
- 24 Goldstein, Isidor, Jr—S Goldberger.....60.13
- 24 Gordon, Sadie M & Wm—L Ernst.....91.92
- 24 Graboys, Saml—C MacKeown.....73.20
- 24 Groff, Jos C—W L Savage.....223.17
- 24 Grosner, Louis—N Y Telephone Co.....63.63
- 24 Gandette, Geo O—M Littman et al.....83.16
- 24 Gould, Alfred—E L Schilltee.....47.09
- 24 Ginsberg, Simon—M Tannenholz et al.....42.72
- 24 Goldberg, Saml M—N Y Telephone Co.....37.70
- 24 Gold, Joe or Jos & Hyman Wolff—C E Scofield.....145.59
- 24 Goldman, H Sterling & Jos Herzberg D Bonomo et al.....418.50
- 24 Giannellare, Sebastiano—Cunard Steamship Co.....costs, 71.80
- 24 Grasmuck, Theo A—M Burck.....1,604.61
- 25 Guggenheimer, Louis—L Cohen.....173.71
- 25 Grillo, Raffele & Battista Tucci—People &c.....1,000.00
- 25 Govern, Gutta—A H Joline et al.....costs, 70.50
- 25 Gerken, Henry—J Fuchs.....257.81
- 26 Goldstein, Elias—Interborough Rapid Transit Co.....68.88
- 26 Gross, Sam—D Kahn et al.....144.76
- 26 Gallo, Rosario—A Orlando.....41.88
- 26 Gross, Sam—Wood & Selick Inc.....161.61
- 26 Glockner, Ludwig G & August Grape—Hamilton Docks.....2,517.02
- 20 Hauke, Hans—J L Lasky et al.....68.18
- 20 Hart, Mary H—F Jacobson et al.....176.91
- 20 Hahn, Henry—C J Stenvendt.....29.72
- 20 Herman, Leopold, Bertina Herman & Clara Adler—Hind & Harrison Plush Co.....135.69

20 Hack, Chas W, Joshua T Butler, Wm H Hunt & Wm B Fariss—B A Jacobs & Co.	1,034.66	25 King, Saml J—F R Beidler.	545.99	26 Nicolette, Hector—McClure Co.	27.52
20 Same—the same.	2,111.76	26 Kissel, Morris & Augustus A Murphy* —Natl Cash Reg Co.	134.54	26 Naccaroto, Louis—American Blue Stone Co.	96.19
22 Holland, Anna E F—Fredk Loeser & Co.	239.21	26 Kramer, Isidore—B Rothman.	153.65	26 Nowich, Bessie—Joseph Stern & Sons Inc.	211.67
22 Hohmann, Anna—R Benisch.	544.87	26 Knowles, Chas—H H Dennis.	206.27	26 Needham, Levi—J Drews.	761.76
22 Hart, Milton—S B Lilienstern.	866.40	20 Levinson, Abr—A H Joline et al.	72.50	26 Nappi, Saverie—W Koerner.	59.72
22 Hirsch, Max—O J Sommers.	168.91	20 Lieberthal, Hyman—the same.	71.00	22 O'Melia, Martin—Central Consumers Wine & Liquor Co.	20.78
22 Hartenstein, Morris & Alex Begow—International Magazine Co.	143.63	20 Lieberman, Eisik, Jno* & Jas—H M Susswein et al.	175.01	22 Owen, Helen M—Paterno Constn Co.	245.62
22 Hall, Geo D & Norman*—Chesebro Whitman Co.	51.39	20 Lazarus, Wm H—G Vacchiano.	290.66	22 O'Day, Patk & Jos*—F Ferguson & Son, Inc.	1,122.60
22 Hannan, Geo J—J M Dittrich.	6,516.76	22 Lowenhaupt, Walter J—Metropolitan Printing Co.	532.17	24 O'Neil, Patk M—V P Curti.	62.78
22 Hirsch, Julius—F M Carr et al.	239.92	22 Linch, Geo W recr—S Shull.	1,880.00	25 O'Bierne, Francis J—McDougall & Potter Co.	140.06
22 Hanson, Carl—Binger Co.	66.72	22 Lieberman, David—M Blumenfeld.	119.65	25 Ossenfort, Rudolph & Chas—E B Davis.	23.17
22 Hammerstein, Oscar—M Resnick.	977.95	22 Lamar, David—P B Pugh.	790.32	25 Olsen, Seab—A H Joline et al.	84.00
23 Hoffman, Nath—A Sommers.	21.17	22 Lodge, Charlotte E—Washington Heights Development Co.	372.81	26 Oppenheimer, Julius & Marcus Stern C F Kastenhuber et al.	232.27
23 Hobart, Geo V—E P Dutton Co.	97.15	22 Levin, Davis & David Schneiderman—L A Sheinart.	170.11	20 Peebles, Wm F—P Onorato et al.	43.48
23 Hooper, Wm & Alfred Ennis—American Surety Co.	845.20	23 Levkowitz, John & Selig Monne & Louis Glucksman—J Mercy.	166.04	20 Pierson, Arthur P—McGraw Pub Co.	273.88
23 Halem, Sam—N Y Edison Co.	27.16	23 Levy, Ida—N Y Edison Co.	12.95	20 Purificato, Salvatore O—E A Schwartz.	524.31
23 Haims, Rebecca—the same.	12.95	23 Lowenhaupt, Walter J—J G Gessford.	156.17	20 Pearson, Frank C—Saks & Co.	88.79
23 Hemming, Henry G—W P Hess.	38.91	23 Lichtenstein, Saml—City of NY.	17.65	22 Paternostro, Frank & Wm Rubly—E Badt.	123.20
23 Harnett, Eliz—City of NY.	32.72	24 Leader, Barney—H C Hallenbeck.	368.06	23 Pullman, Jno & Leo Gostely—People & Co.	100.00
23 Harris, Maxwell & Henry D Kruck—E Goodman.	92.64	24 Levin, Saml & Morris Rubin—People & Co.	500.00	24 Post, Edwin M & Grove E Warner—C F Thomas.	115.25
23 Hirsch, Nathan—Eytinge & Co.	230.21	24 Lichtenfeld, Jos & Saml Schneitscher I Schneitscher.	1,192.86	24 Prendergast, Patk W—N Y Telephone Co.	23.61
23 Herman, Saml—S Marinbach.	122.14	24 Lindner, Nathan & Mollie—M J Drummond.	136.92	24 Palmieri, Vincenzo—N Y Telephone Co.	16.90
24 Horowitz, Nathan & Meyer—S Segal.	290.40	24 Lustig, Seligman—N Y Telephone Co.	174.11	24 Pagnone, Michele—J Clemente.	42.38
24 Hoffman, Gizella—N Y Telephone Co.	33.07	25 Leroux, Michel—A H Cobden.	6,930.28	25 Peck, Edw S—E E Fuchs.	693.63
24 Horve, Alfred H—S Coddington et al.	2,209.11	25 Lachlan, Lillian R—M S Taylor.	214.72	25 Powell, Henry B—German Artistic Weaving Co.	68.22
25 Higgins, Francis B—Williamsburg Furniture Co.	81.60	25 Levine, Louis & Louis Schulsky—People & Co.	100.00	25 Pell, Stephen H P, Howland H Pell, Chas A Kittle & Robt M Thompson—H Sewell.	98.43
25 Heymann, Chas—M H Johnson.	19.72	26 Liddell, Wm H—Challenge Printing Co.	189.16	25 Piscaye, Jean S—R V Drummond.	93.59
25 Hoffert, Martha E—I J Dutton.	47.31	26 Lewis, Morris—B Ascher et al.	65.42	25 Pierson, Robt V—I Slater.	87.01
25 Hurlbert, Fred R—T M McCarthy et al.	146.27	26 Lawrence, Edwin O—L S Pichert et al.	130.87	25 Pine, Chas M—G M Buttle.	57.15
25 Hough, Jennie—City of NY.	168.86	26 Lee, Sam Ping—Victor A Harder Realty & Constn Co.	281.15	25 Pullen, Arthur G—L Oppenheimer.	260.82
25 Haff, Robt W & Luella C—H L Kent.	9,387.95	26 Lapofsky, Max by gdn—Mason Seaman Transportation Co.	32.65	26 Pasternack, Max—R H Koehler.	143.68
25 Hoffman, Frank & Henry H Schrowang—Jos Beck & Sons.	107.06	26 Liebel, Adam—Maculler Parker Co.	1,238.96	26 Pianisani, Guisepp—P Alpi.	476.79
25 Hayes, Wm A—J Von Husen.	69.49	26 Liberman, Agnes—H M Shaley.	28.31	26 Pittala, Antonio & Guisepp Ventimiglia—N Zeiler et al.	48.56
26 Hartman, Richd J—H P Mills.	1,450.74	20 Martino, Enrico—C J Stevenet.	70.02	26 Parker, Henry F—M Belitzer.	144.78
26 Harfield, Henry D—Interborough Rapid Transit Co.	109.88	20 Miller, Burando—J Morrison.	20.57	26 Rosenkrantz, Joe—H Brand et al.	13.48
26 Hassett, Michl J—L E Hassett.	1,150.68	20 Moritz, Herman—P Huck.	69.15	20 Roach, Jno J—J H Hanan et al.	45.11
26 Harris, Isaac & Max Blank—J Keller.	722.52	20 Moritz, Herman—G Epstein.	149.15	20 Richert, Jacob—C J Stewart.	26.86
26 Hollister, Ernest M—Prince Tire Co.	40.85	20 Motley, Kath—Van Tassel & Kearnet.	104.41	20 Reilly, Mary or Mrs E T—J Grimme et al.	153.16
26 Haines, Albt T—W Forman.	275.26	20 Meagher, Mary—Sesrun Society costs.	126.20	20 Roth, Emelie adm—S Roth.	784.54
26 Henriques, Boysey & Anna*—G F McCoy.	39.82	20 McQuade, Edw A—J A O'Reilly.	2,640.28	20 Rodriguez, Adela—Empire State Surety Co.	399.31
26 Hettinger, Gottlieb—Eppens, Smith Co.	48.39	20 Malone, Frank E—M Paltrowitz et al.	15.28	20 Robinson, Geo C—E O Munns Kalsomine Co.	156.81
24 Isaac, Morris—Standard Plumbing Supply Co.	408.21	22 Marcus, User—M Bergman.	40.74	20 Reinfeld, Hyman L—M Blum et al.	76.10
24 Interranto, Vita & August—H Wollrich.	83.93	22 Molloy, Jos A—E S Bennette.	141.93	20 Roth, Fred & Fredk Schmidt—Klein Bros.	128.30
25 Irving, Jas A—A Obright.	94.18	22 Mandel, Jacob—Sulzberger & Sons Co.	43.89	22 Rogers, Chas—B Heinrich et al.	26.39
20 Jacobs, Benj—A H Joline et al, costs.	68.00	22 Mahoney, Jno J—B Bromley.	117.41	22 Rosenstock, Blanch F—Edgar Lehman & Co.	97.16
20 Jacobs, Annie—A H Joline et al, costs.	70.50	22 Mullen, Thos J—L Meckes.	376.02	22 Rosenfeld, Geo L & Philip Ringek*—H A Goidel.	115.15
20 Joline, Adrian H & Douglas Robinson, recrs—S Sorentino.	1,148.48	22 Malone, Harry—E Fernel.	53.41	22 Rosenblat, Maresha—Sherr Bros.	163.13
22 Jost, Gustav L—F E Jost.	40.80	22 Mackey, Margt, admr—F W Whitridge.	107.88	22 Roser, Louis—Sulzberger & Sons Co.	78.90
22 Jaeger, Chas R—B J Conroy.	69.38	22 Morse, Bernard J—Hoyt Realty & Leasing Co.	68.12	22 Russell, Geo & Mary—J High.	40.73
22 Jurick, Luis & Herman Feinman—M Abramson.	583.39	22 Moss, Norma—M B Yeager.	295.22	22 Riddle, Philip—F W Dodge Co.	138.17
22 Jedell, David J—E H Long.	580.00	23 Magletti, Marino—Bigelow Varnish Co.	190.90	22 Rubly, Wm & Clementino Romeo—M Badt.	195.41
23 Jackson, Alice & Abr Berney—People & Co.	1,000.00	23 Mueller, Henry L & John*—B L Abrams.	171.16	22 Rimer, Max—S Ungemack.	16.37
23 Josephthal, Louis M, Walter C Louchheim & Harry S Kahn—J Felix.	5,117.38	23 Moller, Karl, Sr—R B Cook.	712.01	22 Ryley, Thos W—Fifty-Ninth Street Co.	304.51
24 Janin, Jacob A—P Syms.	278.73	23 Markowitz, Saml* & Morris—N Y Fashion Co.	30.67	23 Ratnoff, Nathan—W Levine.	459.40
24 Johnson, Eliz J—G P Loughrey.	383.37	23 Maas, Louis—United Electric Light & Power Co.	51.21	23 Rosenfeld, Max & Elias Gutterman*—Universal Textile Co.	86.52
24 Joline, Adrian H & Douglas Robinson, recrs—W Stabiner.	279.15	23 McPoland, Jno E—A K Velts.	121.91	23 Reed, Elsie—People & Co.	100.00
24 Jenkins, Mary—C F Janson Co.	50.01	23 McManus, Arthur—F J Barrett.	48.09	23 Rebhun, Isaac & Wm Ruskain—People & Co.	500.00
25 Jacobs, Sol—Hanover Building Co.	953.13	23 Marvin, Ida S—John Hankin & Bro.	66.47	23 Richtmyer, Sylvester L—G R Lee.	766.07
25 John, Wm—W P Hess.	38.91	23 Millas, Costas D—People & Co.	200.00	23 Rhein, Lewis—City of NY.	13.69
25 Jeudel, David J—Paumure Realty Co.	215.91	23 McMahon, Jno T—507 West 161st St Co—Church E Gates & Co.	632.37	23 Rosenfeld, Geo L & Philip Ringel—H A Goidel.	115.15
25 Joline, Adrian H & Douglas Robinson, recrs—J K Lewis.	200.00	24 Mandell, Henry—J C Davies.	48.01	24 Rothenberg, Jos—A Tschirner.	81.40
26 Josephson, Michl—B Wahl.	250.00	24 May, Wm—Royal Tourist Car Co.	30.02	24 Ritsert, Wm—Howard Realty & Development Co.	44.59
26 Jackson, Jas A—S Evenchick et al.	44.39	24 Myers, Kath I—E T Herzog.	121.06	24 Ranko, Jos M—P M Potick.	4,108.52
20 Kickham, Patk—A H Joline et al.	71.00	24 Morris, Thos—R Chapman.	27.90	24 Romano, Crazio S—M Romano.	267.31
20 Klein, Arthur—Natl Printing & Engraving Co.	129.24	24 Meeks, Emma—E M Scrymser.	194.43	24 Roche, Jno P—W A MacDonald & Co.	3,342.35
20 Klausner, Max—Cleveland Varnish Co.	50.91	24 Morris, Sadie—N Y Telephone Co.	53.93	24 Rutsky, David—S Hoffman.	54.05
20 Kurzman, Jacob—S Cyge et al.	6,158.16	24 Meyer, David—H & A Cohen.	67.19	24 Ranger, Jno H—Guide Realty Co.	297.75
22 Kramer, John & Maria—H A Goidel.	40.35	24 Miller, Wm A—N Y Telephone Co.	35.20	24 Ryan, Annie M—M Phipps.	401.63
22 Fox, J Willett—M L Weiss.	382.00	24 Mass, Israel & Saml—I Hilfer et al.	46.28	24 Rigaut, Eugene—G W Cowen.	30.55
22 Keusel, Geo S—H I Gray.	13.56	24 Miller, Saml A—M H Hoffman.	530.63	24 Raspino, Jno—L Nichols.	67.90
22 Katz, Fannie—E Male.	78.48	24 Murphy, Jno D—Equitable Trust Co.	140.00	24 Reibman, Jacob—M Goodman et al.	98.41
22 Koller, Saml—Three-in-One Oil Co.	390.86	24 Millet, Max & Israel Rader*—Annin & Co.	106.67	24 Rohde, Wm—Mallard Distilling Co.	72.16
22 Kohlreiter, Nathan—A Lyon et al.	40.90	24 Millet, Max—National Wax & Wall Paper Mfg Co.	36.08	24 Rait, David—Q J Hisco.	52.26
22 Knabe, Wm—Corporate Organization & Audit Co.	1,319.50	24 Mittelman, Philip—C Hoffman.	68.75	24 Ruebensch, Chas B—E C Stachs et al.	590.40
23 King, Saml J—L Cohen.	396.41	25 Markert, Anthony—M Ebenstein.	47.04	25 Richter, Isaac & Morris Katz—P Bleiman.	37.05
23 Kendis, Jas & Herman Paley—Fenton Friedman Printing Co.	657.25	25 Miller, Morris & Saml Goldstein—A Steinmetz.	76.41	25 Reisler, Jno J—Interborough Rapid Transit Co.	70.88
23 Kobrick, Geo—T B Jackson.	245.75	25 Markowitz, Morris—S Taub.	75.51	25 Richmond, Albert H—Chateau Realty Co.	655.60
23 Kleiber, Geo & Julius Miller—People & Co.	1,000.00	25 Magner, Jno P—F Hirsch.	109.18	26 Ross, C Ewd—C W West.	264.41
23 Kelnor, Jennie—City of NY.	34.90	25 Mestanz, Emma—N McNamara.	75.02	26 Rosen, Harry B—J Thedford.	251.54
23 King, Jos—National Printing & Engraving Co.	1,216.46	25 Meisl, Oscar—People & Co.	50.00	26 Renner, Morris & Saml Berger—H Shereshevsky.	90.45
23 Kessler, Nathan—H O Falk.	39.40	25 the same—the same.	50.00	26 Redmond, Terence R—W L Koburger.	36.41
24 Knapp, Jarvis H—H L Gale.	527.22	25 Machlin, Maurice B & Abner S Werblin—Carnegie Trust Co.	297.70	26 Rogow, Milton—Bergman Mfg Jewelry Co.	187.17
24 Kusher, Max & Rose—J Oberwager.	29.41	26 McInerney, Michl J—M Elsas.	1,031.17	26 Richardson, Herbert L—Browning King & Co.	53.17
24 Kettler, Fred—McDermot Dairy Co.	108.18	26 Mestanz, Emma K—F Heyn.	161.68	20 Siebrecht, Henry A Jr—A Karaghensian et al.	90.03
24 Katz, Abr—S Williamson et al.	71.62	22 Nicholas, Geo Jr—Black, Starr & Frost.	265.95	20 Spellman, Wm H—Goulds Mfg Co.	837.78
24 Kaplitzky, Hyman—N Y Telephone Co.	26.17	22 Nelson, Bernhardt, Julius M Selliken & Olain Bakke*—L Lustig.	234.21	20 Schoenagle, Jos—Washington Heights Development & Constn Co.	37.31
24 King, Mable H—the same.	16.37	23 Nevelle, Carmele, by gdn—City of NY.	32.14	20 Switzer, Abr & Max Barnett—J Singer.	143.60
24 Kieran, Thos* & Frances R—H D Miner et al.	321.12	24 Nute, Ella J—Jos Beck & Sons.	278.30	20 Sandberg, Saml & Saml Talesman*—J Perrino.	43.30
25 Kohlberg, Wm—C Adler.	73.81	24 Nute, Ella J—L Earth & Son.	189.42		
25 Kirschbaum, Sam—L Marcus et al.	63.53	24 Nemeroffsky, Adolf—N Goldberg et al.	218.31		
25 Kitchen, Andrew & Jane—W M Young.	51.34	24 Nelson, Jno & Nellie—A Fellenstein.	65.33		
25 Krauter, Sigmund—Bosco & Co, Inc.	264.87	24 Nesman, Louis—C Scharz.	242.23		
		24 Nugent, Chas M—N Y Telephone Co.	25.56		
		24 Nicoletti, Jos—N Sirlin.	69.48		
		24 Nock, Jno—T H Kelley.	73.22		
		26 Noll, Herbert E—F J Walsh.	64.65		

22 Stiles, Chas A or Chas S Smith—R E L Newhouse129.84	23 Verschleiser, Max—B Newman27.72	22 Barr & Gruber Inc—S Halber312.45
22 the same—U S Andes1,225.71	24 Ventimiglia, Pasquale—E Koscherak98.92	22 Knoburn Co—W Neilson601.15
22 Sowa, Albt—Wells & Newton Cocosts, 78.60	24 Van Schoen, Otto—F Spadaccini142.22	22 One Hundred & One Co—Rochelle Roofing Co483.40
22 Sitomer, Abram G—J L Feinbergcosts, 274.72	20 Wertneimer, Max & Jos—M Rubin- stein et alcosts 87.69	22 Hellenic American Realty Co—I Pierce225.00
22 Swift, Frederic J—A M Best1,019.46	20 Wellbrock, Henry Jr—City of NY311.70	22 City of N Y—C Beckwithcosts, 146.52
22 Storm, Edw S Jr—Grant Square Au- tomobile Co257.47	20 Walz, Jacob F—Jas Curran Mfg Co183.03	22 Twenty-Eighth & Twenty-Ninth Sts Crosstown R R Co—Central Trust Co of N Y1,745,344.21
22 Sutton, McWalter M* & Hester C Wrightman—S E Bernstein245.88	20 Weller, Louis M, Eugene Fuchs & Louis Albers—Mutual Alliance Trust Co304.84	22 New Press Co—J P Cohalancosts, 120.77
22 Shofi, Salim—S Friedman & Co23.82	20 Warner, Wm S—Meyer & Anselm27.11	23 Shubert Anderson Co—G Harwood1,339.93
22 Schavrien, Isaac V—C Lorenz254.34	20 Williams, Aloysius J, Frank Freed- man & Morris Freedman—C Freed- man et al33.78	23 McKibben, Wm T Co—Chas L Pitts, Inc191.60
22 Sukter, Harris—H Tiger et al89.19	22 Walz, Jos F—J A Murray et al568.38	23 Burdick Box & Lumber Co—N Y Edi- son Co14.56
22 Sullivan, Wm J & Laura A—H C Pot- ter289.94	22 Walwitich, Rebecca—J H Springer Realty Co183.31	23 Great Eastern Trade School—Plumb- ing Trade Journal Pub Co82.25
22 Schindler, Jacob—S Gordon368.68	22 Warren, Chas C—O Levy84.42	23 New York Square Bed Co—R E Kop- elman142.15
23 Shapiro, Isaac & Herman D*—F Payne251.15	22 Wilson, Henry F Jr—S H Emanuel et alcosts, 119.10	23 the same—the same120.53
22 Strompf, Nathan—S Galstone38.44	22 Wendel, John G—J W Clark4,158.07	23 Pattengel & Boardman Co—N Y Edi- son Co10.58
23 Sniffen, Henry O—Valveline Oil Co87.15	22 Warren, Henry J & Roy T—A M War- ren9,986.98	23 National Post Co—Metropolitan Dis- tributing & Advertising Co132.24
23 Schnepf, Nicholas—S Price42.87	22 Wolf, Geo—S Senn et al81.38	23 National Surety Co—D Ravitch et alcosts, 154.65
23 Schlicht, Geo V T—Libert & Co301.60	23 Walsh, Jos A—Brown Green Co17.14	23 Canton Electric Co—R C Fabb105.42
23 Schoenberger, Wm—A L Convisser72.00	23 Wolowitz, Moses B—J S Friedman71.22	23 Bracker & Sehing—Hall's Safe Co76.81
23 Stern, Sol—M Malawista178.62	23 White, Louis—A Johnson291.84	23 Keiler Jacob Contracting Co—Mc- Connell Coal Co81.82
23 Stern, Mary D—City of NY33.81	23 Welsh, Thos—City of NY32.72	23 Nassau Electric R R Co—J Oettinger et al1,340.58
23 Schwartz, Sarah—the same44.95	24 Wood, Arthur D & Geo H Reifender— Hamilton Dairy Co116.66	23 Ging Costume Co—H Wallentin34.41
23 Schosberg, Leo—Hall's Safe Co88.16	24 Wilhelm, Chas P—L D Bradshaw225.95	23 Illinois Surety Co—G Sontentino1,089.75
23 Swan, Kingsley—G Rosenwasser203.62	24 Winig, Harry—A Steinmetz82.65	23 the same—F Rammauro689.75
23 Stern, Henry—City of NY66.05	24 Wachsteter, Pincus—Equitable Trust Co101.95	23 Beckerman Constn Co & Harry Levin Kesham Blitstein & Co559.40
23 Shablik, Andrew—M Paul45.75	24 Weissman, Fannie—M McNamara40.66	23 Highwood Realty & Constn Co—A H Hastorf637.70
23 Silberberg, Abr—City of NY32.65	24 Walter, Edw L—J D Gardiner215.27	23 Sanitary Steam Laundry Co—A Kar- mel84.71
23 Stein, Anna—City of NY32.72	24 Weill, Leroy—J Rosenblatt144.99	23 Dutchess Constn Co—H Siegel50.36
24 Solomon, Saml—J Elfenbein67.76	24 Weingarten, Gidalia—O Reinert27.65	23 Standard Ice Cream Co—C A Wilson606.82
24 Schwartz, David & Sell Freyer*—H Kamen et al51.90	24 Wright, Nannie D or Mrs D Gregory Wright—Scott & Fowles Co13,155.30	23 J H Gray Co—W D Humphrey112.68
24 Stewart, Wm G—T E Auerbach136.16	25 Wilson, Jos O & Anthony Holzinger— A K Solomon, Jr & Co84.19	23 I A Lustgarten Estate—P R Weight et al369.24
24 Shumer, Aaron* & Abram Yanory— City of NY29.72	25 Worth, Geo W—J Bergman67.95	23 M Groh's Sons, Inc—E Clement Horst Cocosts, 92.50
24 Sipp, Geo A—F Odell525.18	25 Wolf, Abr—G S Mawhiney1,024.27	23 Kline Bros & Co—Colonial Assurance Cocosts, 108.45
24 Struss, Henry L—Washington Heights Development & Constn Co46.91	25 Walthall, Pansy P—M H Johnson47.31	23 the same—Factors Fire Ins Co of Memphis, Tenncosts, 109.45
24 Stephamides, Stephen D—A David et al90.41	25 Wald, Saml & Saml Keltz—H B Hotel Co169.36	24 First Av Realty Co—City of NY38.28
24 Schroeder, Louis—National Extract Wks36.06	25 Whitney, Nora—T H Kelly58.72	24 Flag Pharmacy—the same57.81
24 Sweet, Saml—J Shenfield128.00	25 Weisbrock, Fredk W—A Meyer et al91.52	24 Fink & Orloff—the same38.28
24 Satenstein, David L—Maze Realty Co of NY216.65	25 Weil, Benj L & Berthold—I Goldberg2,593.79	24 Fidelity Appraising Co—the same38.28
24 Solodkin, Harry* & Jake Sudikay— Frank Levy59.07	25 Wormser, Simon—C A Wallenstein189.41	24 Faber Chemical Co—the same38.28
24 Shaw, Wm J—H A Fluckiger217.56	25 Wolz, Peter—L Schutz248.41	24 Favart Co—the same28.51
24 Simon, Kassel & Isidor Reis—S Wil- liams780.36	25 Wambold, Chas H—O Englander29.41	24 Fireproof Partition Co—the same135.93
24 Sileo, Thos—A Gallocosts, 91.13	26 Waltman, Jacob—Bogert Flour Co225.46	24 Financial Advertising Co—the same38.28
24 Sulzer, Herman—H B Hardenburg et al86.43	26 Whittlesey, Jas P—Aetna Life Ins Co82.59	24 "Foy's"—the same38.28
24 Schnatz, Adolph & Simon Steiner— Fagan Iron Wks158.81	26 Weil, Marcus—Gorham Co130.65	24 Fliegelmann-Reiss Co—the same24.61
24 Simon, Kassel & Isidor Reis—S Wil- liams780.36	26 Walters, Fredk G—Zuenzler & Buehl38.58	24 Friedman Bros Co—the same67.57
25 Shiff, Jacob & Edw Gulde—J Schrein- er34.81	20 Zimmerman, Fredk L—Revillon Freres172.25	24 Franklin Manor Realty Co—the same38.28
25 Steisel, Morris—Gelber & Mariash173.91	22 Zst, Chas H—F B Lindsay43.43	24 Ferstenberg, Segner Illustrating Co —the same28.38
25 Shurman, Benj—Herhard & Hey, Ltd32.65	22 Zundel, Wm F—Wm H Henry & Co67.50	24 Fuller Haviland Advertising Co—the same38.28
25 Steinberg, Sarah—Hooker Corser & Mitchell Co180.09	22 Zache, Hugo—H Spear et al245.52	24 Foreign Exchange Realty Co—the same38.28
25 Sweney, Nellie—W A Murphy et alcosts, 106.85	23 Zvanovec, Frank—Jas Everards Breweries644.91	24 Fruin & Farrell—the same38.28
25 Sinclair, Richd R—G E Rice93.31	23 Zizelman, Paul A—Star Co401.81	24 A Feldman Constn Co—the same217.95
25 Steinmetz, Antonio—L Saalberg92.60	CORPORATIONS.	
25 Smith, Jonas—Alex E Klajre & Co26.41	20 Mandlowitz & Addie Co—R Arkush900.29	24 Chas Frankhauser Co—the same35.28
25 Steinman, Benj—M H Johnson15.58	20 R Vitelli & Co—N Massioli481.50	24 A M Frecker, Inc—the same22.65
25 Siegel, Louis & Jos Gladstone—Se- curity Bank of NY119.43	20 Jetter Bwg Co—W P W Haff837.54	24 Kline Bros & Co—Rimouski Fire Ins Cocosts, 108.45
25 Samuels, Louis—O Loewenthal914.33	20 Cody Motors Co—N Y Times Co217.17	24 the same—York Fire Ins Co of Torontocosts, 108.45
25 Sweney, Nellie—J Mooneycosts, 108.20	20 Carroll & Co—City of NY23.63	24 the same—Roger Williams Fire & Marine Ins Co of Providence, R I108.45
25 Swain, Sandford S—T Fahey et al517.64	20 Crown Chemical Co—the same23.62	24 Amity Constn Co—D S Wilson3,103.60
25 Singer, Morris—W Hoffman et al311.41	20 Clinton Bond & Mtg Co—the same422.94	24 Ortho Film Co—H M Walter176.67
25 Seeley, Frank—A H Joline et alcosts, 84.00	20 Contractors Electric Co—the same99.68	24 the same—Knickerbocker Sta- tionery Co53.56
25 Schultz, Bernard* & Martha M—Peo- ple & C300.00	20 Campus Foundation Co—the same126.76	24 the same—Standard Printing Co32.06
25 Stein, Minnie & Abram L Kass & L Kass—People, & C300.00	20 Electric Co—the same57.51	24 Fullerton Weaver Realty Co—R J Manoney5,211.82
26 Savage, Frank—R Alexander84.67	20 Empire Bottling Co—the same68.97	24 Frisco Realty Co, Borough Cut Stone Co, Chas J Zimmerman, Jr & Jno M Cantwell—American Blue Stone Co294.87
26 Sander, Henry—Armour & Co59.66	20 Epoch Realty Co—the same119.80	24 Lake Hopatcong Land Co—J R Star- ford48.59
26 Sherer, Jno H—L Searles246.41	20 Empire Identification Co—the same38.28	24 Phoenix Specialty Mfg Co—M Plotkin75.00
26 Stover, Lillie—Canavan Investing Co50.31	20 Ellis Co—the same604.66	24 Superior Embroidery Works—L Rose- man et al175.29
26 Schoenfeld, Mayer*, Solomon Baum & Adolf Wanderer*—F Teitelbaum273.50	20 A Feldman Constn Co, Aladar Feld- man & Christian Jacobs—G M Kra- kower242.85	24 Compostone Co—Roebing Constn Co197.48
26 Schwartz, Jacob & Conrad Muller, Jr—J Barkley203.37	20 National Assurance Co—A A Silber- berg543.52	24 King Elizabeth System—G G Pown- ing629.79
26 Schwartz, Jacob—J Barkley199.28	20 the same—the same843.52	24 American Basinette & Baby Carriage Co—N Y Telephone Co24.80
26 Slattery, Patk M—M Mitchell1,131.06	20 New York Central Realty Co—J B Banker1,366.59	24 Acreage Development Co—the same157.37
26 Schoenarski, Aaron—A Darrowcosts 9.00	20 Dr Charles Co—City of NY53.91	24 New York Terrain & Building Corp —the same64.99
26 Schiffman, Milton—J Miller74.35	20 J R Bellis Co—Whitney Duplicating Check Co167.67	24 I E Anderson Co—the same18.87
26 Schelling, Werner—Western Electric Cocosts 478.96	20 A Probst Inc—M Mayer191.28	24 Interboro Paper Box Co—Sayles Zahn Co168.47
26 Sofranski, Henry—H M Shaley125.71	20 Interborough Rapid Transit Co—J Dale1,212.50	24 Reliant Realty & Constn Co—N Y Telephone Co52.26
26 Sugarman, Wm & Louis Bandes—P Sachs441.61	20 William Reid Constn Co—B G Hitch- ings71.61	24 Ramore Specialties Co—the same48.40
20 Tucker, Sidney G—Saml Cabot Inc308.41	20 M R L Bldg Co, Wm Axelrod, Max R Levy & Simon Levy—D Pelose738.58	24 Bronxwood Realty Co—Title Guar & Trust Co98.31
20 Tigua, Saml M & Morris Abrams*— Geo Damon & Son177.52	20 Charlotte Street Constn Co—J Pop- kin384.66	24 A Feldman Constn Co & Abr Feld- man—L Goldstein276.04
20 Treadwell, Aug—J Barrie et al102.25	20 Stiles Galvanic Oil Co—J Clechessy77.02	24 17th St Realty Co—J Alexander1,547.81
20 Taylor, J H Morgan—M B Jackson296.66	20 Clinton Holding Co, Henry F Clinton, Henry B Oakman & Ira H Carpenter —J A Young172.56	24 Nassau Electric R R Co—R Kaufman640.66
22 Tuckler, Isaac—Mardeceo Construc- tion Co89.41	22 Romano Restaurant Co—H Maenner67.93	24 A Lerman Co—Murphy Varnish Co71.31
22 Tuohy, Michl* & Catherine—M J Drummond73.72	22 National Fireproofing Co—E Finney8,541.65	24 Enterprise Coal Co—Illinois Steel Co935.31
23 Tischler, Sara—W W Farley1,820.97	22 Clementine Realty Co—J W Johnson221.96	24 Jas P Franklin Paper Co—City of NY38.28
23 Thorne, Fredk H—N Y Edison Co103.75	22 United States Grand Lodge Indepen- dent Order Sons of Jacob—A Deutsch549.65	24 Graff School, Inc—W L Savage116.42
23 Tames, Peter—Fairl-25 Department Store12.41	22 Joffe-Mayer Co—Louis Jaeger & Co318.56	25 Sun Construction Co, Benj Nieberg & Ike Kaplan—S J Friedland181.08
24 Thomas, Edw R—E M Post et al74,438.83	22 Hecker-Jones-Jewell Milling Co—C Connerycosts, 109.10	25 New York Steam Co—Donegan & Swift, Inc2,145.70
24 Tribelhorn, Ernst—W J Hiscox59.47	22 Leon Miller Co—Turbine Vacuum Cleaner Co17.41	
24 Tanenbaum, Philip F—W Wolff et al25.86	22 Ortho Film Co—Metropolitan Printing Co109.15	
26 Trebacz, Bernard—P Krubiner114.65	22 Boughton-Krell Co—Chesebro Whit- man Co52.91	
26 Thomson, Ben S—T E Coale Lumber Co433.56		
26 Terry, G Sidney—Singer Sewing Ma- chine Co458.85		
26 Transfer, Salvator—B Calder402.41		
26 the same—the same27.41		
22 Volpe, Greste—National Cement & Construction Co222.83		
22 Voss, Reuben Tres—J Barkley283.34		

25 City of NY—J B Halpin.....109.63
 25 Franco-American Tire Co—Goodyear
 Tire & Rubber Co.....costs, 79.80
 25 Han Constn Co—S Pason.....32.72
 25 Hedden Constn Co—W A Cooper.....658.77
 25 American Mfg Co—City of NY.....
costs, 1,477.99
 25 Fiske & Co—Germania Life Ins Co.....
12.85
 25 J Cahill & W Cahill & Co—Nelson Co.....
2,138.22
 25 Advance Trucking & Express Co—
 Philip Hano & Co.....173.43
 25 Credit News Registry—Central Syn-
 dicate Bldg Co.....65.25
 25 Chas Soble Lumber Co—Philip Hano
 & Co.....25.41
 25 Yorksey Embroidery Wks—S Plumer.....
29.65
 25 Crescent Silk Skirt Co—A Colomon.....
79.29
 25 Carnegie Trust Co & Geo W Van
 Tuyl, supt—E L Lithauer.....5,388.62
 25 Tuscan Constn Co & G E Greenbaum
 —C G Morton.....425.28
 25 Knickerbocker Auction Co—Killian
 Bros.....154.91
 25 Schmitt & Scheanenflugel—A Zins-
 ser.....22,986.79
 26 Butler & Herrman Co—J Meth et al.....
1,554.03
 26 Guerro Mine Co—Wall Street Ex-
 change Bldg Assn.....421.16
 26 City of N Y—P McMahon.....881.65
 26 Joseph Bloch Inc, Emanuel Doctor
 & Codae Realty Co—I Vogel.....547.80
 26 Latham Realty Co & Ursuline Realty
 Co—Wm Peters & Co.....518.05
 26 Evergreen Cornice Skylight Works
 —City of N Y.....38.84
 26 Elmont Terrace Realty Co—same.....140.00
 26 Equity Building & Constn Co—
 same.....28.28
 26 Export Trucking Co—same.....35.34
 26 Federal Lithograph Co—same.....96.87
 26 Fields & Potter Co—same.....28.51
 26 Fidelity Title Co—same.....38.28
 26 Floor Scraping Mach Co—same.....32.41
 26 Flushing Bay Development Co—same.....
99.11
 26 Forest Park Constn Co—same.....38.84
 26 Fortuna Realty Co—same.....53.90
 26 Fox Printing Co—same.....67.57
 26 Forest Products Co—same.....22.65
 26 French Shop of N Y—same.....67.81
 26 H Feinberg & Co—same.....38.28
 26 John C Foley Co—same.....25.57
 26 L Freedman Cloak & Suit Co—same.....
22.65
 26 Rhine & Co—Jno A Roebblings Sons Co
 of N Y.....71.12
 26 Brooklyn Union Elevated R R Co—A
 Brook.....costs 103.68
 26 Blumenkron S Co & Siegfried Blumen-
 kohn—Rosenthal Bros Co.....81.87
 26 Humboldt Exploration Co—A W Bel-
 den.....538.41
 26 Postal Telegraph Cable Co—S M Wold
 et al.....260.38
 26 Frederick W Evers Inc—Mercantile
 Finance Co.....164.00
 26 Monarch Motor Co—J Roach.....1,134.85
 26 same—J Roach.....6,634.65
 26 New York Rug Co—A Aromanto.....884.13
 26 same—N Aromanto.....2,634.13
 26 Di Menna Michael Constn Co—J Gril-
 lo et al.....93.39
 26 Fred F French Co—Bronx Supply Co.....
1,343.07
 26 Van Orden Constn Co—H H Davis.....
2,008.93
 26 Codae Realty Co & Emanuel Doctor
 —Noonan & Price Co.....292.81
 26 Gosgrove Bros—G P Sherwood & Co.....
319.26

Borough of Brooklyn.

Jan.

18 Appelbaum, †Abr—S Green & ano.....\$92.96
 18 Atkins, Jno H—N Y Tel Co.....49.33
 18 Auerbach, Israel—C E Scofield as
 trste.....818.55
 19 Augenti, Henry & †Louis or Augenti
 Bros—Jno J Mitchell Co.....24.12
 19 Anderson, Fredk—South Bklyn Busi-
 ness School.....96.50
 20 Arscott, David R W—J A Neustadt.....93.66
 22* Arnold, †Jas—Grant Square Auto Co.....
257.47
 24 Anderson, Henry—Smyth-Donagan
 Co.....78.22
 24 Adler, Jacob—City of NY.....260.00
 18 Berenberg, Bernhard—J H Rose.....34.14
 18 Beck, Jno F—H Jaepel & ano.....152.66
 18 Berman, Max—E H Litchfield.....89.40
 18 Boudereau, Thos—Adelphi Realty Co.....
42.20
 18 Burris, Chas W—the same.....67.06
 18 Blanck, Max—C Wuttke.....812.63
 18 Beerman, Henry—J J Silverstein.....33.15
 18 Brach, Emile—T Olena.....268.92
 18 Braffet, Wm J—the same.....268.92
 18 Bahre, Geo—Nassau Lumber Co.....594.27
 18 Blank, Stella R—A Meislin.....130.90
 19 Black, Louis & Herman—Mutual Al-
 liance Trust Co N Y.....528.13
 20 Bernstein, David—F Kronenberg et
 al as exrs.....249.40
 22 Blitz, Henry—F Greimel.....90.41
 22 Best, Allen—Boro Bank.....274.41
 22 Barrett, Wm M as Pres—Lillian Mc-
 Govern & infant &c.....500.00
 22 Barile, Alex—P Lythgoe.....105.50
 23 Butler, Jas M—G B Ghee.....41.80
 23 Buckingham, Edw T—J M Thorburn
 Co.....119.40
 23 Blower, Wm—A S Bergquist.....33.40
 23 Brandmark, Saml—Ida Schlesmer.....30.00
 24 Bell, Rudolph F—A J Willets.....232.75
 24 Bauersfeld, Anna—F Anderson.....64.60
 24 Burton, Lucinda—N Y C & H R R R
 Co.....200.74
 24 Bershasky, David—Beekie Mosko-
 vitz.....161.90
 18 Canfield, Jas—N Y Tel Co.....30.17
 18 Cochran Andw G—N Y Tel Co.....45.17
 18 Coco, Peter M—the same.....35.15
 18 Cox, Jos F—Henry A Neusies.....64.72
 18 Coen, Jno F—Adelphi Realty Co.....67.26

18 Cantey, H B—Eliz Watkins.....887.88
 18 Covert, Elise A S—Amanda V Hoag
 et al.....1,395.12
 18 Cox, Louis B—O W Frederick.....231.12
 19 Castello, Antonio—A Balsamo.....728.88
 19 Chessler, Jos—W O Fitch.....107.33
 19 Chessler, Isidor, an infant, by Lena
 as gdn—W O Fitch.....107.33
 19 Ciaccia, Jos—S Nazzarre.....162.65
 19 Cutter, Paul, Sam & Philip—Fannie
 Moshinski.....1,385.35
 20 Collins, Eugene F—R H Haskell.....104.40
 20 Clark, Stacy—C H Ring.....307.53
 22 Chase, Geo D—Nassau Electric R R
 Co.....110.22
 22 Christensen, Mary—Bklyn Union Ele-
 vated R R Co.....111.72
 22 Culp, Ernest M—Delia Burns as
 admtrx.....3,554.10
 23 Coen, Jno F—M Rubenstein.....86.66
 23 Coleman, Thos L—J W Pratt Co.....
1,851.99
 23 Corsiglia, Frank J—E Tassi & ano.....
259.14
 23 Cairns, Robt C—Grenada Bank.....2,974.11
 24 Carter, Bennett C—G F Bryan.....64.44
 24 Carroll, Rose—City of NY.....260.00
 24 Caminez, Bertha & Jacob*—M Levy.....
32.27
 24 Cosgrove, Edw—P O'Connor.....129.45
 18 Dobrow, Jacob—C E Scofield as trste.....
197.59
 18 Donelon, Jos A—Adelphi Realty Co.....
67.06
 19 Darmstadt, Frank—S Heinitz.....686.31
 19 Dalrymple, Almon G—Flood & Conk-
 lin Co.....51.86
 19 Dashofsky, Philip—M Marcuson.....125.16
 19 De Marco, Celestino—E J Newman.....
191.66
 19 the same—W McCauley.....150.99
 20 Dunseath, Robt—Meade Transfer Co.....
275.20
 20 Donnell, Fred A—J H E Sand.....119.40
 20 Donerson, Jno—S V White.....73.81
 22 Donnell, Fredk—Bedford Garage.....276.38
 22 Dunne, Michl J—Kate Magee & ano.....
37.73
 22 the same—the same.....39.40
 23* Dixon, †Jno & ano—A Parnaccia.....26.15
 23 the same—A Michi.....26.15
 23 Dixon, Emmons—the same.....26.15
 23 the same—A Parnaccia.....26.15
 23 Dankofsky, Jno—J Soclof.....35.84
 23 Dalton, Frank A—Oliver Typewriter
 Co.....49.41
 24 Defiro, Andw—City of NY.....55.00
 24 Dullmer, Jno—F Roeder.....37.90
 23 Dannebaum, Chas J—Kilgore Mfg Co.....
115.00
 19 Engelhardt, Wm F—M Krim & ano.....
49.31
 19 Errico, Frank—K L Lyon.....94.50
 19 Ellman, Isaac—Burns Bros.....71.65
 19 Engelhardt, Albt & May E—Nassau
 Trust Co.....9,738.16
 20 Edwards, Miranda M & Albt—L Gross.....
1,598.88
 20 Edwards, Albt F Loeser & Co.....77.58
 20 Edelson, Jno—W R Spence.....12.40
 23 Elia, Giovanni—Bklyn Heights R R
 Co.....122.10
 23 Emmons, †Jno—A Parnaccia.....26.15
 23 the same—A Michi.....26.15
 18 Fowler, Rosina—N Y Tel Co.....31.12
 18 Fleming, Wm H—N J Packard & ano.....
519.41
 19 Flynn, Thos—J Mc Nerney.....522.00
 20 Flaxman, Louis & Rachel—M Gold-
 berg & ano.....286.95
 20 Fiori, Katie—T Fiori.....80.78
 20 Fink, Bertha—E Ornstein.....519.41
 22 Finkelstein, Alex—B Hershenor.....242.01
 23 Funk, Elvin A—Sulzbürger Sons Co.....
156.93
 23 Fink, Aug D—Phoenix Oil Co.....66.56
 23 Free, Margt—P Liberman & ano.....
1,201.21
 24 Freedman, Louis—R Gerson.....72.33
 24 Fogarty, Julia S—J Owell Co.....41.80
 24 Friedman, Adolph—City of NY.....260.00
 24* Feldman, Saml—City of NY.....260.00
 24 Farrey, Danl L—Chas H Brown Paint
 Co.....211.52
 24 Forman, Bernhard—Carolyn Duryea.....
3,162.50
 24 Foox, Isaac—F D Creamer & Co.....234.25
 24 Frosen, Julius H—T M McCarthy et
 al.....142.11
 24 Fett, Harry—W J Kelly.....133.25
 24* Fredericks, Arthur—J W Brennan.....
329.67
 23 Graeber, Dora A—A Esposito.....304.40
 18 Gode, Edw—W S Travis.....328.91
 18 Gammaus, Elbt H—M F Mulligan.....
458.80
 18 Gross, Max—S B Kraus.....74.52
 18 Goebel, Chas H—Adelphi Realty Co.....
47.03
 19 Gray, Wm—J Selig.....112.40
 19 Grossman, Jos—E Silverman.....148.82
 19 Gnazowski, Frank—R Agoglia.....128.02
 19 Gleason, Edw D—Strawbridge &
 Clothier.....259.14
 19 Gordon, Harris—Bklyn Cementing &
 Impt Co.....255.40
 19 Geise, Max—Nassau Lumber Co.....594.27
 19 Goldstein, Louis—I Halperin.....413.11
 19* Goldfeld, Mendel—the same.....413.11
 20* Goldberg, †Wm—Grossman Bros &
 Rosenberg.....424.27
 20 Glixman, Joel A—B A Glixman.....44.75
 22 Grossman, Wm—F Greimel.....90.41
 22 Gulliksen, A G—H G Bedell.....69.58
 24 Goldman, Becky—J Fiax.....205.72
 18 Halpern, Albt—L Rosinson.....1,998.85
 18 Hansen, Hans L—C B C Fowler.....139.13
 18 Heinemann, Jno—W S Travis.....328.91
 18 Hill, Fredk E—N Y Tel Co.....18.85
 18* Hauley, Thos S—the same.....19.87
 18 Hart, Abr—L Dunsy.....69.65
 19 Hanbury, Harry A—J Mc Nerney.....522.00
 19 Higgins, Geo A—N Y Dock Co.....98.09
 19* Halperin, Louis & Simon—I Halperin.....
413.11
 20 Hall, Francis—Halls Safe Co.....80.83
 22 Hull, Jos V—Chas T M O'Brien &
 ano.....34.98
 22 Hayman, Julius L—Bklyn Heights R
 R Co.....108.22

22 Hetzel, Frank Jr—I Goebel.....329.58
 22 Hayman, Millie L—the same.....108.22
 22 Haragan, Wm—A Sohowitch.....254.28
 22 Hannan, Geo J—J M Dittrich.....6,516.77
 22 Hurwitz, Calmon—A Ludlam.....30.90
 23 Helprin, Benj E—Brooklyn Auto Top
 Co.....34.40
 23 Heyman, Chas & Jacob exrs, &c,
 Henry—North Side Bank.....753.98
 24 Holly, R MacMunn—Jamieson Semple
 Co.....384.29
 24 Hyams, Rosie & Harry*—City of NY.....
55.00
 24 Horowitz, Nathan & Meyer—S Segal.....
290.40
 24 Heeran, Cora B—N Y C & H R R R
 Co.....200.74
 22 Irvine, Alex—Boro Bank.....274.41
 22 Interman, Chas H—F H Leggett &
 Co.....24.01
 24 Interante, Vito & Aug—H Wollreich.....
73.93
 18 Jemmot, Emily R—N Y Tel Co.....29.65
 18 Jahns, Fredk—Borough Bank.....238.86
 19 Joughman, Wm H—M Hartman.....116.13
 20 Joseph, †Jno—Grossman Bros & Ros-
 enberg.....424.27
 22 Jacobson, Martine—Bklyn Heights
 R R Co.....118.22
 22 Jaeger, Chas R—E J Conroy.....69.38
 22 Jacobsen, Julius—Royal Eastern
 Electrical Supply Co.....220.73
 22 Jenkins, Mabel—Ardella Reed.....658.72
 24 Jones, Fredk K—H C Allen.....341.85
 24 Jacowitz, Zeller—F D Creamer & Co.....
234.25
 24 Jensen, Harold & Matilda—A Stern.....
260.40
 18 Krulewitch, Isaac—American Woolen
 Co of N Y.....1,230.42
 18 Katz, Kalmun—C E Scofield as trste.....
818.55
 18 Kessler, Nathan—H O Falk.....39.40
 19 Kostrach, Anton P & Dora—Ferdinand
 Munch Bwy.....2,425.91
 19 Kahn, Baruch & Arriana N—L Zeldo-
 witz.....122.93
 19 Kovacs, Jno, Jr—L Zloczower.....950.00
 19 the same—Lena Zloczower, an
 infant.....2,900.09
 19 Kemp, Fannie—Bklyn, Queens Co &
 Sub R R Co.....110.72
 19* Klorfein, Julius—M H Marks.....190.65
 22 Kruger, Jno L—H Hirschberg.....85.87
 22 Kerby, Wm—Thos Robt Stevenson &
 Co.....69.02
 23 Kaiser, Fanny V—F E Tandy.....55.84
 23 Kaufman, Simon—A R Nicol.....818.94
 24 Katz, *Louis & Benj—City of NY.....34.32
 24 Kaufman, Saml—P Fluhr.....92.49
 24 Kaufman, Bessie, admtrx of Max—
 Feller Bros.....47.85
 24 Kreuter, David—J W Brennan.....329.67
 18 Lynch, Martin P—T Olena.....268.92
 18 Lifshitz or Lipshitz Nathan—I J Sil-
 verstein.....405.10
 19 Lawrence, Marie L—D I Rogow.....89.40
 19 Levy, Abr—M H Marks.....190.65
 19 Luna, Annie as admrx Albin—Barrett
 Mfg Co.....107.33
 19 Lusch, Reuben M—Berlin Machine
 Works.....60.95
 20 Liebling, Hyman—M Goldberg & ano.....
286.95
 22 Lustgarten, Ida Estate of—P R Wright
 & ano.....369.24
 22* Levin, Harry—Keshin Blitstein & Co.....
559.40
 22 Lakin, Max—Yetta Lakin.....107.40
 23 Levy, Barney—Morris Flieg, an in-
 fant.....97.18
 23 Leary, Danl J, Geo, Marie C, Sylvester
 J & Marie J—Rockland-Rockport
 Lime Co.....154.30
 24 Litwak, Nathan—City of NY.....260.00
 24 Lubken, Carl—Borough Advertising
 Co.....57.20
 18 McGee, Jno—M F Mulligan.....458.80
 18 McTiernan, Patk—J Schaefer.....1,132.35
 18 Morrongoello, Antonio—G Wengeroff
 & ano.....346.90
 18 Manevitz, Abr—M Silver & ano.....37.18
 18 Mendelson, David—M Grossman.....69.57
 18 McGraft, Jos P—Overland Sales Co.....
127.41
 18 Meisel, Jos—I J Silverstein.....269.65
 18 Murphy, Timothy—M McGuire.....88.50
 18* Mayers, Louis—American Woolen Co
 N Y.....1,230.42
 18 Miden, Jno J—J Brodie.....41.95
 18 Maaloe, Fredk W—N Y Tel Co.....70.60
 18 Marks, Edw—the same.....19.85
 19 Miller, Abr & Jennie—H F Scharman
1,865.29
 19 McGroarty, Jno C—F McGrath.....326.65
 19 Moore, Chas J—M Schaefer et al.....128.75
 19 Marks, Edw L—A T Bristow.....67.17
 19 the same—the same.....65.71
 19* Maurus, Jos H—M H Marks.....190.65
 19 Morra, Domenick—H C Burnstein.....
274.41
 19 Manchester, E Alward—J J McBride.....
72.84
 19 Miller, Martin & Wm R—Nassau Trust
 Co.....9,738.16
 20 Martin, Wm T, Thos M & Jeanett—
 G A Gutting.....200.00
 22 Maher, Lawrence J—S G Condit.....71.41
 22 McCauley, Patk—Delia Burns as
 admtrx.....3,554.10
 23 Maloney, Mary—A Fehmel.....53.41
 23 Marius, Casteran J & Frances C H
 W Cropsey & ano.....5,322.81
 23 Mandel, Jacob—Sulzberger Sons Co.....
43.89
 23 Marcus, User—M Bergman.....40.74
 23 Mastridge, Peter—F Lidonnici & ano.....
119.40
 24 Miller, Abr—City of NY.....260.00
 24 Misikoff, Sol—the same.....260.00
 24 Margolis, Jacob—Carolyn Duryea.....
3,162.50
 19 Noone, Jas A—V Cowen et al.....285.39
 22 Noonan, Jas T—Wm Gleichmann &
 Co.....69.02
 22 Nitchman, Agnes by Adam as gdn—
 Bklyn Heights R R Co.....310.27
 23 Neville, Geo W—Grenada Bank.....2,974.11
 23 Netschert, Frank—Greenwich Hat
 Works.....7.42

19	O'Connell, Chas L—E Rieke	70.74
22	Orr, Robt P—Bklyn Club	133.20
22	Olson, Olaf S—Royal Eastern Electrical Supply Co	220.73
22	Orlando, Michl—Boro Bank	73.68
23	Otto, Richd—L Gompers	53.63
18	Perry, Wm B—A S Stanley	265.16
18	Pettibom, Hawley—W H Childs	2,971.44
19	Polsky, Abr—M Marcuson	121.16
22	Pollak, Saml—Boro Bank	73.68
22	Pickard, Wm S—D Griemsmann	196.72
22	Prager, Isaac—American Fidelity Co of Montpelia, Vt	28.30
24	Parshelsky, Isaac—Bklyn Alcatraz Asphalt Co	12,216.90
24	Paganucci, Jno—City of NY	260.00
24	Partridge, Harris—W J Kelly	133.25
24	Pederson, Fredk C—Eagle Savgs & Loan Co	1,269.50
22	Quinn, Ellen—Nassau Electric R R Co	108.22
18	Roberts, Mary—N Y Tel Co	37.60
18	Richststhofer, Jacob & Sarah—Geo M Dunaif	84.40
18	Ross, Nathan—I J Silverstein	33.15
19	Rice, Zachariah M—E F Houghton Co	73.31
20	Reilly, F W—Meade Transfer Co	275.20
22	Ritchey, Danl—S L Pakas	94.33
22	Richman, Louis L—Tillie Simon	174.08
22	Ravits, Annie L—Bklyn, Queens Co & Sub R R Co	117.72
23	Roach, Jno J—J H Hanan et al	45.11
23	Rothenberg, Jos—A Tschner	81.40
24	Rosen, Saml—P Braunstein	88.71
24	Roberts, Jacob—J W Kent	59.95
24	Rosenthal, Mariska or Madame Mariska—D Sherr & ano	163.13
24	Ranke, Saml—P Fluhr	60.84
24	Ravezzo, Peter—City of NY	55.00
24	Rifter, Edw—same	55.00
18	Schlitz, Henry—N Y Tel Co	29.96
18	Sanderson, Jno—E Silberman & ano	76.65
18	Steinberg, Hyman & Annie—I Steinberg	477.41
18	Sherman, Isaac—T Zeltner	153.93
19	Sonneustrahl, Abr—Maintenance Co	34.81
19	Sugarman, Mark—Herring-Hall Marvin Safe Co	120.11
19	Stamm, Ernest—Realty Associate	100.08
19	Schack, Jeanette—Mutual Alliance Trust Co, N Y	1,565.45
19	Strein, Jno—City of N Y	109.47
20	Schmitt, Jacob—B W Green, Jr, Co	199.77
20	Scheel, Gottlieb—L Baumann & Co	20.17
20	Sullivan, J M—Meade Transfer Co	275.20
22	Seelig, Jacob & Chas, Jr, or Seelig Bros—F Boerlage, an infant	200.00
22	Same—F Boerlage	200.00
22	Shindel, Adolf—H J Stephens	191.31
22	Seaman, Jno—Bklyn Heights R R Co	110.22
22	Schmidt, Jos A—Title Ins Co N Y	26.00
22	Stearns, Harry H—F A Theiss	76.41
22	Stadler, Muriel V S—Russell & Erwin Mfg Co NY	808.96
22	Singer, Jacob—A Pinesler & ano	55.91
22	Storms, Edgar S—Grant Square Auto Co	257.47
23	Schlecher, Harry—Jennie Samowitz & ano	107.97
24	Samuels, Ida—Bklyn Heights R R Co	107.22
24	Samuels, Max—same	108.72
24	Steele, Chas S—S Metcalf	443.11
24	Silverman, Bessie—Miller & Goldberg Co	47.99
24	Steinberg, Otto—City of NY	260.00
24	Schmerzler, Bertha—same	260.00
24	Sondak, Max—same	260.00
24	Smithken, Saml—Geneva Glove & Mitten Co	88.53
24	Schultz, Chas—Eastern Metal Ceiling Co	33.90
24	Sherman, Minerva—Margt J Franklin as exr	1,087.26
24	Sheindelman, Saml—Bklyn Alcatraz Asphalt Co	12,216.90
18	Thompson, Jas—Adelphi Realty Co	67.09
19	Taglin, Francis N—Bright Steel Chase & Brazing Co	108.18
23	Thomson, Robt J—Bklyn Heights R R Co	125.94
24	Tuohey, *Michl & Cath—City of NY	73.72
24	Turcaro, Bartholdi—City of NY	55.00
24	Timpano, Michl—A Di Michele	251.50
20	Ulshan, Morris H—M Ascher	34.40
18	Vitolo, Grachino & Maria—Italian Savings Bank, City N Y	33.60
19	Van Name, Edw M & Mildred—Allen Wheeler Co	546.30
19	Vincent, Jno W—May Agnew & ano	85.79
19	the same—the same	85.79
23	Vastola, Salvatore & Maria—E Gentile	238.35
24	Vasile, Vito—Leibowitz & Stark East N Y Cornice Works	136.90
18	White, N Edw—Painting Contract Co	183.46
18	Wolfel, Martin—I S Meyer & ano	173.56
18	Webster, Fredk—Irene H Stryker Jr	32.40
22	Weinstein, Isaac—Amalie Anderson	383.90
22	Winckler, Louis—F C Haven	274.40
23	Weissman, or Weiss, Morris—M Marx	111.90
23	Weld, Stephen M, Edw M & Rudolph—Grenada Bank	2,974.11
23	Warner, fWm—C Meyer & ano	27.11
24	*Wallach, Abr—P Braunstein	88.91
24	White, Jos—City of NY	260.00
19	Zimmer, Martha admrx Jas William—City of N Y	155.97
24	Zarbosky, Jno—Bklyn Heights R R Co	109.22
24	Zarbosky, Lizi—same	108.22

CORPORATIONS.

18	Carlson Auto Co—N Y Tel Co	53.52
18	Curtin Bldg Co—A Larsen	51.15
18	Haywood Wagon Co—F Frisby	414.76
18	Folb Dental Specialty Co—N Y Tel Co	29.04
18	William H Luth Co—Borough Bank	238.86
18	Otto Wicke Co—A S Stanley	265.16
18	Berriman Realty Co—Cath A Remsen	904.46
18	Shearman & Ryan Advertising Co—N Y Tel Co	35.60
18	McCauley & Canfield—N Y Tel Co	30.17
18	Marks & Hanley—N Y Tel Co	19.85
18	United Knitting Mills—I J Silverstein	33.15
19	S Graboys (Inc)—G Stein	75.06
19	Hanbury & Flynn—J McNeerney	522.00
19	New Brooklyn Turkish Bath Co—U S Casualty Co	210.07
19	Robt Reis & Co—J E Volck	1,715.72
19	Jno N Robbins Co—J P Depino as admrx	196.83
19	Steinberg Steam Cut Stone Co—W F Myers	182.48
20	Auto Renting Co—Halis Safe Co	44.41
20	Fisher & Yglesia Co—Ellison Pub Co	59.41
20*	Marcus (Harry) Iron Wks—Grossman Bros & Rosenberg	424.27
20	Putnam Coal & Iron Co—Louise Flynn, as admrx	5,540.82
20	The Erecting Co—Meade Transfer Co	275.20
20	Woman's Suffrage Party—Grace A Raymond	101.25
22	Aetna Development Co—M Murphy	707.35
22	Adams Express Co—Lillian McGovern an infant	500.00
22	Beckerman Constn Co—Keshin, Blitstein & Co	559.40
22	45th St Exchange—Russell & Erwin Mfg Co, NY	808.96
22	Blyn (I) & Sons—T Gabler	3,278.74
22	O J Electrical Contractors—Royal Eastern Electrical Supply Co	220.73
22	Union Brass Bed Mfg Co—Lillian Macchiaverna & c	700.00
23	Bonner Automobile Co—Diamond Rubber Co of N Y	122.44
23	Brooklyn Garage—Phoenix Oil Co	66.56
23	Boone Constn Co—S Unger	143.02
23	C J Marius Realty Co—H W Cropsey & ano	5,322.81
23	Griffing Chocolate Co—Bklyn Factory & Power Co	533.00
23	Hartford Garage Co—C E Miller	65.30
23	Monarch Transfer Co—Wm Gleichmann & Co	114.16
23	National Waste Co—Automatic Sprinkler Co of Am	514.40
23	New York Dock Co—Grenada Bank	2,974.11
23	Rennselaer County Lumber Co—F L Crandall & ano	1,231.65
23	William Reid Constn Co—Benj G Hitchings	71.61
23	Whale Creek Iron Works—T F Hall	4,151.83
24	Bklyn Cabinet Works—Bastian Bros Co	76.02
24	Compostone Co—Roebling Constn Co	197.48
24	Fox Constn Co—F D Creamer & Co	234.25
24	Partridge & Pett—W J Kelly	133.25
24	Silverman Window Shade Co—Milt & Goldberg Co	47.99

SATISFIED JUDGMENTS.

Manhattan and Bronx.

JAN. 19, 20, 22, 23, 24 and 25.

*Aronson, Rachael—R Patello; 1911	108.18
Binninger, Geo F et al—L Wendel, Jr et al; 1910	378.80
Same—same; 1911	43.55
Binninger, Geo F et al—L Wendel Jr et al; 1911	91.06
Byrne, Robt O—F Scharfenberger; 1911	449.41
Bastable, Lawrence—N Y Telephone Co; 1912	19.05
Bollendonk, Jno—H Struss; 1892	118.84
Bradley, John J—People, &c; 1912	500.00
*Cleary, Edw F—E J Markey & Co; 1902	168.48
*Cleary, Edw F—Acker, Merrill & Condit Co; 1904	133.02
*Same—D Woods; 1904	445.26
Deutsch, Jacob—G Rabitzek & Bro; 1910	24.28
*Donohue, Jno & Edw—City of NY; 1911	490.42
Dannenbaum, Chas J—E C Beall; 1911	268.16
Dickstein, Saml—I Haas et al; 1910	50.41
Ernst, Moritz L & Carl—Sam S Glauber Inc; 1912	77.85
Elliott, Walter P—G F Wieman Co; 1912	1,034.37
Federbusch, Henry—J S Emmers; 1908	75.92
*Fuchs, Julius—H Gerken; 1905	257.81
*Forman, Lazer S & Dora Dickstein—A Hartman; 1910	79.59
*Same—S Kaplan; 1910	156.15
Grassberg, Leopold & Lincoln Trust Co—W W Farley; 1912	1,820.97
Genovese, Francesco—J Weil; 1912	70.50
Gasman, Max—J H Cohen; 1910	74.65
Goodman, Tobias & Saul Z Baum—J Greenberg; 1912	593.42
Gluck, Betty, Anna B & Jacob S—W F Murray; 1910	68.05
Halleran, Thos A—Butler Bros; 1912	61.23
Huntington, La Baron M—28th St Co; 1911	148.61
Harris, Sidney A—H Fichter; 1911	141.81
Harris, Isaac & Max Blanck—E L Mayer et al; 1911	3,792.51
Henesey Cath E—H Lipert; 1911	651.79

*Hall, Wm H—W H Hunt; 1912	3,441.30
Herzog, Paul—J Kobin; 1912	450.00
Harris, Davis & Michl Jababy—L Reich- enbach; 1908	511.93
Joseph, Arthur W, Frank D Maguire, Allan F Colin & Herbert A Rosenfred—L Strauss; 1911	108.30
Jones, Hester—Cook & Wilkinson Co; 1911	304.91
Kaufman, Simon—B C Faurot; 1898	25,640.68
*Kalman, Nathan S & Abr Kupersmidt—A Sussman; 1909	686.03
Keister, Geo—D Goldner; 1911	466.33
Kean, Saml—E Hays; 1911	442.90
Kaiser Bros Co, Arnold Kaiser & Michl Kaiser—C Flaum; 1911	110.50
Klein, Leo & David Kalman—J Aron- auer; 1911	114.81
Kanrich, Simon & Annie—Jefferson Bank; 1907	1,025.99
Klein, Solomon J—N Siegel; 1908	124.00
Lohman, Philip F—C S Cochran; 1911	115.56
Levine, Nathan—A Newmark et al; 1910	205.89
Leopold, Fannie—B W Rowe; 1911	108.18
Loughran, Fredk W—G Noonan; 1912	150.00
*Lurie, John—City of N Y; 1911	12.41
McStravick, Patk—B Pritz et al; 1908	389.51
McMahon, Thos A—M O'Beirne; 1912	150.00
Monahan, Michl J & Jolin Muth—W R Hebbard; 1908	64.72
Marx, Louis—City of N Y; 1911	264.41
Marks, Louis—City of N Y; 1911	264.11
Merges, Francis—L A Trippe; 1911	391.87
*Marcus, Simon—23d Ward Bank; 1908	1,099.22
*Marcus, Simon—G W Galloway; 1909	52.41
*Same—Pyramid Garage Co; 1909	105.03
*Same—Rutherford Rubber Co; 1909	172.80
*Same—N J Terra Cotta Co; 1908	140.40
*Same—Metropolitan Bank; 1908	9,180.14
*Same—Twenty-third Ward Bank; 1908	427.46
*Same—W B Crane et al; 1909	253.40
*Same—Union Exchange Bank; 1908	519.65
*Same—Wm T Hookey, Inc; 1910	451.26
*Same—same; 1910	260.26
*Same—Murray & Reid Co; 1908	226.68
Mendelson, Louis & Rose—I Abramo- witz; 1911	186.50
Newman, Morris H—London Waist & Dress Co; 1912	62.69
Nadler, Fred H—M Friedman et al; 1911	22.63
O'Brien, Jno & Jno C Sheehan—Borne & Strymer Co; 1903	3,572.00
O'Brien, Mary—N Y Telephone Co; 1909	52.52
*O'Donnell, Mary A—City of N Y; 1910	81.63
Orlando, Paolo & Vincent J & Gaetano Florio—S I Hyman et al; 1911	274.64
*O'Donnell, Mary A—City of N Y; 1910	85.00
Przwarzsky, Herman—N Y Telephone Co 1906	34.83
Paul, Herman L—R G Gunderson; 1911	1,643.12
Pullman, Herman—M A Weiler; 1911	29.31
Peckerman, Nathan—Ph Kramer Dia- mond & Jewelry Co; 1911	460.41
Pendergast, Thos E—J R Kaiser; 1912	267.15
Pavenstedt, Adolph—N Y Life Ins Co; 1911	157.29
Same—same; 1911	95.05
Robinson, Arthur—A Guinaud; 1911	1,586.11
Sarath, Abr—S Post; 1904	68.07
Silberstein, Jacob & Michl—H B Clafin Co; 1897	981.92
Solomon, Jacob—L H Pearlman; 1912	73.66
Schwartz, Kalman—J Rosenberg et al; 1906	91.20
Schnackenburg, Jno—M S Staples et al; 1911	149.72
Same—same; 1912	72.70
*Shorr, Adolph—Metropolitan Electric Protective Co; 1910	153.19
Scholerman, Wm & Jas J Shaughnessy—M D Kennedy; 1910	392.52
Teperson, Saml D—A Spilka; 1911	387.18
Tiffany, Burnett Y—L C Tiffany et al; 1910	67.08
Same—W T Lusk et al; 1910	55.00
Same—D T Tiffany et al; 1910	55.00
Same—W Bingham et al; 1910	55.00
Tiffany, Burnett Y—Sowden & Co; 1904	547.00
Same—J I Raymond; 1904	882.36
Vogel, Abr—L Rabinowitz; 1911	87.51
Wullner, Ludwig—O Hammerstein; 1911	110.12
Weissager, Wm H—N Y Architectural Terra Cotta Co; 1912	139.97
Wyatt, Ida S—G Alexander; 1911	156.34
Young, Frank L & Frank Kimball—J B Dewsnap et al; 1911	107.69

CORPORATIONS.

Isaac Schnurs Son & Co—C McMahon; 1911	4,111.41
H Koehler & Co—J Hackett; 1910	4,548.51
Harlem Savings Bank—D Devan; 1912	1,300.10
*Pirk Realty Co—City of N Y; 1911	59.72
Kaiser Bros Co—C Flaum; 1909	1,791.72
Thos F White Co—F Mueller; 1911	550.00
Grassberg, Leopold & Lincoln Trust Co—W W Farley; 1912	1,820.97
National Biscuit Co—A Scott; 1910	7,679.48
National Bridge Wks & National Sur- ety Co—Gollick & Smith; 1911	1,327.00
Whites Express Co—I Ringle; 1912	2,400.00
*Peerless Tube Co—City of NY; 1910	120.57
Grenning, Paul C & Paul C Grenning Constn Co—J Liebitz; 1909	232.62
*Thomas & Buckley Operating Co—P McConnell; 1911	3,638.48

M Lindheim & Co—C H Eckerson; 1911.189.58
Manhattan Mutual Realty Co—Standard
Paint Co; 1911146.15

Borough of Brooklyn.

JAN. 18, 19, 20, 22, 23 & 24.

Averell, Geo W—A Manewitz; 1911.434.40
Brauier, Jno—State of NY; 1911.1,000.00
Bergias, "Morris" P—I Davis & ano; 1910.51.06
Bourgardez, Louise E—I Goetz; 1911.111.90
Black, Eva & Allen—Central Chandelier Co; 1911.45.70
Carter, Ada E—J H Behre; 1910.485.26
Coyne, Jno J—City of NY; 1904.30.80
Casteiano, Armato—M Barr & ano; 1911.26.02
Dieckhoff, Fredk W—J Dooley; 1911.1,000.00
Dunning, Eber—N Y Tel Co; 1911.19.93
Dieu, Herman H & Philip—T G Knight Co; 1911.253.44
Dillard, Alan—W Sherman & ano; 1908.49.90
Dillard, Allen A—Saratoga Cab Co; 1911.97.61
Durney, Michl—M Bude; 1910.131.56
D'Ogostino, Salvatore & Maria—State of N Y; 1911.2,500.00
Eagone, Frank J—M A Goodwin; 1909.81.06
Freeman, Laura F—Fred Roberts & ano; 1909.210.39
Favata, Luigi—G Rapisarda; 1910.3,313.27
Feinberg, Israel—J Zibulsky; 1911.118.79
Freund, Max—Dora Freund; 1911.5,673.28
Friedland, Harry—C A Moran as trste; 1911.111.96
Gaffney, Thos R—Mary A Gaffney. 1911. (Corrects error in last issue when this appeared agt Marie A Grening.)120.12
Gaffney, Thos R—Mary A Gaffney. 1911. (Corrects error in last issue when this appeared agt Marie A Grening.)16.40
Gaffney, Thos—J Phelan. 1911. (Corrects error in last issue when this appeared agt Marie A Grening.)105.57
Gaffney, Thos—J Phelan. 1911.479.07
Grant, Ralph—Obermeyer & Liebman; 1905.132.29
Gasman, Max—H Cohn; 1910.64.75
Grant, Cath—Obermeyer & Liebman; 1905.154.64
Hyman, Sundel—German American Ice Co; 1911.32.38
Hussman, Jno—A Aron; 1906.140.45
Isselharut, Jno & Anna M—S P Swenson; 1911.184.90
Kruger, Geo—M Perlman; 1911.45.45
Katz, Frank—M Buda; 1910.101.56
Kerrigan, Jno M—Rose Cohen; 1911.84.40
Kapeison, Sami W—C A Moran as trste; 1911.111.96
Lang, Mary—F F Steinbach as exr; 1911.1,587.53
Lohmann, Anna C—State of NY; 1911.1,000.00
Lohman, Philip F—C S Cochrane; 1911.115.56
McCormick, Alice V—M Perlman; 1911.45.45
McCormick, Alice V as admx—M Perlman; 1911.45.45
McCormack, Wm admr of—M Perlman; 1911.45.45
Myer, Carl W & Anna M—G E Walter; 1911.484.80
Noble, Mary A & *Jas J—City of NY; 1904.30.80
Obermeyer, Frederica—J Dooley; 1911.1,000.00
O'Byrne, Robt—F Schorfenberger; 1911.449.41
Portoghese, Fillipo—State of NY; 1911.2,500.00
Perrotta, Cosino—Title G & Trust Co; 1906.66.35
Potter, Agnes—W G Low as trste; 1910.259.05
Rosenblum, Marcy—Davis & Weiss; 1911.46.11
Rubinowitz, Isaac—City of NY; 1911.260.00
Rose, Albt E—C W Daniels; 1912.94.40
Sheridan, Chas—Brooklyn Boro Gas Co; 1912.40.78
Seyfried, Mary—R Meinberg; 1911.93.40
Topal, Nathan—W Cornelius & ano; 1912.141.00
Thompson, Margt—J Puglesi; 1911.59.70
Wintermeyer, Mary—F F Steinbach as exr; 1911.1,587.53

CORPORATIONS.

Arverne Bldg Co—N Stack et al; 1911.12.54
Same—Ida Stack et al; 1911.21.42
John Peirce Co—J Conroy infant &c; 1911.1,429.10
Same—same; 1912.113.60
Meyer Realty Co—J Dooley; 1911.1,000.00
City & Suburban Homes Co—R T Grogan; 1911.327.65
Brabson Brass Mfg Co—H Ketteler; 1911.122.77

¹Vacated by order of Court. ²Satisfied of appeal. ³Released. ⁴Reversed. ⁵Satisfied by execution. ⁶Annulled and void.

JUDGMENTS IN FORECLOSURE SUITS.

Borough of Manhattan.

JAN. 18 & 19.

No judgments in foreclosure suits filed this day.

JAN. 20.

Madison st, 139 & 139½; Martha L Vanderpoel agt Lewis Krulewicz et al; Man & Man (A); Jno S Sheppard (R); due, \$37,230.00.

170TH st, ss, 106.3 e Webster av, 16.3x 100; Bungay Co of N Y agt Jos Zeller; Forrest C Hirlman (A); Warren Leslie (R); due, \$1,844.85.

JAN. 22.

Prospect av, es, 525 n 183d, 18.9x94.3; Beatrice S B Ziegel agt Allen Constn Co; Sigmund Wechsler (A); Geo F Roesch (R); due, \$6,430.55.

4TH st, ns, 425 e 8 av, 21.3x10.5; Lena Heym agt Waldemar M Cahen et al; Teven & Borland (A); Franklin Bien (R); due, \$1,990.70.

JAN. 23.

75TH st, 436 E; Bank for Savgs in the City of N Y agt Isaac D Levy; Strong & Cadwalader (A); Arthur G Stiles (R); due, \$19,174.36.

Edgecombe av, swc 167th, 40.8x95.1; E Louise Sands agt Trial Realty Co et al; Bowers & Sands (A); Jacob Guedatia (R) due, \$20,783.59.

JAN. 24.

166TH st, ns, 284 e Park av, 62x90; Edw A Ridley agt Magdalena Walter; Bowers & Sands (A); Lawrence W Trowbridge

LIS PENDENS.

Borough of Manhattan.

JAN. 20.

12TH st, 15 W, Albt N Biddle agt Danl G Biddle et al; partition; Rounds, Schurman & Dwight, attys.

JAN. 22.

139TH st, ss, 175 w Bway, 125x99.11; also 150TH ST, ss, 125 w Bway, 130x99.11; also WEST END AV, sec 62d, 25.5x100; West 139th St Realty Co agt Sidney S Bendick et al; action to set aside conveyance; N Tonkin, atty.

JAN. 23.

14TH av, ws, 49.4 s 29th, 24.8x100; also 29TH ST, ss, 100 w 11 av, 75x98.9; also 29TH ST, ss, 95.3 e 13 av 25x98.9x irreg; Gertrude R Hamilton agt Devonshire Realty Co et al (partition); E R Vollmer, atty.

82D st, 250 E; Vogel Cabinet Co agt Chas J Kroehle et al (action to foreclose mechanics lien) W Weiss, atty.

JAN. 24.

Spring st, 55 & 57; Wm McCauley agt Celestino De Marco et al (notice of levy); E M & P Grout, attys.

Same prop; Edw J Newman agt same; (notice of levy); E M & P Grout, attys.

Van Buren st, ws, 106.4 s Morris Park av, 56.7x97.6; Dimock & Finck Co agt Jos Gamache (notice of levy); Maerkle & Maerkle, attys.

Washington av, ws, 50 s 173d, 50x100; Henry V Becher agt Saml Krakrowsky et al (action to foreclose mechanics lien); R H Arnold, atty.

JAN. 25.

Northern av, nwc 181st, 78x138.11; also 3D AV, sec 175th, 138.2x113.10; Security Bank of NY agt Codae Realty Co; notice of levy; M Davidson, atty.

100TH st, 62 E; People & c of the State of NY agt Philip Cohn; notice of levy; C S Whitman, atty.

119TH st, 79 W; same agt Louis D Greenberg; notice of levy; C S Whitman, atty.

Greenwich st, 122 to 126; also ALBANY ST, 1; Emil Loeb agt Adelaide M Von Krizek et al; partition; M S & I S Isaacs, attys.

Wales av, es, 202.5 s 155th, 37.6x108.7x irreg; also WALES AV, es, 239.11 s 155th, 37.6x100; Martha Jarcho agt Minnie Rosing et al; action to foreclos mech lien; S F Strongin, atty.

139TH st, ss, 175 w Bway, 125x99.11; also 150TH ST, ss, 125 w Bway, 130x99.11 also WEST END AV, sec 62d, 25.5x100; Chas E Moore agt West 139th St Realty Co et al; action to declare deeds void; W McConihe, atty.

6TH av, 783 & 785; also 45TH ST, ss, 60 w 6 av, 43x75.5; Susie E Fitchett agt Emily E Burns et al; partition; Blandy, Mooney & Shipman, attys.

Inwood av, ss, lot 357; Matthew McLaughlin et al agt Wm McLaughlin et al; partition; W M Moore, atty.

37TH st, 15 W; Adolph Kiendl agt Mary J Cochrane et al; action to establish lien; Whitridge, Butler & Rice, attys.

119TH st, ss, 117 e 7 av, 18x100.11; Lilla A Cocks agt Edmund L Cocks et al; action to establish will; R J M Bullowa, atty.

JAN. 26.

No Lis Pendens filed this day.

Borough of Brooklyn.

JAN. 18.

Jay st, es, 112 s Front, 72x135; Sarah E Funnald & ano as exrs & trstes agt Leavy & Britton Brewing Co et al; Richd Kelly, atty.

Hamburg av, 116-18; Walter Ryan agt Antonio Cacioppo et al; to foreclose mechanics lien; C T Ryan, atty.

W 15TH st, ws, 880 n Neptune av, runs n87.4xw9.4xsw128.9xe124.3; Chas A Mitchell et al agt Alfredo Santo et al; J G Giambalvo, atty.

Sumpter st, 76; Jno Schroeder & ano agt Saml Pearlman et al; N H W Schutt, atty.

Ames st, es, 402.11 s Pitkin av, 20x100; Herman Rosenblum agt Jacob Kruger & ano; to set aside deed; Goldfein & Weltfisch, attys.

44TH st, ns, 100 e 15 av, 20x100.2; also 44TH ST, ns, 160 e 15 av, 20x100.2; also 44TH ST, ns, 340 e 15 av, 20x100.2; also 44TH ST, ns, 500 e 15 av, 100x100.2; also 44TH ST, ss, 140 e 15 av, 20x100.2; also 44TH ST, ss, 160 e 15 av, 20x100.2; also 44TH ST, ss, 200 e 15 av, 20x100.2; also 44TH ST, ss, 340 e 15 av, 20x100.2; also 44TH ST, ss, 580 e 15 av, 20x100.2; Chas S Conklin agt Emery Realty Co et al; E J Ludvigh, atty.

St Marks pl, 108-10; David F Lucas agt Helena F Blohm & ano; Hauff & Warland, attys.

Sterling pl, sws, 283.4 nw Vanderbilt av, 16.8x78.4x18.1x85.4; Cazenovia Seminary agt Lillian F Partridge et al; E Kempton, atty.

3D av, es, 72.6 n 76th, 17.6x80; Title Guarantee & Trust Co agt Margt E Saunders et al; E Kempton, atty.

Jay st, es, 10 s Front, runs s102xe135xn 112 to Front, xw25xs10xw110 to beg; also JAY ST, sec Front, 10x110; Broadway Savings Institution of City of N Y agt Leavy & Britton Brewing Co et al; Richd Kelly, atty.

Nostrand av, 454; Robt Strahl agt Agnes E Mulligan et al; P A Katske, atty.

17TH av, ses, 73 n 76th, 18x100; Chas T Brush agt Boone Const Co et al; Chas C Brauch, atty.

17TH av, ses, 91 ne 76th, 18x100; Same agt same; same atty.

17TH av, ses, 73 sw 75th, 18x100; Same agt same; same atty.

17TH av, ses, 19 sw 75th, 18x100; Same agt same; same atty.

62D st, ns, 134 w 20 av, 18x100; Wm Gremler agt Cobern Const Co et al; C C Suffren, atty.

Barbey st, es, 220 s Blake av, 20x100; Lillie P Gray agt Wm J Schwartz et al; G A Minasian, atty.

Lewis av, sec Stockton, 46x99; Rialto Realty Co agt Farragut Realty Co et al; specific performance; L & M Blumberg, attys.

Hawthorne st, ns, from Albany to Troy avs, 650x100; Alfred T Leward agt Edw Herbert et al; H J Davenport, atty.

JAN. 19.

Park pl, ss, 521 w Vanderbilt av, 21x 131; Amos T French as trste agt Louise A Crane et al; Winthrop & Stimson, attys.

6TH av, es, 20.2 s 54th, 20x80; Vito Canovaciolo agt Benj J Sforza et al; Alex Lamont, atty.

Bedford av, ws, 19.7 s South 8th, 18x 91.6; Jeannette Levy agt Thos O'Keefe et al; Hirsh & Newman, attys.

N Henry st, ws, 120 n Norman av, 40x 100; Jno Hughes agt Becker Tank Mfg Co et al; L F Corwith, atty.

75TH st, sws, 92 nw 17 av, 108x100; Al-mora Meiklejohn agt Boone Const Co et al; David H Taylor, atty.

Sumpter st, ss, 350 e Patchen av, 25x 63.6x25.2x60.9; Chas H Hyde as general gdn agt Amelia Summerfield et al; C B Campbell, atty.

Prospect pl, ns, 20 w Classon av, 30x100; Adolf Pavenstedt & ano as trstes agt Prospect Place Co et al; Duer, Strong & Whitehead, attys.

Clifton pl, ns, 330 e Bedford av, 20x100; Jno M Horan agt Katherine D Fritz et al; Bacher & Klein, attys.

Keap st, 269; Emeline E Stewart agt Edw M L Dean et al; to bar all claimants; M E Finnigan, atty.

62D st., nes, 98 nw 20 av, 18x100; Christian H Schultheis agt Cobern Const Co et al; C C Suffren, atty.

62D st., nes, 80 nw 20 av, 18x100; Same agt same; same atty.

Wythe av., swc S 2d, 50x75; Antoinette S King agt Jacob Simon et al; E Kempton, atty.

Shepherd av., es, 95 n Liberty av, 20x100; Kenneth Dows agt Lillienthal Bros (Inc) et al; E Kempton, atty.

Montauk av., es, 130 s Belmont av, 20x100; Mary A Forbush agt Julius Bleiberg et al; E Kempton, atty.

Lake st., ws, 173 s Kings Highway, 20x75; Brooklyn Associates agt Highway Const Co et al; W T Lindsay, atty.

State st., sws, 250 nw Hoyt, 25x100; Addie Stillman as gdn agt Herman Russ et al; Cary & Carroll, attys.

Sanford st., 88; Annie Heller agt Geo Heller et al; Saml Widder, atty.

Bay Ridge av., 1835; Anna V McGivney & ano agt Madison Building Co et al; M S Reardon, 3d, atty.

Beach 46th st., ns, 336 w Surf av, runs n106.8xw138.6xss89.6xe124.8; also BEACH 46TH ST, nws, 260 sw Surf av, runs sw 76x106.8xne4.4xse113.5; Harold D Watson agt Lucy M C Stewart et al; Watson & Kristeller, attys.

Albany av., es, 150 s Lenox rd, 20x100; Clarabel J Bates agt Carrie J Bates; admeasurement of dower; Ehrenberg & Manne.

Hamburg av., ws, 100 n Melrose, 25x100; Guisepe Buscemi & ano agt Franz Pfeiffer; specific performance; Adolph Benevy, atty.

Stewart av., es, from Cherry to Anthony, 200x100; also Cherry st, ss, 200 e Stewart av, 100x100; Citizens Trust Co of Bklyn agt Louise B Smith & ano; Jonas Lazansky & Neuberger, attys.

Av Z., swc E 12th, 100x105; Ella O Schmuok agt Grace C Kenworthy et al; J Z Lott, atty.

JAN. 20.

Belmont av., ss, 56 e Vermont, 25x—; Anna M Mueller agt Robt Kloiber et al; Kiendl & Sons, attys.

Howard av., ws, 27.8 n Bergen, 79.6x100; Theodore Wentz agt Sufenk Realty & Const Co et al; Boothby, Baldwin & Hardy attys.

71ST st., nes, 88.8 se 18 av, 18x100; Zachariah Jellison as exr agt Jacob Kaiser Improvement Co et al; G D Russell, atty.

39TH st., ss, 100 e 6 av, 25x100.2; Susan E Brown agt Max Kurzrok & ano; A A Hovell, atty.

Chester st., 28; Becky Applebaum agt Morris Steinhardt; specific performance; Simon & Weinstein, attys.

Manhattan av., nec Jackson, 18x75; Jas A McCafferty agt Filomena G Libretti et al; W A Ferguson, atty.

Erasmus st., swc Rogers av, runs s173.3xw38.5xn73.9 to st, xe— to beg; Geo C Tappan agt Albt J Dixon et al; H A Ingraham, atty.

E 7TH st., ws, 60 n Av P, runs n—xw100 xs—xe— to beg; Ann E Beers agt Tamara Cohn et al; H J Davenport, atty.

73rd st., nes, 280 nw 13 av, 50x100; Jno W Haaren as trste agt Harry Blostein et al; E Kempton, atty.

84TH st., sws, 100 se 21 av, 30x100; Mattie Cammeyer agt Katherine V Tibbils et al; E Kempton, atty.

3d St., ns, 210 w Bond, 15x90; Louise H Cryder agt Hugh Lee et al; E Kempton, atty.

Gravesend av., nwc Av F, 40x80; Jno Keck agt Clara Gilbride; Burlingame & Sheffield, attys.

JAN. 22.

E 8TH st., swc Johnson, 17.7x100; Julia A Stevens agt Mary F Dugan et al; E Kempton, atty.

E 9TH st., es, 240 n Av Q, 20x100; Johanna Rumler agt Mary Harvey et al; E Kempton, atty.

E 9TH st., es, 220 n Av Q, 20x100; Julia L Nourse as extrx agt Eliza J Rose et al; E Kempton, atty.

S 1ST st., ns, 75 e Havemeyer, runs e25x n154 to Grand xw36xss62.4xe9xss3xe3xss11.8x w1xs75 to beg; Geo A Buckingham agt Frank M Eldredge et al; J H Lock, atty.

Plot begins at the intersection of h w line of the Atlantic Ocean and old lot 47 on map of common lands of the Town of Gravesend, runs n— to Surf av xw—xse— 305 to beg; also PLOT begins at intersection of division line of land of Norton Point Land Co & Atlantic Ocean, said point being 871.1 s Mermaid av, runs s745 to pier line xse339xw827.3 to ocean xnw 305 to beg; Francis J De Giers agt Edw C M Fitzgerald et al; to reform contracts; Morris Jacobs, atty.

Van Houten or Skidmore's la., nws, 150.6 ne Rockaway av, runs ne239.1 to woodlands of Adrian Van Sinderen xse377.2 to Baisley's la xsw239 to woodland of Jno R Lott xnw378.6 to beg; Kidders Morris & ano agt Georgianna Simmons et al; partition; H A Sperry, atty.

Cleveland st., ws, 150 n Blake av, 20x90; Jacob Blank agt Frances C Hendrick et al; Coombs & Wilson, attys.

Cleveland st., ws, 170 n Blake av, 20x90; same agt same; same attys.

13TH av., es, 20.2 n 41st, 20x80.1; Wm F Borges agt Hyman Parker et al; Jno H Fleury, atty.

21ST st., nes, 225 nw 7 av, 16.8x100.2; Luke T Dubois agt Kantuck Realty Corp et al; L J Moss, atty.

76TH st., sws, 391 nw 18 av, 20x100; Wm M Young agt Emily Warner et al; Harvey O Dobson, atty.

Union st., sws, 123.2 se Clinton, 23.9x100; Edw Keyes agt Carmela Adinolfi et al; E Kempton, atty.

E 15TH st., es, 306.8 n Av K, 16.8x75; Mammoth Securities Co agt Jesse E Girard; F B Mullin, atty.

E 15TH st., es, 290 n Av K, 16.8x75; same agt same; same atty.

E 15TH st., es, 323.4 n Av K, 16.8x75; same agt Annie M Gardner et al; same atty.

Lynch st., ses, 495 ne Harrison av, 20x100; Mary A Miller agt Saml Warshaw et al; H McG Curren, atty.

JAN. 23.

Osborne st., ws, 125 n Pitkin av, 25x100; Howard C Conrady et al as exrs agt Jacob Goldberg et al; H C Conrady, atty.

Gelston av., ses, 150 sw Atlantic av, 50x 232.6 to United States av; Veronica H Hoefle agt Celia Golding et al; Jno C Kinkel, atty.

Manhattan av., nec Conselyea, 25x75; Edw Baruch et al as exrs & trstes agt Rosa Lossaso et al; Baruch & Baruch, attys.

Crystal st., es, 250 s Pitkin av, 25x100; Jno B Sabine as exr agt Barnet Englander et al; Edw Cahn, atty.

Christopher av., ws, 268.9 s Sutter av, 18.9x100; Jno B Sabine as exr agt Isaac Marks et al; Edw Cahn, atty.

Williams av., es, 200 s Sutter av, 20x100; Jno B Sabine as exr agt Celia Gettinger et al; Edw Cahn, atty.

35TH st., sws, 309.5 se Church av, 20x 100.2; Lawyers Mtg Co agt Jas Campbell et al; Cary & Carroll, attys.

35TH st., sws, 329.5 se Church av, 20x 100.2; same agt same; same attys.

Bergen st., ss, 100 w Stone av, runs s100 xsw175xn105.1xe16.8; Bessie Cohen agt Jessie Rubin et al; Max Kotzen, atty.

St Marks av., ns, 360 e Howard av, 20x 100; Williamsburgh Savgs Bank agt Dean Holding Co et al; S M & D E Meeker, attys.

St Marks av., ns, 380 e Howard av, 20x 100; same agt same; same attys.

Saratoga av., ws, 100 n Sterling pl, 40x 100; Williamsburgh Savgs Bank agt Abr Simon et al; S M & D E Meeker, attys.

Jackson pl., ses, 60 ne Prospect av, runs ne30.1xse33.6 to land of Herman J Hoff 32.2xw30.4 to beg; Rodney Ward agt Benj Martin; specific performance; Harry Cook, atty.

Newkirk av., nwc Bedford av, 34.6x96.11, Jno Pullman agt Franklin Constn Co et al; C A Clayton, atty.

Liberty av., nwc Christopher av, 50x100; Abr L Kass agt Saml Graboys et al; Leo Lerner, atty.

Graham av., 330-40; also N 2D ST, 522; Henry Stumpf & ano as trstes agt Wm H Davidow et al; Fisher & Voltz, attys.

G1ST st., sws, 115 se 15 av, 60x100; Metropolitan Lumber Co agt Jos L Burton Constn Co et al; I M Silberman, atty.

Hampton pl., nwc St Johns pl, 20.3x90; Henry L C Wenk agt Aronson Realty Co et al; C E Fiske, atty.

Hampton pl., ws, 40.3 n St Johns pl, 20x 90; same agt same; same atty.

Hampton pl., ws, 60.3 n St Johns pl, 20x 90; Frances Watson agt same; same atty.

Livonia av., nec Watkins, 100x100; Josiah O Ward & ano as exrs & trstes agt Israel Borowsky et al; I P Hubbard, atty.

Atlantic av., ns, 212.6 w Powers or 3 av, 20.10x80; Geo J M Imhof as exr agt Emma Youngentob et al; Theo Burgmyer, atty.

Cleveland st., ws, 180 n Glenmore av, 20 x90; Max Koch agt Louisa C Libretti et al; H S & C G Bachrach, attys.

Gates av., ss, 38.9 w Irving pl, 19x80; Jas T Connelly agt Eugene M Hendrickson et al; Snediker & Snediker, attys.

Leonard st., es, 174 s Driggs av, 100.2x 100; Louis Kaplan agt Isidor Kantor et al; B W Slote, atty.

Schenectady av., ws, 241.3 s Av L, 24.3x 100; Chas H Finch & Co & ano agt Anthony Sidoti et al; A A Hovell, atty.

E 31ST st., ws, 218.6 n Newkirk av, runs w100xn27xe100xs19.7; A 1 Constn Co agt Ford Whiteside et al; Jacob Brenner, atty.

JAN. 24.

Bowery, ss. 10 e cl of Stratton's Walk, 41.6x80; also STRATTON'S WALK, es, 85 s Ocean av, 100x40; also OCEAN AV, sec Stratton's Walk, 41.6x185x40x185; Dora Koppel agt Andw Parrish et al; Max Monfried, atty.

Hull st., 16; Jacob Moss agt Mariano Sippotta et al; Jos Sapinsky, atty.

Fulton st., 1963; Jacob Moss agt Mariano Sippotta et al; Jos Sapinsky, atty.

27TH st., swc 4 av, 37.11x76.6x39.1x87; Adaline B Saddington agt Saml Prussin et al; Fredk Cobb, atty.

Morrell st., nwc Moore, 25x75; Title Guar & Trust Co agt Benj Cohen et al; J L Goodwin, atty.

Ames st., ws, 317.1 s Pitkin av, 20x100; Bond & Mtg Guar Co & ano agt Harry Lindenbaum et al; J L Goodwin, atty.

Herkimer st., ns, 200 e Howard av, 16.8x 100; Minnie L Greason agt Mary C Devere et al; E Kempton, atty.

Gravesend av., ws, 20 n Av F, 20x80; N Y Orthopaedic Dispensary & Hospital agt Clara Gilbride et al; E Kempton, atty.

Atlantic av., ss, 300 w Underhill av, 20x 100; Robertson Marshall et al as trstes agt Jno H Wynn et al; E Kempton, atty.

Gravesend av., nwc Av F, 20x80; Elisha M Salmon agt Clara Gilbride et al; E Kempton, atty.

Evergreen av., swc Noll, 25x100; Annie Ettinger agt Fannie Silverstein et al; E Ettinger, atty.

Rogers av., es, 80 s Midwood, 20x85; Louis Michael & ano agt Chas Heymann et al; M S Cohen, atty.

Hull st., 18; Jacob Moss agt Mariano Sippotta et al; Jos Sapinsky, atty.

Sterling pl., ss, 329 e Schenectady av, runs s102.9xw39xss25xe160xnw130.5xsl02.9x w56.11xn102.9 to Sterling pl xw38 to beg; also STERLING PL, ss, 367 e Schenectady av, 38x102.9; Albt Nussle as admr agt Builders Trucking & Material Co et al; Schinzel & Halbert, attys.

Central av., nes, 20 nw Schaeffer, 26.6x 100; Emil Paar agt Jno Wynn et al; Schinzel & Halbert, attys.

78TH st., ss, 85.8 e 17 av, 20x100; Alfred G Scott agt Johannah Schaeffer et al; H M Bellinger, Jr, atty.

Av F., sec E 31st, 35x100; Anna Schoenfeldt & ano agt Morris B Arbuse et al; Nathaniel Tonkin, atty.

Ashford st., 503, es, 110 n Blake av, 20x 90; Max Abramson agt Jacob Spector et al; B Alexander, atty.

Seeley st., ns, 20.5 e 19th, 16.4x100; Joaquin M Aguero agt Pruzin Bldg Co et al; Wm J Smith, atty.

Beverly rd., nec E 21st, runs n100xe 118.2xs64.8xw12.1xs35.6 to rd xw100.9 to beg; Fundy Co agt Brown Realty Co et al; Jonas, Lazansky & Neuburger, attys.

FORECLOSURE SUITS.

Borough of Manhattan.

JAN. 20.

Pearl st., 542; Jos Rosenthal et al agt Whipple Security Co et al; Merrill & Rogers, attys.

148TH st., 243 E; Antonie Veselsky agt Jno Zemek et al; Hymes, Woytisek & Schaap,

West End av., 676; Ella B Andrews agt Morris D Ferris et al; B F Edsall, atty.

167TH st., nec Washington av, 126.11x65x irreg; Henry H Jackson agt Carmine Altieri; S H Jackson, atty.

99TH st., 169 E; Louis Rosen agt Thos Kennedy et al; C B Harris, atty.

8TH st., 299-301 E; Geo Feuerstein agt Diedrich Gronholz Jr, et al; S A Berger, atty.

JAN. 22.

Courtlandt av., swc 159th, 48.6x98; Simon M Goldsmith agt Simon Uhlfelder et al; Newman & Butler, attys.

Lafayette st., sec 4th, 37.11x120; also LAFAYETTE ST, es, 79 s 4th, 19x100; Wm Jay agt Legal Realty & Mtg Co et al; E B Candler.

123D st., ns, 143.9 e 1 av, 18.9x100.10; Arthur A Alexander et al agt Sigmund Schneider et al; Alexander, Corn & Sondheim, attys.

9TH st., 812-16 E; two actions; Knickerbocker Trust Co agt Hamilton Holding Co et al; H M Bellinger, Jr, atty.

62D st., 224 W; Marjorie G Singer agt Jas A Hogan et al; Jones & Carleton, attys.

St Nicholas av., nwc 158th, 203.3x78.5x irreg; Abr Ruth agt Allen W Rose et al; amended; Davies, Auerbach, Cornell & Barry, attys.

152D st., 419 E; Louis Erlenkoetter agt Grace E Brady et al; H C Kudlich, atty.

JAN. 23.

34TH st., ss, 100 w 9 av, 20x98.9; Cornelia W Hall et al agt Walbridge S Taft trste &c, et al; Walsh, Wallin, Beckwith & Edie, attys.

100TH st., ns, 100 w Park av, 20x100.11; State Bank agt Henry M Mapper et al; J A Kohn, atty.

161ST st., ns, 245.3 w Sheridan av, 49.10x 78.7x irreg; Jennie McCafferty et al agt Wm Nesbit et al; F J Kuerzi, atty.

Boone av., nwc 172d, 125x100; Jas P Peffers agt Benj Viau et al; C D Rust, atty.

Carter av., ws, 82.2 s Tremont av, 16.8x 75.3x16.8x76.2; Northern Bank of NY agt Besse M McQuade et al; Breed, Abbott & Morgan, attys.

Madison av., nwc 66th, 100.5x100; Mutual Life Ins Co of NY agt Parkview Co et al; F L Allen, atty.

115TH st., 69 W; Isaac Heidelberg agt Arthur Schreiner et al; M Kronacher, atty.

Vandewater st., 24 & 26; Henry C Munger agt Henrietta E Munro et al; S T Carter, Jr, atty.

Walker st., 48 & 50; Mutual Life Ins Co agt Phebe A D Boyle et al; F C Alden, atty.

Southern Boulevard. ns, 587.6 w Av St John, 37.6x105; Dominic A Trotta agt Jos Picone et al; L Sachs, atty.

37TH st., 522 W; Celia S Meinhard agt Alfred J Ellis et al; Goldfogle, Cohn & Lind, attys.

95TH st., 307 & 309 E; Mary B Schwab agt Ludins & Romm Realty Co et al; Schenck & Punnett, attys.

JAN. 24.

97TH st, 222 E; Noel B Sandborn agt Hilda Tompkins et al; Baylis & Sanborn, attys.

Bathgate av, swc 184th, 35x94.5; Henry C Wissemann et al agt Arch Realty & Constn Co et al; E G Davis, atty.

St Nicholas av, 728; Mary E Hastings agt Jennie C Mason et al; A H Ammidown, atty.

100TH st, ns, 100 w Park av, 20x100.11; State Bank agt Henry M Mayper et al (amended); J A Kohn, atty.

Audubon av, nwc 187th, 189.9x75; Jacob Levy agt Huldana Realty Co et al; Arnstein, Levy & Pfeiffer, attys.

JAN. 25.

121ST st, 163 W; Albt Franke agt Carolyn Natanson et al; Feltenstein & Rosenstein, attys.

15TH st, 511 E; Anita Bliss agt Ludwig Zodikow et al; F T Hill, atty.

15TH st, 507 E; Mabel W Hill agt same et al; F T Hill, atty.

15TH st, 509 E; Louisa K Boulton agt same et al; F T Hill, atty.

Amsterdam av, ws, 25 s 179th, 75x100; T J McGuire Const Co agt Llewellyne Realty Co et al; Stanton & Hopkins, attys.

Edgecombe av, nwc 137th, runs n719.6 to 140th, xw155 to St Nich av, xs729.7 to 137th, xe34 to beg; Maurice Frankfort agt Jno M Linck Const Co et al; Ivins, Mason, Wolff & Hoguet, attys.

Audubon av, nec 177th, 107.11x100xirreg NY Life Ins Co & Lawyers Mtg Co agt Thos Graham et al; Cary & Carroll, attys.

3D av, 1837; Rachel C Mifflin agt Amalie Cohn et al; W A Todd, atty.

Prospect av, ws, 148.7 n 167th, 51.4x120; also PROSPECT AV, ws, 125 n 167th, 23.7x187; also PROSPECT AV, ws, 200 n 167th, 75x120; also PROSPECT AV, ws, 275 n 167th, 73.7x108.2; three actions; Mutual Life Ins Co of NY agt Pincus Lowenfeld et al; F L Allen, atty.

So Boulevard, ws, 412.6 n Jennings, 37.6 x100; Michl Fauser agt Martha Realty Co et al; R S Patterson, atty.

Mapes av, nws, lot 130, map of Village of East Tremont, 61x150x75x150.5; Prospect Investing Co agt Jno Violante Realty Co et al; S W Collins, atty.

Amsterdam av, 137; Louis Wolfsheim et al agt Caroline Egner et al; H M Simon, atty.

60TH st, 249 W; Henry H Jackson et al agt Jno F Burnham et al; S H Jackson, atty.

132D st, 45 W; Isidor Samuels agt Morris Levy et al; amended; H B Davis, atty.

2D av, 1842; Presbyterian Hospital in the City of N Y agt Elias Goodman et al; De Forest Bros, attys.

Madison av, ws, 132.7 s 130th, 16.5x75; Irving Smith agt Eliz Smith et al; W A Kirk, atty.

JAN. 26.

118TH st, ss, 212.11 e 3 av, 37.1x100.5; Jacob Loewenthal agt Saml Birnbaum et al; amended; Lese & Connolly, attys.

Greene st, 18; Metropolitan Savgs Bank agt Wm P Gill et al; A S & N Hutchins, attys.

Bradhurst av, es, 50.11 n 154th, 51x109.8; also BRADHURST AV, nec 154th, 50.11x98.7; also 152D ST, ss, 345 w Ams av, 40x99.11; also 152D ST, ss, 300 w Ams av, 45x99.11; four actions; Central Building Impt & Investment Co agt Birch Realty Co et al; Goldfogle, Cohn & Lind, attys.

117TH st, ss, 219 e 1 av, 25x100.11; Margt A Jackson et al agt Jno Focarile et al; M S Borland, atty.

144TH st, ns, 475 e Willis av, 25.1x98.6; Clara A Baab agt Susan Diamond et al; W M Powell, atty.

3D av, 1837; Lena Garland agt Amalie Cohn et al; A R Lesinsky, atty.

75TH st, 228 E; Rose Bamberg agt Saml Silverman et al; Hays, Hershfield & Wolf, attys.

Central Park West, nwc 99th, 78.11x100; Meyer J Wohlgenuth agt Abr Silverson et al; Arnstein, Levy & Pfeiffer, attys.

77TH st, 142 W; Eugene Vallens agt Dora M Weil et al; Ferriss, Roeser & Stock, attys.

Freeman st, nec Bryant, 85.7x53.1x irreg; Nelly Henschel agt Peter J Bonelli et al; M S & I S Isaacs, attys.

113TH st, ss, 180 w Park av, 25x100.11; Lawyers Mtg Co agt Harry Bayer et al; Cary & Carroll, attys.

St Ann's av, swc 147th, 25x99.4; Carrie R Cahn agt Matthew R D'Amora et al; Leventritt, Cook & Nathan, attys.

St Nicholas av, nwc 158th, 203.3x78.5; Abr Ruth agt Allen W Rose et al; amended; Davies, Auerbach, Cornell & Barry, attys.

Av St John, 1020; Amalie C Zentgraf et al agt Marion Levy; Lehmaier & Pallet, attys.

Webster av, 2241; Augusta A Kruse agt Martha C Hogan et al; B Shaw, atty.

BUILDING LOAN CONTRACTS.

Manhattan and Bronx.

JAN. 20.

Quimby av, ss, 274 w Castle Hill av, — x—; Eliz K Dooling loans Oscar A & Jakob O Pedersen; to erect a —sty bldg; — payments. 3,750

Quimby av, ss, 249 w Castle Hill av, — x—; same loans same; to erect a —sty bldg; — payments. 3,750

JAN. 22.

No Building Loan Contracts filed this day.

JAN. 26.

Edgecombe av, ws, intersec x cl 153d, 75 x100; Saml Green loans David M MacLetchee to erect a —sty bldg; — payments. 70,000

ATTACHMENTS.

Manhattan and Bronx.

JAN. 18.

De Tamble Mortors Co; Fredk L Kopff; \$6,250; Harris & Harris.

JAN. 19.

Sparhawk, Jno Jr & Oliver H Law; W C Eakins; \$15,000; Guggenheimer, Untermyer & Marshall.

Jan. 20 & 22.

No attachments filed these days.

JAN. 23.

North Electric Co; Wm L Youngman; \$26,625; A F Cushman.

JAN. 24.

No attachments filed this day.

CHattel MORTGAGES

Manhattan and Bronx.

AFFECTING REAL ESTATE.

JAN. 18, 19, 20, 22, 23 & 24.

Brook Constn Co. 920 Southern Blvd. 19,750
Geo J Wolf. Plumbing. 19,750

Brook Constn Co. 914 Southern Blvd. 19,750
Geo J Wolf. Plumbing. 19,750

Brigante, M. Kenmore st, swc Mulberry. Colonial Mantel & Ref Co. Mantels. 154

Coller Constn Co. 172d st, nec St Nicholas av. Geo J Wolf. Gas Fitting. 21,625

D'Oliver & Co. 32 Great Jones. Consolidated Gas Co. Boiler. 181

Drenco Machine Co. 750 7th av. Fairbanks Co. Machinery. 310

Gabor, C. 513 E 79th. Consolidated Gas Co. Cooking Fixtures. 108

Hirsh, A & Co. 20 W 31st. Consolidated Gas Co. Boiler. 180

Krabo, E Realty Co. 180th st, bet Daly and Vyse avs. Basner Gas Fix Co. Fixtures. 1,200

Krabo, Ernest Realty Co. Daly av, s e cor 180th st. Consolidated Chandelier Co. Fixtures. 1,375

Modern Art Printing Co. 408 West 14th. Consolidated Gas Co. Furnaces. 50

O'Packer, Konrad. 834 Union av. Consolidated Chandelier Co. Chandeliers. 69

Silberman, Arthur E. 100 E 96th. A B See Electric Elevator Co. Elevator. (R) 1,968

Tindall, Rob W and Paragon B Works. 87 Centre. Ideal Gas Electric Fix Co. Fixtures. 1,500

Towanda, Constn Co. 149 Aqueduct av. Colonial M & R Co. Refrigerators. 395

Vashon, V J. 70 E 11th. Consolidated Gas Co. Boiler. 330

Zingales, G & Co. Crotona av, e s, near 180th st, and bet 181st and 182d sts. Hudson Mantel & Mirror Co. Mantels. 320

Borough of Brooklyn.

AFFECTING REAL ESTATE.

Acme Homes Co, 56th nr 7 av. Graff Furnace Co. Ranges. 193

Acme Homes Co. 56th, near 7 av. Wm Graff Co. Ranges. 223

Goell, Davis, Blake av c Alabama av. Isaac A Sheppard & Co (R) 400

Guglielmelli F, 72d c 13 av. West End Gas Fix Co, Gas Fix. 210

Glaton Holding Co, St Johns pl c Classon av. Oliver B Taylor Inc. Ranges. 270

Same to same. Ranges. 270

Hartman, Jno K Coney Island & Neck rd. West End Gas Fix Co. Gas Fix. 270

MECHANICS' LIENS.

JAN. 20.

Brook av, es, 77.7 s St Pauls pl, 48x 82.6; Reliance Fireproof Door Co agt Kitchen Improvement Co. (173) 100.00

Undercliff av, ws, 227.2 n Washington Bridge Park, 68.3x142.10x57.11x143.7; Standard Plumbing Supply Co agt Hope Constn Co & Bouser & Dougherty. (174) 2,350.00

Mulberry st, 187-89; M Sprickerhoff agt Michele Brigante. (175) 175.00

Pinchurst av, nwc 177th, 125x98; Nathan H Brandt agt Helene Realty & Constn Co (renewal). (176) 1,000.00

JAN. 22.

Claremont av, es, 100 s 125th, 150x100; Abr Thompson agt Clementine Realty Co. & Harry Rubin Bldg Co. (177) 1,150.00

179TH st, ns, whole front bet Hughes & Belmont avs; Elias M Pilzer agt Salvatore Varisco & Angelo Geraci. (178) 440.00

125TH st, 510 W; Philip Glick agt Morris Feder. (179) 109.45

99TH st, 54 & 56 W; Samiel Silz agt Navarre Realty Corp & Barnes & Irving. (180) 150.10

JAN. 23.

Goerck st, 71 & 73; Harbison Walker Refractories Co agt Wyler Constn Co & Cohen & Levine. (181) 317.75

Clinton av, ws, 264.5 n 181st, 127x135; B Kaplan Plumbing Co agt G Zingales Co. (182) 5,875.00

Crotona av, es, 336 n 181st, 80x100; same agt G Zingales Co. (183) 615.00

Freeman st, 991; same agt same. (184) 142.25

33D st, 416 W; Frederic C Mott agt 416 West 33d St Realty Co. (185) 250.00

Teller av, 1043 to 1049; Ferd W Geiler agt Manhattan Island Realty Co & Levy & Medwin. (186) 614.48

Clinton av, ws, 264 n 181st, 128x112x138 x98; Church E Gates & Co agt G Zingales Co & Gaetano Zingales. 187) 3,527.36

Crotona av, 2154 & 2156; P J Heaney Co agt G Zingales Co. (188) 381.53

Same prop; same agt G Zingales Co & Jos B Barone Co. (189) 2,760.07

Rider av, nwc 140th, 50x150; Jas McAvoy agt N Y Edison Co & C J Doherty. (190) 32.00

95TH st, 201 & 203 E; Sam Offerman agt Abr Sztzman. (191) 250.00

56TH st, 238 & 240 W; J H Drew & Bro, Inc, agt Fredk J Kelley, Leander S Sire & Motor Car Equipment Co. (192) 95.00

Tremont av, 700; Wm Klinkel agt Francis Conlon & Thos F Breen. (193) 51.00

98TH st, 316 W; Chas K Covert agt Augustus H Hall & Mary Hall. (194) 65.00

Tremont av, 700; Thos F Breen agt Francis Conlon. (195) 104.64

JAN. 24.

Clinton av, ws, 264 n 181st, 138x112x138x 100; Louis E Gunset agt G Zingales Co & Zingales Constn Co & P J Borelli. (196) 3,000.00

Same prop; Cohen & Nelson agt G Zingales Co. (197) 2,500.00

Same prop; Tozzini & Co agt same. (198) 1,671.00

Crotona av, es, 336 n 181st, 80x100; Louis E Gunset agt G Zingales Co & Zingales Constn Co. (199) 800.00

Baretta st, swc 165th, 52.5x70; National Bridge Works agt Jas Butler, Inc & Geo J & Wm Martin. (200) 1,404.82

Clinton av, ws, 264.5 n 181st, 127x135; Reliance Fireproof Door Co agt G Zingales Co. (201) 456.00

Crotona av, es, 336 n 181st, 80x100; Gersman & Lozner, Inc agt same. (202) 298.00

Clinton av, ws, 264.5 n 181st, 127x112; same agt same. (203) 2,250.00

107TH st, 319 E; same agt Gaetano Zingales. (204) 60.00

Park av, ws, 287.7 s 187th, 150x100; Mayer Malbin agt Tremont Park Realty Co, Fred Jackson, F Jackson & Co & Arthur Jackson. (205) 250.00

2D av, 2004; Julius M Schwartz agt Anna D'Amico, Vito Trivin Trivigno & Mary Logwinoff. (206) 1,649.00

Clinton av, ws, 264.5 n 181st, 124.5x97.9x 138x112.3; also CROTONA AV, es, 336 n 181st; Lanigan Bros Inc agt G Zingales Co. (207) 716.26

JAN. 25.

Lexington av, 61 to 65; Isaac Osserman agt Bernard Reich (208) 1,130.00

58TH st, 308 & 310 W; same agt same (209) 4,718.25

Hoe av, es, 225 s Jennings, 75x100; Murray & Hill Co agt Russell S Johnson & Mary L E Johnson; Benj F Jackson & Jackson Associates (211) 2,304.40

223D st, ns, 380 e White Plains rd, 100x 114; Jno Cameron agt Morris Impt Co & Isidor Henry (212) 38.50

Northern av, ws, 255 n 177th, 41.2x272 to Haven av x43x292.10; Antonio F Calfagno agt W B Somerville & Jno B Devlin, Donato Altieri & Pasquale Trotti (213) 115.00

226TH st, ss, 581.10 e White Plains rd, 50x75; Harlem River Lumber & Wood Working Co agt P J Bonelli (214) 461.00

124TH st, 157 & 159 W; Russell W Smith agt Hotel Viking Co; S F Meyers Realty Co & Jno E Korndahl (215) 2,920.00

Starling av, ss, 50 e Oimstead av, 50x 105; also OLMSTEAD AV, es, 105 s Starling av, 50x100; J E Bentz agt Starling Realty Co (216) 13,800.00

Clinton av, 2153 to 2157; Jos P Barone agt G Zingales Co & Zingales Constn Co (217) 731.32

Overing av, es, 225 n Frisby, 125x100; Francis X Keil agt Pelham Impt Co (218) 100.00

JAN. 26.

Crotona av, es, 336 n 181st, 80x100; Olin J Stephens Inc agt Zingales Const Co (219) 265.65

Clinton av, ws, 264 n 181st, 138x112; same agt same (220) 62.00

6TH av, 591; Crescent Delivery Co agt Loew Amusement Co & Centurian Concrete Steel Co (221) 101.31

23D st, 303 W; Frank J Tyler agt Marie Thiel & F G Miller (222) 32.00

Lawerre pl, swc 229th, 88x105; Frank Rocco agt North Bronx Realty Co; W M Realty Co (223) 195.25

Clinton av., ws, 264 n 181st, 138x112; Louis Marks agt G Zingales Co & Zingales Const Co (224). 800.00
Crotona av., es, 336 n 181st, 80x100; Louis Marks agt G Zingales Co & Zingales Const Co (225). 200.00
Wilkens av., swe 170th 69x105.4; Mitchell & McDermott agt Reliant Realty & Const Co (226). 573.22
Prospect ter., swe 15 av, 88x105; Mt Vernon Builders Supply Co agt North Bronx Realty Co & W M Realty Co (227). 912.69
Park av., ws, part of lot 26, map of Bassford Estate; Goodman & Arena agt Hope Const Co (228). 1,340.00
Morris av. 603; Tozzini & Co agt Juria Saviaus, Simplicio Saviano & Jno B Galasso (229). 100.00
46TH st 1 W; Valentine Zimmerman agt Laremore & Co & A Bonagur; ren (230). 289.50
Baisley av., nwc Kearney av, 25x100; Church E Gates & Co agt Mary F McGrail (231). 341.51
Washington av., es, 209 n 174th, 56x110; Aames Transfer Co agt Marcoen Constn Co & Zingales Constn Co (232). 156.75
Washington av., es, 125 n 172d, 100x110; same agt L & S Constn Co & Zingales Constn Co (233). 247.50
Amsterdam av., ws, whole front bet 176th & 177th, 199.10x100; Dewey Engineering Co agt Gingold Realty Co (234). 4,332.00

Borough of Brooklyn.

JAN. 18.

Bergen st., ns, 180 w New York av, 120x 114.5; Constn Material & Coal Co agt St Julian Const Co, Maurius E Tromba, Giuseppe Rapisarda, Frank Baron & Jos Rubinstein. 641.54
Nassau st., sec Jay, runs e176 to Flatbush av, xs100xw100xn60xw76 to Jay, xn 40 to beg; Jno J Riley agt Cary Mfg Co & Hennebique Const Co. 2,700.00
E 96TH st., nwc Skidmore Lane, 61x140; Isidore Mabowitz agt Michl Ginsburgh & David Podolsky. 265.00
Halsey st. 267; Martin Bros agt Louisa H Carroll. 165.00
Grand st. 811; Aeme Metal Ceiling Co agt Mary A Schwender & L Sabol. 65.00

JAN. 19.

43D st., ss, 165.7 e 13 av, 25.7x100.2; also 43D ST, ss, 125.7 w 14 av, 25.8x100.2; Abr Fink & ano to Ruth Rosenberg & Isaac Shapiro. 25.00
57TH st., ns, 140 e 7 av, 140x100; Chas J Woodward Jr agt York-Penn Co. 117.72
Hamburg av. 116-18; Wm Elsen agt E Meltzer, Meltzer Bros Brewing Co, A Cioppo, "John" Flasher, "Henry" Bucchi & Walter Ryan. 517.00
Dupont st. 158; Philip Lille agt "John" & Helen Reardon. 145.00
E 17TH st., ws, 420 s Av J, 40x100; Frank H Pihlman agt Norton Contracting & Supply Co & Jno Curtin. 409.00
Maple st., ns, 380 e Nostrand av, 100x100; Harry Feinberg & ano agt Appelbaum Const Co. 420.00

JAN. 20.

New Utrecht av., sec 74th, 111x112; Chas Dibner & ano agt Lawrence E Blake. 107.00
Boerum st. 56-58; Albt Blechner (Inc) agt Kaufman & Loewenthal Realty Co & Kaufman & Loewenthal. 625.00
Hendrix st., ws, 100 n Livonia av, 100x 100; Schluchtner Bros agt Arbuckle Realty Co & A D Brown. 105.70
Atlantic av., ss, 270 w Albany av, 105x 100; Petro Nikraschowitz agt Atlantic AV Const Co & Antoni Raszkowski. 80.00

JAN. 22.

E 37TH st., ws, 227.6 n Av H, 40x100; Nathan Sulsky agt Elizabeth & "John" Orr. 220.00
Putam av. 116S; Gustave Auslander agt Lena C Wille. 28.00
Malta st., ws, 256.6 s New Lots av, 60x 90; Isidor Forshber & ano agt David Wolfman & Paul Levy. 170.00
Sterling pl., nes, 100 w Sartoga av, 143.2 x100; Morris Turner agt Rose Toback. 3,100.00
Lee av. 12; Morris Rosenberg agt Rose Kallman & "Jon" hBrand. 55.00
E 15TH st., ws, 100 n Av N, 40x100; Louis Baranoff as assignee of Waters Plumbers Supply Co agt Alma, Fredk J & Mildred W Dickson & Chas Deutschberger & Samuel Kreisel. 75.00
Pacific st., nwc New York av, 22x100; Wm F Burton & Son agt Gilbert E Youmans. 88.50
Hull st., ns, 350 e Stone av, 107x100; Parselsky Bros (Inc) agt Rentar Building Co & Andrew L Ayres. 229.23
Jackson pl. 19; Pecker & Powell agt Abram & Libby Franklin. 45.00
Eastern parkway., nec Brooklyn av, 18.1 x110; Stanley Hoisting Co agt Eastbrook Constn Co & Jos Pirozzo & Son. 445.00

JAN. 23.

Coleridge st. 21; Gowanus Wrecking Co agt Peter Altieri. 49.97
Eastern parkway., nec Brooklyn av, 80.5 x120.7; Sanitary Fireproofing & Contracting Co agt Eastbrook Constn Co. 500.00

Eastern parkway., ns, 80.5 e Brooklyn av, 100x120.7; same agt same. 605.30
Av C. 700; Morris Samuels agt Mortimer M Sloss & Hattie Lindsay. 108.00
New Utrecht av. 7405 to 7411; Denis Healy agt Builders & Traders Realty Co & Lawrence E Blake, Sr. 72.00
Christopher av. 386; Morris Weiner agt Esther M & Jacob Yellon & Esther & Isaac Chaprack. 93.00
Bergen st., ns, 300 e Howard av, 40x100; Wm A Crane agt Ocean Hill Constn Co & Carlo Rossa. 1,269.70

JAN. 24.

49TH st., ss, 200 e 18th av, 115x100; Audley Clarke Co agt Forrest Constn Co. 443.26
46TH st., swe 14th av, 250x100; Constn Material & Coal Co agt Curtin Bldg Co, E Matilde Ziegler & Wm J Gaynor as exrs of Wm Ziegler. 2,665.91
Powell st., nec Blake av, 20x100.9. Isaac Kahn agt Rebecca Horowitz. 480.00
E 26TH st., swe Av D, 23x100; Benj G Hitchings (Inc) agt Alice J Radcliffe. 617.61
W 6TH st., ws, 260 n Av U, —x—; Morris Chomsky et al agt Mike Cioro, Beneventum Realty Co, David Parkin, Jake Bradofsky & Newport Sash & Door Co. 350.00
56TH st. 716 to 728; Nicoulas Fannacci agt Acme Homes Co & Jas V Cunningham. 205.00
W 5TH st., ns, 80 w Av U, 30x100; Saml W Ball agt Pasquale Dellosso & Rudolph Kurtz. 23.25

SATISFIED MECHANICS LIENS.

Manhattan and Bronx.

JAN. 20.

Broadway. 1213; Chas Stark agt Jno J White et al; Oct12'11. 102.50
Washington av. 1925; David Shapiro agt Clement H Smith et al; Dec27'11. 14.00

JAN. 22.

St Nicholas av., nwc 177th; Fiske & Co, Inc, agt Melville Realty Co et al; Jan16 '12. 1,665.00
79TH st. 178 E; Leo Birschbaum agt Jos I Green; Jan12'12. 47.00
58TH st. 31 W; Southern Lumber Co agt Alice B Nicoll et al; Oct28'11. 542.10
Same prop; Jos Tino & Co agt same; Nov'11. 48.00
Same prop; New Jersey Clay Products agt same; Nov6'11. 72.00
Same prop; Belvidere Constn Co agt same; Oct30'11. 984.20
Broadway., sec 98th; Central Electrical Supply Co agt Borschardt Corp et al; Sept 21'11. 201.65
Same prop; National Metal Moulding Co agt same; Nov24'11. 699.82
Hudson st., nwc Spring; Davies & Thomas Co agt Post & McCord et al; Jan 12'12. 2,242.13

JAN. 23.

12TH st. 20 E; Sutphen & Meyer agt Julia Fitzgerald et al; Apr30'10. 102.00
Same prop; Nicholas Corcia agt same; Mar24'10. 127.05
142D st. 537 W; Jacob Armbrust agt Wm Gamble et al; Dec30'11. 194.00
Same prop; Henry Ahr's Sons Iron Wks agt same; Jan8'12. 117.00
Same prop; Philip Beyer agt same; Jan 2'12. 180.00
Same prop; J Tine & Co agt same; Jan 8'12. 20.50
Same prop; August Heil agt same; Jan 8'12. 202.00
Same prop; Birger Von Seth agt same; Jan8'12. 220.00

118TH st. 24 W; Jos E Gerstein agt Henrietta Leviitt et al; Dec23'11. 73.00
44TH st. 155 W; Marcus Schlossman agt Arthur Human et al; Aug15'11. 43.63
Same prop; same agt same; Aug14'11. 72.36
Renwick st. 29 1/2 & 31; Michl Briglio Jr agt John White et al; Nov28'11. 790.00
46TH st. 22 E; A Victor Nemours agt Manhattan Centre Co et al; Dec30'11. 17.65

111TH st. 255 W; Benj Wicholz et al agt Chas Buck Constn Co et al; Nov2'11. 113.00
123D st. 107 W; Jos Hilbring agt E F Deery et al; Nov17'11. 550.00
Central Park West. 478 to 481; Benj Wicholz et al agt Brown-Weiss Realities et al; Nov2'11. 338.00
111TH st. 253 W; same agt same; Nov 2'11. 46.00

JAN. 24.

Pleasant av. 337; Isaac Maso et al agt Luigi Capodiano et al; Sept29'11. 475.00
147TH st. 308 & 310 W; Benj Wicholz et al agt J Willett Fox et al; Nov2'11. 143.00

JAN. 25.

223D st. 130 W; Lunden Iron Works agt Cushman Estate et al; Nov23'11. 336.00

JAN. 26.

148TH st. 221 E; Max Morris agt Smith Williamson et al; Jan25'12. 134.65
134TH st. 539 E; Consolidated Chandler Co agt 134th St Co et al; Oct24'11. 120.00
3D av. nwc 163w; Henry Ahr Iron Wks agt Henry Ruhl et al; Jan2'08. 4,725.00

Borough of Brooklyn.

JAN. 18.

53D st., swe 11 av, 200x100; Szemko & Gaydica agt Rainsford K Chute; Apr18'11. 235.00
47TH st., swe 4 av, —x—; Carter Black & Ayers agt Belinky Const Co; Aug12'11. 1,100.00
Same prop; Carlson Operating Co agt Max Belinky, Belinky Const Co & Jas Simonelli; Aug11'11. 302.89
Same prop; Speisman & Kosh agt Belinky Const Co & Max & Ida Belinky; Aug16'11. 1,626.00
11TH av., swe 53d, —x—; also 53D st, ss 120 w 11 av, —x—; David Kratenstein agt Louis K Beveridge & R K Chute; Dec26 '11. 800.00
53D st., swe 11 av, 221x100 2; Houghtaling & Wittpen agt Rainsford K Chute, Louis W Beveridge, Martense Homes Co & Imperial Const Co; Feb 23'11. 712.76
53D st., swe 11 av, —x—; Harry Yachnuck agt Martense Home Co, Rainsford K Chute & Louis W Beveridge; Dec 20'11. 500.00
53D st., swe 11 av, 220x100; Martense Contracting Co agt Martense Home Co; June6'10. 3,175.00
53D st., ss, 120 w 11 av, —x—; Bennett & Burke agt Louis W Beveridge & R K Chute; June 12'11. 155.00

JAN. 19.

Belmont av., ss, 80 w Sheridan av, 20x 100; M Neufeld & Sons (Inc) agt Dennaro Passaretti & A Margolin; July 7'11. 65.00
Foster av., w cor Ocean av, 118.3xirreg; Benny Lien agt trstes of Methodist Episcopal Church; Jan4'12. 94.00
55TH st., swe 11th av, —x—; Thos G Knight Co agt Rainsford K Chute & Louis F Hollenbach; July31'11. 300.00
Same prop; Same agt same; July31'11. 700.00

53D st., swe 11 av, 220x100; Pasquale Leuzzi agt Rainsford K Chute & Louis W Beveridge; Feb17'11. 60.00
E 35TH st., es, 280 n Church av, 198x 100; Albt Hirschman et al agt Hazel Const Co; Dec14'11. 275.00

JAN. 20.

53D st., swe 11 av, —x—; Morris Dubroff agt S W Beveridge, Martense Home Co & Rainsford K Chute. Dec28'11. 66.00

JAN. 22.

Vanderbilt av., nwc Lafayette av, 100x 100; Evans Almiral & Co agt Rt Rev Chas E McDonnell, D D, Rev Geo W Mendelein & Thos Reilly; Jan6'12. 11,050.00
Lincoln av., es, bet Ridgewood av & Fulton, 240.9x87.6; also LINCOLN AV, ws, bet Ridgewood av & Fulton, 200x87.6; Epstein & Schatz agt Nathan Ginsberg, Hyman L Moss & Jacob Altschuler; Nov14'11. 88.97

JAN. 23.

E 19TH st., es, 130 n Av H, 50x100; Fiske & Co agt aJs H Benedict & Woodruff Co; Dec5'11. 12.00

JAN. 24.

No Satisfied Liens filed this day.
 1Discharged by deposit.
 2Discharged by bond.
 3Discharged by order of Court.

ORDERS

Borough of Brooklyn.

JAN. 18.

53D st., swe 11 av, 220x100.2; L W Beveridge (Inc) on Robt Ward, Jr, & Louis F Hollenbach to pay Martense Contracting Co. 1,476.40
Hendrix st., ws, 100 n Livonia av, 100x 100; Arbuckle Realty Co on R Ward, Jr, & Peoples Trust Co to pay Income Bond & Realty Co. 100.00
53D st., swe 11 av, 220x100.2; L W Beveridge (Inc) on Robt Ward Jr & Louis F Hollenbach to pay Vito De Fino. 1,125.00
Same prop; same on same to pay Peter Cresemanno. 600.00
Same prop; Same on Robt Ward Jr, Robt P Spier & Henry G Tuttle to pay Hyman Silverstein. 181.04
49TH st., ss, 200 e 18 av, 108x100; Forrest Const Co on Robt Ward Real Estate Co to pay 'C M Blake. 750.00
49TH st., ss, 200 e 18 av, 108x100; Forrest Const Co on Robt Ward Real Estate Co to pay Audley Clarke Co. 443.26
53D st., swe 11 av, 220x100.2; L W Beveridge (Inc) on Robt Ward Jr & L F Hollenbach to pay Raffaele Santoro. 600.00

JAN. 19, 20 & 22.

No Orders filed these days.
 JAN. 23.

64TH st., ns, 180 e 14 av, 20x87.9; Carlo Sutura on Carl Sutura & Home Title Ins Co to pay H Silverstein. 47.00
11TH av., swe 53d st, 60x80; L W Beveridge (Inc) on Louis F Hollenbach to pay Harry Levin. 165.00
St Johns pl., ns, 205 w Albany av, 105x 112.9; Classon Constn Co on Title Ins & Trust Co of NY to pay Metropolis Lumber Co. 600.00

JAN. 24.

48TH st., 445; ns, 300 w 5 av, 20x100.2; Arbuckle Realty Co on Home Title Ins Co to pay Jos Cicone & Bro. 650.00

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RECORDS SECTION

of the

REAL ESTATE RECORD AND BUILDERS GUIDE.

This section includes all recorded Conveyances, Mortgages, Leases, in the Boroughs of Manhattan and Bronx and the recorded Wills in the Borough of Manhattan.

"Entered at the Post Office at New York, N. Y., as second class matter."

Vol. LXXXIX No. 2289

New York, January 27, 1912

(29) PRICE 20 CENTS

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.

10-18	528-43 & 57	1213-61	1906-50	2044-4
26-pt lt 7	584-20-22	1216-50	1623-47½	2053-78
54-24-26	589-25	1221-44	1631-13-13½	2058-56
60-4	590-34-35	1227-37-38	1652-37	2086-11-29 & 54
65-2	606-6	1239-pt lt 44	1672-75-78	2088-98
91-11	696-58-59	1241-8½-9	1672-13	2115-32
104-20	724-31	1308-69-68	1686-21	2129-1
110-37	767-43-46	1317-16	1694-10	2155-pt lts 18' & 75
155-30	804-29	1319-13	1717-67½	2156-23
163-5	833-60	1400-64	1718-49-49½	2157-12
252-58	840-56 & 84	1417-7	1729-13 & 36½	2193-1, 6-8 & 44-45
255-51	863-14	1419-47	1751-43	2205-12
259-pt lt 8	867-10	1426-30	1755-56	2216-pt lt 24
264-10	901-36	1427-43	1800-11	2218-8
287-28 & 46-47	933-16-17	1450-40	1832-43	2242-40
300-8-9	949-4	1468-38	1835-12	
323-18	984-pt lt 28	1503-63½	1839-61	WILLS.
335-53-54	1010-54½	1508-1 & 68½	1842-13 & 51	116-2
338-22	1020-59	1509-12½	1853-41	138-39
339-25	1026-29-30	1517-10	1860-36	523-10
341-16	1050-55-56	1521-14½ & 26	1868-20	567-23
346-57	1056-19	1544-9	1870-10	588-24
357-15-16	1080-32	1549-16	1873-52	615-47
360-30	1093-28	1551-13-14	1901-29	796-1-10 & 12
375-11 & 35	1102-35-36	1553-17	1911-29	886-82
393-4	1135-17½-18	1558-7-13	1914-44	983-30
400-30	1146-12	1559-25 & 33	1920-29	1048-5
417-33	1151-12	1585-3	1923-7	1208-42½
436-46-47	1153-26	1598-17 & 19	1941-1-2 & pt lt 4½	1213-7½
445-9	1162-23	1599-69-70	1969-1	1290-3
483-7 & 30-32	1202-59	1601-1 & 24	1979-1 & 25	1379-66-67
487-26	1204-58	1606-47-48	1986-106	1395-29-30
508-51	1212-52	1614-45	2031-29-31	1558-51
			2034-19	1645-27-28

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 \$30,000—\$20,000 indicates the as-

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

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

Flats and apartment houses are classified as tenements.

Residences as dwellings.

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

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

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

KEY TO ABBREVIATIONS USED.

(A)—attorney
A.L.—all liens
ano—another
av—avenue
admr—administrator
admtrx—administrator
agmt—agreement
A—assessed value
adj—adjoining.
apt—apartment
assign—assignment
asn—assign
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
certf—certificate
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
(R)—referee
rd—road
re mtg—release mtg
ref—referee
sobrn—subordination
sl—slip
sq—square
s—south
s—side
sty—story
sub—subject
strs—stores
stn stone
st—street
TS—Torrens System
tns—tenements
w—west
y—years
O C & 100—other consideration and \$100

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CONVEYANCES.

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JAN. 19, 20, 22, 23, 24 & 25.

Ann st, 44, see Fulton, 125, (117).

Ann st, 44 see Fulton, 125 (117).

Ann st, 44, see Fulton, 125 (117).

Attorney st, 35, (2:346-57) ws, 150 n Grand, 25x100, 5-sty bk tnt & str; Morris Lipschitz to Wm Nowick, 244 E 21, & Barnett Nowick, 158 E 113; mtg \$28,000; Dec 15'11; Jan25'12; A\$19,500-30,000.

O C & 100

Attorney st, 35, (2:346) ws, 150 n Grand, 25x100; re asn of rents recorded May5'10; The Royal Bank of NY to Tarsus Realty Co, 1439 E 9, Bklyn; Jan23; Jan25'12. nom

Attorney st, 35; satisfaction of asn rents recorded Feb24'11; The Royal Bank of NY to Tarsus Realty Co, 1439 E 9, Bklyn; Jan22; Jan25'12. nom

Albany st, 1, see Greenwich, 122-6.

Broome st, 147, (2:341-16) ss, 55 w Ridge, 20x41.6, 3-sty bk tnt; Bernat Springer to Morris Rosentover, 147 Broome; mtg \$9,250 & AL; Jan23; Jan25'12; A\$8,000-9,500.

O C & 100

Broad st, 1-9, see Broad, sec Wall.

Broad st, (1:26-pt lt 7) see Wall (Nos 23-5), 15.9x45.6; also BROAD ST, 1, (1:26-pt lt 7) es, 15.9 s Wall, 41.7x irreg to Wall x4.8x irreg; also BROAD ST, 7, (1:26-pt lt 7) es, 57.7 s Wall, 29.8x irreg; also BROAD ST, 9, (1:26-pt lt 7) 26.3x irreg; also WALL ST, 27 (12), (1:26-pt lt 7) ss, 45.6 e Broad, 31.1x57.9x31.1x56.8, 6-sty stn office bldg; appointment of trustee, Edw Morrell as TRSTEE to Effingham B Morris, 13 Morris, Ardmore, Pa, & Jno G Johnson, 506 S Broad, Phila, Pa, as TRSTES under deed of trust; 2-9 pts; AL; Dec18'11; Jan25'12; A\$2,500,000-2,700,000.

Bridge st, 27 (1:10-18) ns, 145 w Broad, 16.4x56.8x21.10x58.4, 5-sty bk tnt & str; L Napoleon Levy to Wm F Devine, 108 Cumberland, Bklyn; B&S; mtg \$—; Jan 17; Jan19'12; A\$18,000-21,000.

O C & 100

Barrow st, 75, (2:584-20-22) swc Commerce (Nos 50-2) 20.4x80.6x55.8x61.2, 2 & 1 3-sty bk dwgs; Rector, & Co, of Trinity Church to St Johns Park Realty Co, 50 Pine; Jan18; Jan22'12; A\$12,500-14,500.

O C & 100

Bedford st, 17, (2:528-43) ws, 177.9 s Downing, runs w38.8xw37.8xsw15.2x46.8 & 38 to st xn16 to beg, 4-sty bk tnt; Wm J Luhrs et al to Jos Rovegno, 1838 79th, Bklyn; Jan20; Jan22'12; A\$6,000-8,500. nom

Bridge st, 27, (1:10-18) ns, 145 w Broad, runs n58.4xw21.10x56.8 to st xe16.4 to beg, with AT to any land adj on e & ns, 5-sty bk tnt & str; Wm F Devine to Wm A White & Sons, a corp, 62 Cedar; AL; Jan18; Jan24'12; A\$18,000-21,000.

O C & 100

Catherine st, 72, (1:252-58) swc Oak (Nos 55-7) 29.3x73.2 to alley, x31x72.10, 5-sty bk tnt & str; Michl Santangelo to Giuseppe Lemole, 171 1/2 Thompson; 1/2 R T & I; Jan5; Jan19'12; A\$24,000-42,000. nom

Cornelia st, 2-8, see 6 av, 33-9.

Cornelia st, 9, see Cornelia 7.

Cornelia st, 7 (2:590-34) ns, 65.11 w 4th, 25.1x95x25.2x95, 5-sty bk tnt & str; A \$10,500-21,000; also CORNELIA ST, 9 (2:590-35) ns, 91 w 4th, 25x95.1, 5-sty bk tnt & str; A\$10,500-21,000; Eugene Gerbereux to Jno Brummer, 318 E 55; mtg \$55,000; Dec28'11; Jan20'12.

O C & 1,000

Commerce st, 50-2, see Barrow, 75.

Columbia st, 140-2, (2:335-53-54) es, 75 s Houston, 50x100, 2 5-sty bk tnts & str & 3-sty bk synagogue in rear; Isaac A Myers to Jacob H Weisberger, 4801 3 av; 1/2 pt; AT; mtg \$30,000; Oct23'11; Jan 23'12; A\$38,000-48,000.

nom

Crosby st, 44-52, see Bway, 502-4.

Cooper st, (8:2242-40) ss, 150 w Indian rd (Isham st), 25x100, vacant; Eliz V Millard to Edw J McGuire, 36 E 81; B&S & C a G; Jan24; Jan25'12; A\$2,800-2,800.

O C & 100

Division st, 253-5, see E Bway, 266.

Elm st, es, 10.4 s Pearl, see Pearl, ss, 61.4 w Centre.

East Broadway, 158, (1:283) ns, 50.4 w Rutgers, 25x106.9x28.5x93.6; also FORSYTH ST, 56, (1:301) es, 51.3 s Hester, 24.9 x75, with AT to strip adj above on n; asn rents; Isaac Lipschitz to Royal Co of NY, 93 Nassau; Jan23'12.

3,300

Eldridge st, 52 (50), see Eldridge, 50.

Eldridge st, 50, (1:300-8) es, 125.3 s Hester, 25.11x87.5x26.5x87.5, 5-sty bk tnt & str; A\$19,000-26,000; also ELDRIDGE ST, 52 (50), (1:300-9) es, 104.2 s Hester, 20.10 x87.6 with AT to strip adj on s, 3-sty bk tnt; A\$15,000-17,000; Henry Witty et al to Witty Realty & Constn Co, 54 Eldridge; mtg \$15,000; Jan9; Jan25'12.

O C & 100

East Broadway, 266, (1:287-28-46-47) ns, 54 e Montgomery, runs n103.9 to Division (Nos 253-5) x36x54xw9x56.15 to E Bway xw27 to beg, 2 & 1 3-sty bk dwgs; Isaac Davis to Emma Davis, 1770 Mad av; AL; Sept5'11; Jan25'12; A\$33,000-38,000.

O C & 100

East Broadway, 266, & Division st, 253-5; Emma Davis to Jos G Switzer, 2 Union sq; mtg \$30,000; Jan20; Jan25'12.

nom

Fulton st, 125, (117), (1:91-11) ns, abt 100 e Nassau, 25x118.11 to Ann (No 44) x25.2x118.11, 5 & 6-sty bk loft & str bldg; re claims, &c; Louis Engel to Thos W Evans Museum & Institute Soc, 100 S Broad, Phila, Pa; AT; QC; Jan16; Jan22'12; A\$92,000-105,000.

nom

Fulton st, 125 (117), (1:91-11) ns, abt 100 e Nassau, 25x118.11 to ss Ann (No 44) x25.2x118.11, 5 & 6-sty bk loft & str bldg; Thos W Evans Museum & Institute Soc of Penn to Kate Blank, 997 Union av; Jan 18; Jan23'12; A\$92,000-105,000. O C & 1,000

Fulton st, 125 (117); Kate Blank to Harris Mandelbaum, 12 W 87, & Fisher Lewine, 116 E 78; mtg \$90,000; Jan22; Jan 23'12. O C & 100

Fulton st, 125 (117), (1:91-11) ns, abt 100 e Nassau, 25x118.11, 5 & 6-sty bk loft & str bldg; re claims, &c; Louis Silverman to Thos W Evans Museum & Institute Soc of Penn, 100 S Broad, Phila, Pa; AT; QC; Jan22; Jan24'12; A\$92,000-105,000. nom

Forsyth st, 56 see, E Bway, 158.

Frankfort st, 61-3, see Jacob, 25.

Greenwich st, 122-6, (1:54-24-26) nws, at nes Albany (No 1), 60.2x79x55.10x80.4, 3 3-sty bk tnts & str; Anna L, wife Walter S Hamilton, et al to Emil Loeb, 47 W 96; 3/4 pts; 3/4 of 3 mtgs for \$18,000; Jan25'12; A \$50,000-51,500. O C & 100

Jacob st, 25, (1:104-20) swc Frankfort (Nos 61-3), runs w 47.1x22.6x55.10x6.6x42.9 to Jacob xn22 to beg, 5-sty bk loft & str bldg; C Henry Mangels to Isadora E Mangels, 15 Wadsworth av; AT; AL; Apr 15'09; Jan24'12; \$17,000-25,000. nom

Lafayette st, es, 10.4 s Pearl, see Pearl, ss, 61.4 w Centre.

Liberty st, 111 (1:60-4) ns, abt 60 w Church, 25x101.2, 5-sty stn loft & str bldg, 1-sty ext; Henry L Eno to Wm P Eno, 1771 N St Washington, DC; B&S; Jan19; Jan20 '12; A\$85,000-110,000. nom

Manhattan st, 7, see Manhattan, 5.

Manhattan st, 5 (2:357-16) ws, 92.5 n Houston, 25.1x62, 5-sty bk tnt; A\$9,500-17,500; also MANHATTAN ST, 7, (2:357-15) ws, 117.6 n Houston, 25.2x62, 5-sty bk tnt; A\$10,000-18,000; Saul & Isidore Oliner to Lena Newman, 157 Norfolk; mtg \$42,000; Jan11; Jan20'12. O C & 100

Monroe st, 332 (1:264-10) ss, 198 e Corlears, 22.5x70, 3-sty bk loft bldg, 1-sty fr ext; Jno B Leavitt ref to Francis K Pendleton, 1 E 86; FORECLOS, Jan10; Jan18; Jan20'12; A\$9,000-11,000. 7,500

Monroe st, 88, (1:255-51) ss, 114.4 e Pike, 22.8x93.2x22.6x93.10, 6-sty bk loft & str bldg; Lena Daniel to Isaac Daniel, 53 Henry & Abram Arenson, 53 Rutgers; mtg \$23,500 & AL; Jan17; Jan19'12; A\$14,000-29,000. O C & 100

Mangin st, 73-5, see Rivington, 337.

Nassau st, 63, (1:65-2) ws, 75.6 n Maiden la, runs w48.2xn20.6xel.2xn24.7 to st xs 22.6 to beg, 5-sty bk loft & str bldg; Dan E Lynch, ref. to Armand J Carroll, 1130 Jackson av; Marie L Collins & Clotilde M Carroll, both at 310 Mosholu Parkway; Cecilia M Manning, 3001 Marion av; Isabelle L Goldmann, 314 Mosholu Parkway, & Pierre G Carroll, 330 W 102, (all R, T & I of Pierre G Carroll et al, mortgagors); FORECLOS, Nov28'11; Jan23; Jan25'12; A \$95,000-100,000. 100,000

Oak st, 55-7, see Catherine, 72.

Pearl st, (1:155-30) ss, 61.4 w Centre, runs sw9.2 to es Elm now Lafayette, xn 10.4 to Pearl, xe4.8 to beg, vacant; Jno Schreiner to Elise Boyd; Feb24'09; Jan20 '12; A\$3,000-3,000. omitted

Pell st, 18, (1:163-5) nes, abt 200 w Bowers, 24.6x87x24.4x85, ses, 5-sty bk tnt & str; Metta M Quinn to Michl Quinn, both at Great Neck, LI; mtg \$15,000; Jan 17; Jan24'12; A\$16,000-28,000. gift

Rivington st, 337, (2:323-18) swc Mangin (Nos 73-5) 24.1x75, 7-sty bk loft & str bldg; Abr Rothstein to Isaac Rothstein, 336 Rivington; mtg \$28,640; Dec26'11; Jan 19'12; A\$19,000-36,000. nom

Stanton st, 64, (2:417-33) ns, 50.8 e Eldridge, 25.4x75, 5-sty bk tnt & str; Karolina wife Abr Taube to said Abr Taube, 51 E 97; AL; Mar24'11; Jan19'12; A\$19,000-30,000. nom

St Marks pl or STH st, 105 & 105 1/2, (2:436-46-47) ns, 300.6 w Av A, 37.6x97.10, 2 5-sty bk tnts & str; Adolphus H Stoiber to Philip Krauss, 159 E 92; Jan15; Jan25 '12; A\$28,000-42,000. O C & 100

St Marks pl or STH st, 105 & 105 1/2; Philip Krauss, 159 E 92, to Pincus Lowenfeld, 106 E 64, & Wm Prager, 129 E 74; mtg \$35,000; Jan25'12. nom

Spring st, 150 (132), (2:487-26) ss, abt 65 w Wooster, 20x80, 4-sty stn loft & str bldg; David Kass to Eastern & Southern N Y Realty Co, 87 Manhattan av, Bklyn; AL; Dec16'11; Jan25'12; A\$18,000-24,000. nom

Varick st, 228, (2:528-57) es, 48.7 s Carmine, 20x53.5x21.5x48.2, 3-sty & b bk dwg; Nicholas F Walsh to Michl O'Connor, 83 Ocean View av, Woodhaven, B of Q; Oct24'11; Jan24'12; A\$5,000-6,000. O C & 100

Water st, 340, (1:110-37) ns, abt 110 e Roosevelt, 25x64, 3-sty fr (bk ft) tnt & str; Sarah M Sandford to Frank H Quinn, 7 Tennis ct, Bklyn; mtg \$8,500; Jan22; Jan24'12; A\$8,000-9,500. O C & 100

Washington st, 76-82, (1:117-36 & nt lts 18-20) ws, 156 s Rector, 100x89.6, 4 8-sty bk loft bldgs; re mtg; Irving Saves Instn to R Crystall & Son, 527 5 av; QC; Jan22'12; A\$—\$. 80,000

Water st, 616, see Water, 614.

Water st, 614 (1:259-pt lt 8) ns, abt 75 w Gouverneur, 26.2x64.5x26.3x65.6, 6-sty bk tnt & str; also WATER ST, 616, (1:259-pt lt 8) ns, abt 55 w Gouverneur, 20.6 x65.11x19.10x65.6, 6-sty bk tnt & str; Wm Klein ref to Lewis Krulewitch, 59 W 115; FORECLOS, Dec12'11; Jan19'12; A \$12,000-30,000. 20,000

Willett st, 97, (2:339-25) ws, 125 s Stanton, 25x100, 5-sty bk tnt & str; Karolina wife Abr Taube to said Abr Taube, 51 E 97; AL; Mar24'11; Jan19'12; A\$19,500-30,000. nom

Wall st, 23-7, see Broad, sec Wall.

Willett st, 67, (2:338-22) ws, abt 100 s Rivington, 25x100, 5-sty bk tnt & str; Annie Applebaum to Bernard Applebaum, 237 W 111; mtg \$16,000; Jan19; Jan25'12; A\$19,000-29,000. nom

4TH st, 86 E, see 2 av, 68-70.

4TH st W, sws, at ws 6 av, see 6 av, 33-9.

4TH st, 377-83 E, (2:360-30) ns, 172.7 e Av D, 67.10x96; 2 4-sty bk tnts & str & 2 4-sty bk tnts & str; Wm J Suhr to Ernest Kast, 726 Ams av; mtg \$54,000; Jan25 '12; A\$35,000-54,000. O C & 100

5TH st, 548 E, (2:400-30) ss, 73.9 w Av B, runs s96.2xw26.2xn0.2xw0.11xn96 to st, xe27.1 to beg, 5-sty bk tnt; Jas N Webb to Rudolph Wallach Co, 68 Wm; mtg \$12,000; Dec27'11; Jan19'12; A\$18,500-25,000. O C & 100

6TH st, 704 E, (2:375-11) ss, 60 e Av C, 20x48.6, 3-sty & b bk dwg; Isidore Colle to Louis Hochman, 259 E 7; mtg \$8,000; Jan 15; Jan19'12; A\$8,000-10,000. O C & 100

6TH st, 752 E, (2:375-35) ss, 89 w Av D, runs s76.5xw48.2x1xw18xn97.5 to st, xe22 to beg, 5-sty bk tnt; Lillian Drucker to Meyer Israel, 550 E 145; mtg \$24,000; Jan 17; Jan19'12; A\$14,000-21,000. O C & 100

18TH st, 200 W, see 7 av, 128-32.

18TH st, 204 W, (3:767-46) ss, 80 w 7 av, 20x54, 2-sty bk tnt & str; W Emilen Roosevelt & ano EXRS, &c, Jas A Roosevelt to Midtown Constn Co, 34 Pine; Jan 22; Jan24'12; A\$6,500-7,000. nom

21ST st, 244-6 E, (3:901); agmt as to cancellation of asn rents recorded Sept13 '11; Wm Nowick, 244 E 21 et al with Jacob Bluestein, 114 W 137 & Abram Brand; Jan18; Jan19'12. nom

21ST st, 244-6 E, (3:901-36) ss, 75 w 2 av, 42x92, 6-sty bk tnt; Barnet Nowick et al to Abram Brand, 114 W 137; mtg \$49,425 & AL; Jan17; Jan19'12; A\$25,500-56,000. O C & 100

25TH st, 550-2 W, (3:696-58-59) ss, 225 e 11 av, 50x98.9, 3-sty bk bldg, 1-sty ext; Chas Lanier & ano, EXRS Frances A Lawrence to Robt Hartshorne, at Highlands, NJ; Jan20; Jan22'12; A\$16,000-20,000. 29,000

26TH st, 401-3 W, see 9 av, 271.

27TH st, 331-3 E, (3:933-16-17) nes, 337.6 se 2 av, 41.8x98.9, 1-sty fr bldg & 2 3-sty bk rear tnts; Caroline E R Martin & Sara F Randall to Albin R Case, 49 Union Hall, Jamaica, B of Q; Jan25'12; A\$16,600-19,000. nom

28TH st, 111 W, (3:804-29) ns, 164.3 w 6 av, 21.5x98.9, 4-sty bk bldg 1-sty greenhouse in rear; Ellen Dunne widow to Chas A Dunne at Washington av, Bergenfield, NJ; AL; Jan22; Jan24'12; A\$30,000-31,000. O C & 100

32D st, 28 W, (3:833-60) ss, 400 w 5 av, 22.6x98.9, 4-sty & b stn dwg, 1-sty ext; Eugene McLean EXR, Jas Kennedy to Hattie Kennedy, 28 W 32; B&S; Jan19; Jan20'12; A\$86,500-92,500. 104,750

32D st, 28 W, (3:833-60) ss, 400 w 5 av, 22.6x98.9, 4-sty & b stn dwg, 1-sty ext; Hattie Kennedy to Jane E Sutherland at Troy, NY; mtg \$25,000; Jan19; Jan20'12; A \$86,500-92,500. nom

33D st, 246 E, (3:913-40) ss, 100 w 2 av, 25x98.9, 4-sty bk dwg; Jos A Mitchell, EXR Mary J Mitchell to Eliz M & Chas B Mitchell, both at 213 E 62; mtg \$7,000; Jan22; Jan23'12; A\$12,500-18,000. 9,500

33D st, 17 E, (3:863-14) ns, 150 w Mad av, 25x98.9, 3-sty & b bk dwg; Anna Benjamin, wid to Wm W Astor, at London, Eng; Jan18; Jan22'12; A\$87,500-96,000. O C & 100

34TH st, E, nwc 3 av, see 3 av, 508.

37TH st, 13 E (PA) ns, 245 e 5 av, 31.8x 98.9; power of atty to convey AT in above premises; Frederic E Lewis to Henry N Tift, 309 W 76; Jan; Jan19'12.

37TH st E, (3:867-10) ns, 213.4 e 5 av, 31.8x98.9, vacant; Cath T Moulton et al heirs, &c, Mary Lewis to Eliz M Anderson, 80 W 40; Jan15; Jan19'12; A\$113,000-113,000. O C & 100

39TH st, 12 W, (3:840-56) ss, 215 w 5 av, 22x98.9, 4-sty stn loft & str bldg; Howard Carroll to Eugene Lucas, 66 Atlantic, Jersey City, NJ; Jan24'12; A\$88,000-95,500. nom

39TH st, 64 W, (3:840-84) ss, 101 e 6 av, runs s84.6xe9xsl4.2xel4xn98.9 to st xw23 to beg, 4-sty stn tnt & str; Julia Livingston to Holland Holding Co, 11 Pine; Jan 23; Jan24'12; A\$86,000-99,500. O C & 100

41ST st, 448 W, see 41st, 446 W.

41ST st, 446 W, (4:1050-55) ss, 225.5 e 10 av, 24.7x98.9, 4-sty bk tnt & str & 4-sty bk tnt in rear; A\$11,000-16,500; also 41ST ST, 448 W, (4:1050-56) ss, 200 e 10 av, 25.5 x98.9, 4-sty bk tnt & str, 4-sty bk tnt in rear; A\$11,000-16,500; Abr Shimans to Minnie Shimans, his wife, 446 W 41; 1/2 pt; mtg \$29,500; Dec8'11; Jan25'12. nom

43D st, 227 E, (5:1317-16) ns, 199.1 w 2 av, 27.11x100.5, 5-sty bk tnt; Jno F R Ernst to Edw M Clarke, 301 Amsterdam av, Roselle, NJ; mtg \$22,500; Jan23; Jan 24'12; A\$12,000-26,000. O C & 100

45TH st, 229 E, (5:1319-13) ns, 300 w 2 av, 25x100.5, 5-sty bk tnt & str; Etta Lazarus to Seal Realty Co, 74 E 92; AL; Jan12; Jan22'12; A\$10,000-20,000. O C & 100

46TH st, 429-31 W. (4:1056-19) ns, 312.3 w 9 av, runs w37.3xn86xnel4.6xe32.9xs100.5 to beg, 6-sty bk tnt & str; Sydney Ballin to Julius B Fox, 520 Ocean av, Jersey City, NJ; B&S; mtg \$38,000; Jan25'12; A\$18,000-48,000. nom

49TH st, 244-50 W. (4:1020-59) ss, 80 e 8 av, 80x100.5, 8-sty bk loft & str bldg; Edmund Coffin to Wendell L Nichols, 43 Sumner rd, Brookline, Mass; mtg \$150,000 & AL; Jan24; Jan25'12; A\$110,000-210,000. O C & 100

54TH st, 201 W. see 7 av, 842-4.

54TH st, 108 E. (5:1308-68) ss, 90 e Park av, 25x100.5, 5-sty bk tnt; Lawyers Realty Co to W Emlen Roosevelt, 804 5 av; B&S; Jan22; Jan25'12; A\$22,500-35,000. nom

54TH st, 106 E. (5:1308-69) ss, 67.6 e Park av, 22.6x78.5, 4-sty stn tnt; Peter A Peterson to W Emlen Roosevelt, 804 5 av; mtg \$23,000; Oct21'11; Jan25'12; A\$17,000-24,000. nom

54TH st, 106 E. Minturn P Collins to same; QC; Nov16'11; Jan25'12. nom

54TH st, 106 E. (5:1308-69) ss, 67.6 e Park av, 22.6x78.5, 4-sty stn tnt; re mtg; Helena Nastasi to Peter A Peterson, at Perth Amboy, NJ; Nov29'11; Jan25'12; A \$17,000-24,000. nom

55TH st, 602 W. see 11 av, 785-7.

56TH st, 236-8 E. see 74th, 306 E.

56TH st, 234 E. see 74th, 306 E.

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

57TH st, 442 E. see 74th, 306 E.

58TH st, 156 W. (4:1010-54½) ss, abt 245 e 7 av, 20x100.5, 4-sty & b stn dwg; sur of option to purchase for \$55,000 recorded May15'11; Geo D Waring, 158 W 58, to Dr Lewis A Coffin, 156 W 58; AT; June21'11; Jan25'12; A\$32,500-39,500. nom

59TH st, 541 W. (4:1151-12) ns, 275 e 11 av, 25x100, 4-sty bk tnt & str; Moses Feltenstein to Sidonia Feltenstein, his wife, 602 W 157; ½ pt; AT; B&S & C A G; Jan24; Jan25'12; A\$7,000-12,000. nom

61ST st, 207 W. (4:1153-26) ns, 146 w Ams av, 27x100.5, 5-sty bk tnt & str; Sadie Grossman to Ida Saks, 645 6 av; ½ pt; mtg \$14,500; Sept27'11; Jan24'12; A \$6,500-15,000. O C & 100

62D st, 213 E. (5:1417-7) ns, 174.4 e 3 av, 18.7x100.5, 3-sty & b stn dwg; Jos A Mitchell EXR Mary J Mitchell to Eleanor M Mitchell, 213 E 62; Jan24'12; A\$11,000-15,000. 15,000

63D st, 139-41 W. (4:1135-17½-18) ns, 345.6 w Col av, 33.6x100.5, 2-3-sty & b bk dwgs; Thos Berkeley to Bolton Hall, 33 E 61; mtg \$27,800 & AL; Nov15'11; Jan19'12; A\$21,000-28,000. O C & 100

66TH st, 116 E. (5:1400-64) ss, 180 e Park av, 25x100.5, 3 & 4-sty bk garage; Ellen M Clark to Ver Meer Realty Co, Inc, 116 E 66; Jan19; Jan20'12; A \$25,000-32,000. nom

70TH st, 219 W. (4:1162-23) ns, 230 w Ams av, 15x100.5, 4- & 5-sty bk dwg; Chas G Moses to Milton C Herrmann at Dobbs Ferry, NY; mtg \$19,900; Dec15'11; Jan19'12; A\$11,500-23,000. O C & 100

72D st, 246 E. (5:1426-30) ss, 133.4 w 2 av, 16.8x102.2, 3-sty & b stn dwg; Robt H Grimes, ref, to Windsor Trust Co, 65 Cedar, & Max Wolf, 26 W 87, TRSTES Chas Wolff, decd; FORECLOS, Jan17; Jan25'12; A\$8,000-11,500. 11,000

73D st, 206 E. (5:1427-43) ss, 125 e 3 av, 25x102.2, 4-sty stn tnt; Lawrence P Powers to Mary Sinn, 206 E 73; ½ pt; mtg \$10,000; Jan18; Jan20'12; A\$11,000-16,000. nom

74TH st, 308 E. see 74th, 306 E.

74TH st, 310 E. see 74th, 306 E.

74TH st, 143, on map 153 W. (4:1146-12) ns, 610 w Col av, 20x102.2, 4-sty & b bk dwg; Michl H Cardozo, Jr, to Rosalie H Cardozo, 143 W 74; B&S; Jan25'12; A\$16,000-31,000. nom

74TH st, 306 E. (5:1448-48) ss, 100 e 2 av, 25x102.2, 4-sty bk tnt; A\$9,000-13,500; also 74TH ST, 308 E, (5:1448-47) ss, 125 e 2 av, 25x102.2, 4-sty bk tnt; A\$9,000-13,500; also 74TH ST, 310 E, (5:1448-46) ss, 150 e 2 av, 25x102.2, 4-sty bk tnt; A\$9,000-13,500; also 56TH st, 236-8 E, (5:1329-29-30) ss, 100 w 2 av, 50x100.5, 2-5-sty bk tnts, str in 238, A\$22,000-47,000; also 56TH ST, 234 E, (5:1329-31) ss, 150 w 2 av, 25x100.5, 5-sty bk tnt; A\$11,000-23,000; also 56TH ST, 239-45 E, (5:1330-17) ns, 100 w 2 av, 100x100.4, 1 3 & 4-sty bk stable; A\$48,000-65,000; also 57TH ST, 442 E, (5:1368-32) ss, 160.3 w Av A, 18.2x90, 2-sty & b bk dwg; A\$7,000-8,000; also 204TH st, 2-10 E, on map 10-8 E, (12:3321) ss, 100 e Jerome av, runs s96.1x ne on curve 109.5 to ws Villa av xn38.1 to swc 204th & the approach to Grand Blvd & Concourse & Villa av xnw76xw along ss 204th 25 to beg, 5 3-sty fr tnts & str; also BARKER AV, (*) es, 159.4 s Union, 50x125, Wmsbridge; re dower; Marietta E Williams, 439 E 57, to Wm Brown, 421 E 84, & Horace M Kilborn, 316 W 78, as EXRS, & Jas Williams decd; Sarah Brown, 421 E 84; Clara Kilborn, 316 W 78; Annie Ramsdell, 318 E 86; Ethel Williams, 439 E 57, & Robt Williams, at Mt Vernon, NY; AT; QC; Jan18; Jan19'12. 40,541.24

74TH st, 414 E. (5:1468-38) ss, 263 e 1 av, 25x102.2, 6-sty bk tnt & str; Wm Nowick et al to Morris Lipschitz, 1439 E 9, Bklyn; mtg \$26,500; Dec13'11; Jan25'12; A \$8,000-31,000. O C & 100

76TH st, 346 E. (5:1450-40) ss, 300 e 2 av, 25x102.2, 6-sty bk tnt & str; David Kass to Eastern & Southern N Y Realty Co, 87 Manhattan av, Bklyn; AL; Dec7'11; Jan25'12; A\$9,000-30,000. nom

79TH st E. (5:1393) ss, 59.11 w Mad av, strip, 0.1x102.2; re mtg; Lawyers Title Ins & Trust Co to Chas Buek Constn Co, 5 E 42; Jan23; Jan24'12. nom

79TH st E. (5:1393) ss, 59.11 w Mad av, a strip, 0.1x102.2; Chas Buek Constn Co to J Woodward Haven, 18 E 79; B&S; Jan24'12. O C & 100

79TH st, 101 E. (5:1508-1) nec Park av (No 907) 25x102.2, 5-sty bk tnt & str & 3-sty & b fr dwg; Bernard C Gerken & ano, TRSTES Ernst C Korner to Akron Bldg Co, 505 5 av; mtg \$25,000 & AL; Jan 20; Jan22'12; A\$50,000-60,000. 120,000

80TH st, 110 E. (5:1508-68½) ss, 294.2 w Lex av, 18.4x102.2, 3-sty & b stn dwg; Eugene Wolfsohn to A Henry Mosle; C A G; mtg \$18,000; Apr27'10; Jan25'12; A\$14,500-19,500. O C & 100

80TH st, 20-4 W. (4:1227-37-38) ss, 100 w Ams av, 50x102.2, 2 5-sty bk tnts; Francis E Johnson et al, TRSTES Jos I West, to Mary R Albee, 324 W 103; Apr5'11; Jan 25'12; A\$29,000-62,000. nom

80TH st, 154 E. (5:1508-51) ss, 51.3 e Lex av, 19.3x102.2, 4-sty bk tnt & 3-sty bk rear stable; Isidor Blank to Edw G Soltmann, 539 W 112, as TRSTE under deed of trust by Philip & Albt A Wendland et al; B&S; mtg \$16,000 & AL; Jan22; Jan23'12; A\$10,000-22,000. O C & 100

80TH st, 127 E. (5:1509-12½) ns, 90 w Lex av, 20x100, 3-sty & b bk dwg; Sophie Wagner to Helen R Wardwell, 157 E 37; mtg \$20,000; Jan20; Jan23'12; A\$16,000-23,000. nom

80TH st, 428 E. (5:1559-33) ss, 175 w Av A, 25x102.2, 5-sty bk tnt; Mina wife of & Bernhard Kolb to Cath Kolb, 38 Prospect, Jersey City Heights, NJ; mtg \$10,000; Jan 24'12; A\$8,500-17,500. O C & 100

80TH st, 428 E. Cath Kolb to Mina wife of & Bernhard Kolb, 38 Prospect, Jersey City Heights, NJ, as joint tenants; mtg \$10,000; Jan24'12. O C & 100

81ST st, 311 E. (5:1544-9) ns, 200 e 2 av, 25x102.2, 5-sty stn tnt; Jno H Wynn to Esther Schloss, 831 Hunts Point av; AL; Jan22; Jan23'12; A\$9,000-21,000. nom

82D st, 146 W. (4:1212-52) ss, 300 e Ams av, 25x102.2, 6-sty bk tnt; North River Impt Co to Manhattan Freehold Co, 31 Nassau; mtg \$38,000 & AL; Jan23'12; A \$15,000-40,000. nom

83D st, 170 W. see Lenox av, 121-7.

86TH st, 142 W. (4:1216-50) ss, 428.4 w Col av, 21.8x106.10, 4-sty & b bk dwg; Curtis B Pierce, EXR Mary G Pinkney to Grace W Thomas, 14 W 77; Jan19; Jan22'12; A\$19,500-36,000. 41,000

86TH st, 335 E. (5:1549-16) ns, 270 w 1 av, 25x100.8, 5-sty bk tnt & str; Amelia Grob to Jos Selg, 1646 2 av; ½ pt; AT; mtg \$10,000; Jan23; Jan24'12; A\$10,000-\$20,000. nom

88TH st, 113 E. (5:1517-10) ns, 209.10 e Park av, 25.7x100.8, 5-sty stn tnt; Jas T Smith to Ella C Smith, 113 E 88; mtg \$17,000; Jan18; Jan22'12; A\$14,000-25,000. O C & 100

88TH st, 321-3 E. (5:1551-13-14) ns, 300 e 2 av, 50x100.8, 2 5-sty bk tnts; A\$18,000-42,000; also MADISON AV, 2070, (6:1755-56) ws, 83.4 s 131st, 16.7x75, 3-sty & b stn dwg; A\$8,000-11,000; trust deed; Philip Wendland et al to Edw G Soltmann, 539 W 112, in trust for Albt A Wendland & Ida Behning; Mar31'05; re-recorded from Apr7'05; Jan23'12. nom

88TH st, 321-3 E. (5:1551-13-14) ns, 300 e 2 av, 50x100.8, 2 5-sty bk tnts; Philip Wendland to Isidor Blank, 745 Riverside dr; Jan10; Jan23'12; A\$18,000-42,000. O C & 100

88TH st, 321-3 E. Albt A Wendland et al to same; B&S; Jan22; Jan23'12. O C & 100

88TH st, 321-3 E. Edw G Soltmann as TRSTE under deed of trust to same; B&S; Jan22; Jan23'12. O C & 100

89TH st, 68 W. (4:1202-59) ss, 120 e Col av, 20x100.8, 4-sty & b stn dwg; Jacob Bloom to Simson Wolf, 22 E 81; B&S; AL; Jan15; Jan23'12; A\$15,000-30,000. nom

89TH st, 68 W. (4:1202-59) ss, 120 e Col av, 20x100.8, 4-sty & b stn dwg; re jdgmt; Jacob Cohen to Jacob & Nettie Bloom, at Mt Vernon, NY; Jan18; Jan23'12; A\$15,000-30,000. nom

90TH st, 329 E. (5:1553-17) ns, 225 w 1 av, 25x100.8, 5-sty stn tnt; Emma Hartman to Emanuel Baer, 215 W 140; mtg \$23,000; Jan24; Jan25'12; A\$9,000-19,000. gift

91ST st, 122 W. (4:1221-44) ss, 275 w Col av, 33.4x100.8, 5-sty bk tnt; Thos H Macklin to Walter F Macklin, 303 Sanford av, Flushing, LI; mtg \$32,000; Jan18; Jan23'12; A\$20,000-45,000. nom

91ST st, 70 W. (4:1204-58) ss, 142 e Col av, 21x100.8, 3-sty & b stn dwg; L & M Holding Co to Jane Peeke, 705 W 170; mtg \$16,000; Oct30'11; Jan23'12; A\$15,000-21,500. O C & 100

92D st W, ss, 117.5 e Bwa^v. see Lenox av, 121-7.

92D st, 214 W. see Lenox av, 121-7.

92D st, 131 E. (5:1521-14½) ns, 56 w Lex av, 17x100.8, 3-sty & b stn dwg; Geo J Jetter to Dr Wm Donovan, 125 E 106; mtg \$13,000; Jan23'12; A\$10,000-15,000. O C & 100

92D st, 155-7 E. (5:1521-26) ns, 235.4 w 3 av, 42.8x100.8, 6-sty bk tnt; Manhattan Av Holding Co to Av St John Realty Co, 74 Bway; AL; Jan19; Jan23'12; A\$23,000-57,000. nom

92D st, 16 (14) E. (5:1503-63½) ss, 217.10 e 5 av, 20x100.8, 4-sty & b stn dwg; Hannah Stiner to Wm C Orr, 50 W 76; mtg \$42,000; Jan20'12; A\$40,000-50,000. O C & 100

93D st, 253-5 W. (4:1241-8½-9) ns, 100 w Bway, 37x100.8, 2 5-sty bk dwgs; Claudine M Meeks to Jos Meeks, both at Yonkers, NY; mtg \$40,000 & AL; Jan19; Jan25'12; A\$24,500-55,000. O C & 100

95TH st, 307-19 E. (5:1558-7-13) ns, 137.6 e 2 av, 18.7x100.8, 5 6-sty bk tnts & str; J Hampden Dougherty, ref to Harry Applebaum, 274 S 2, Bklyn; AL; FORECLOS, Jan16; Jan18; Jan23'12; A\$65,000-210,000. 50

96TH st, 231 W. see Lenox av, 121-7.

97TH st, 28 W. (7:1832-43) ss, 237.6 w Central Park W, 37.6x100.11, 5-sty bk tnt; Thos H Macklin to Alice M Waters, 303 Sanford av, Flushing, LI; mtg \$36,000; Jan 18; Jan23'12; A\$24,000-54,000. nom

98TH st, 245-7 W. see Lenox av, 121-7.

99TH st, 45 W. (7:1835-12) ns, 275 e Col av, 25x100.11, 5-sty stn tnt; Chas Martin to Geo Notman, 136 Joralemon, Bklyn; mtg \$17,000; Jan16; Jan25'12; A\$15,000-24,000. nom

99TH st, 114-6 W. (7:1853-41) ss, 207 w Col av, 42x100.11, 5-sty bk tnt; Jos W Rowe to Chas N Wright, 49 E 12; mtg \$49,750; Apr20'11; Jan25'12; A\$28,000-50,000. nom

100TH st, 319 E. (6:1672-13) ns, 300 e 2 av, 25x100.11, 5-sty bk tnt & str; Fredricka Badt to Isidor Koplik, 4521 14 av, Bklyn; AL; Dec28'11; Jan19'12; A\$8,000-25,000. O C & 100

100TH st, 411 E. (6:1694-10) ns, 211.3 e 1 av, 37.1x100.11, 6-sty bk tnt & str; Beatrice wife Jos W Kelly to Arnold S Raunheim, 317 W 139; QC; Jan8; Jan19'12; A\$10,500-40,000. nom

101ST st, 52-4 E. (6:1606-47-8) ss, 100 e Mad av, 50x100.11, 2-5-sty bk tnts & str; Eliza Cohn to Jos L B Mayer, 944 Park av; AL; Jan18; Jan19'12; A\$20,000-44,000. O C & 100

102D st, 240 W. see Lenox av, 121-7.

103D st, 139-41 E. (6:1631-13-13½) ns, 294 e Park av, 32x100.11, 2 3-sty & b bk & stn dwgs; T Louis A Britt, ref, to Sadie Realty Co, 309 Bway; mtg \$11,500; FORECLOS, Nov1'11; Jan22; Jan23'12; A\$14,000-15,000. 18,000

103TH st, 224 E. (6:1652-37) ss, 305 w 2 av, 25x100.11, 4-sty bk tnt; Cecile Rosse to Gustave Rosse of Englewood, NJ & Marie, Adelaide & Celina C Rosse of Bklyn mtg \$2,500; Nov13'09; Jan19'12; A\$10,000-14,000. nom

104TH st E, nwc 2 av. see 2 av, 2025-31.

104TH st, 94 W. see Lenox av, 121-7.

105TH st, 222 E. (6:1654-39) ss, 245 e 3 av, 15x100.10, 2-sty & b stn dwg; also ANY OTHER LANDS now or hereafter owned by Saml Rey; re dower; Louisa Sahlmon (Rey) to Saml Rey, at East Orange, NJ; Jan23; Jan25'12; A\$6,000-6,800. 800

106TH st, 100 W. see Lenox av, 121-7.

106TH st, 51 W. see Lenox av, 121-7.

107TH st, 50-6 W. see Lenox av, 121-7.

109TH st, 62 E. (6:1614-45) ss, 221 w Park av, 17x100.11, 4-sty stn tnt; Thos A Brennan, ref, to Jacob Goldberg, 603 E 5, & Henry Levy, 1537 1 av; mtg \$7,000; FORECLOS, Jan18; Jan23'12; A\$7,500-11,000. 500

114TH st, 37 W. (6:1598-17) ns, 495 w 5 av, 25x100.11, 5-sty bk tnt; Paul Schwarz to Fannie Meister, 1930 85th, Bklyn, Lillian Bache, 358 E 11th, Bklyn, Dora Haft, 86 W 119, NY, & Emma Starr, 555 W 151; ¼ pt to each mtg \$25,000 & AL; Jan24'12; A \$15,000-27,000. O C & 100

114TH st, 33 W. (6:1598-19) ns, 455 w 5 av, 19.11x100.11x20x100.11, 5-sty bk tnt; Robt L Stanton ref to Eleonora E Hurlimann, 477 Central Pk W; FORECLOS, Jan 18; Jan19'12; A\$12,000-22,000. 18,000

114TH st, 349 E. (6:1686-21) ns, 125 w 1 av, 25x100.10, 3-sty bk str, 1-sty ext; Anna S Stemme et al, EXRS Jno Stemme, to Guiseppe Petrozzi, 107 E 107; B&S & C A G; mtg \$15,500; Jan22; Jan23'12; A\$8,000-20,000. 17,216

116TH st, 101-15 W. see Lenox av, 121-7.

116TH st W, sec Lenox av. see Lenox av, 121-7.

116TH st, 68 W. see Lenox av, 121-7.

117TH st, 65 W. see Lenox av, 121-7.

117TH st, 19-21 W. (6:1601-24) ns, 300.3 w 5 av, 34.8x100.11, 6-sty bk tnt; Louis Roseno to Louis Ehrenberg, 1127 Bergen, Bklyn; mtg \$47,000; Sept21'11; Jan23'12; A \$21,000-49,000. O C & 100

117TH st, 273 W. (7:1923-7) ns, 150 e 8 av, 25x100.11, 5-sty bk tnt & str; Regina Engelhardt to Abr Kaufman, 200 W 119; mtg \$24,000 & AL; Jan22; Jan24'12; A \$16,000-22,000. nom

118TH st, 58 E. (6:1623-47½) ss, 120 e Mad av, 20x100.11, 5-sty bk tnt; Max Landesman to Selina Aronson, 974 St Nicholas av; mtg \$16,750 & AL; Jan22; Jan23'12; A\$9,500-18,500. O C & 100

118TH st, 58 E. Selina Aronson to Carolyn B Muhleman, at Bronxville, West Co, NY; mtg \$16,750 & AL; Jan22; Jan23'12. O C & 100

119TH st, 82 W. (6:1717-67½) ss, 103 e Lenox av, 16x100.11, 3-sty & b stn dwg; Maria S Miller to Maria M Silver, 82 W 119; mtg \$8,500; Jan24'12; A\$8,500-12,000. nom

120TH st, 30 W. see 120th, 32 W.

120TH st, 32 W. (6:1718-49½) ss, 318.4 w 5 av, 18.4x100.11, 3-sty & b stn dwg; A \$12,500-20,000; also 120TH ST, 30 W, (6:1718-49) ss, 300 w 5 av, 18.4x100.11, 3-sty & b stn dwg; A\$12,500-20,000; Henry Harburger to Philip Levey, 258 W 34; mtg \$36,000 & AL; Jan17; Jan22'12. nom

123D st, 325 E. (6:1800-11) ns, 254 e 2 av, 18x100.11, 3-sty & b stn dwg; mtg \$5,000; A\$5,500-8,000; also BROOK AV, 1306, (11:2894) es, 121.3 n 169th, 18.6x100, 3-sty fr tnt; mtg \$3,500; also MINFORD PL, 1428, (11:2977) es, 125 n Jennings, 25x100, 2-sty fr dwg; mtg \$5,000; also VYSE AV, 1415, (11:2988) ws, 475 s Jennings, 25x100, 2-sty fr dwg; mtg \$3,000; Jas Henry to David Henry & Ella B, his wife, 325 E 123; Jan22; Jan23'12. nom

Marian st. (*) es, 350 s Westchester av, 50x100; also FULTON ST, es, 286 n Becker av, 28x125; also FULTON ST, es, 453 s Kossuth av, 23x—x11x125; Frank B Doughty to Wm T Mapes, 665 E 242; AL; Jan3; Jan24'12. O C & 100

Seddon st. (*) nec St Raymond av, 108.5 x97.5x108.5x97.8. Westchester; Mercury Realty Co to Irving G Abramson, at Hotel Aiken, Aiken, SC; AL; Jan18; Jan22'12. O C & 100

St Pauls pl, 556-S. (11:2926) ss, 53.6 w Fulton av, 47x98.10, 5-sty bk tnt; Fanny Gruen to Jonas Weil, 21 E 82 & Bernhard Mayer, 41 E 72; mtg \$34,000; Jan19'12. O C & 100

St Pauls pl, 556-S. (11:2926) ss, 53.6 w Fulton av, 47x98.10, 5-sty bk tnt; Jonas Weil et al to Fanny Gruen, 401 E 52; AL; Jan19'12. O C & 100

Simpson st, 1201 on map 1201-5 (11:2974) nwc Home (No 927) 77.1x110.10x89.2x101.3. 2-5-sty bk tnts, str's on cor; Helene Stein to Kanevole Realty Co, 271 Bway; mtg \$85,000; Jan19'12. O C & 100

Simpson st, 1220. (11:2975) es, 197.11 n Home, 25x100, 3-sty fr dwg; Mary J Welton to Johanna Tietjen, 353 E 86; mtg \$7,000; Jan24; Jan25'12. O C & 100

Willow la, see Robin av. see Mayflower av, ws, 109.11 n Middletown rd.

138TH st, 419. (673) E. (9:2283) ns, 166.8 e Willis av, 16.8x100, 2-sty & b bk dwg; Francis A Curry et al EXRS, &c, Wm O'Gorman to Edw M O'Gorman at Monroe, Orange Co, NY; correction deed; Jan16; Jan24'12. nom

138TH st, 730-40 E. see Lenox av, 121-7. Manhattan.

142D st, 421 E. (9:2287) ns, 225 e Willis av, 25x100, 4-sty bk tnt; Fanny Gruen to Therese Weil, 21 E 82; mtg \$10,000; Jan19; Jan22'12. O C & 100

142D st, 421 (675) E. (9:2287) ns, 225 e Willis av, 25x100, 4-sty bk tnt; Therese Weil to Fanny Gruen, 401 E 52; mtg \$12,000; Jan18; Jan19'12. O C & 100

143D st, 483-0 E. see Brook av, 397-9.

144TH st, 480-94 E. see Brook av, 397-9.

144TH st, 451 E. (9:2289) ns, 475 e Willis av, 25x98.6x25x100, except part for st, 3-sty & b bk & fr dwg; Susan B Diamond to Jno J Brennan, 1849 2 av; mtg \$9,000; Jan19; Jan24'12. nom

158TH st, 557-65 E. see Trinity av, 801-3.

161ST st, 690 (872) E. see Lenox av, 121-7. Manhattan.

161ST st E. (9:2460) ns, 99.11 w Sheridan av, runs n115.7xw244.11 to es Grand Blvd & Concourse xs68.4&78.8 on curve xe along 161st 195.1 to beg, 1-sty & a fr dwg & vacant; Eliz McCafferty to Wm B Nesbitt, 170 W 82; mtg \$16,500; Jan20; Jan22'12. nom

161ST st E, nec Grand Blvd & Concourse. see 161st E, ns, 99.11 w Sheridan av.

161ST st, 611-7 E. see Eagle av, 890.

162D st E. (9:2422) ns, 160 se Morris av, 87x115, vacant; Geo F Purington to Overland Bldg Co, Inc, a corpn, 933 Teller av; mtg \$16,750; Jan12; Jan19'12. O C & 100

163D st E, swc Prospect av. see Lenox av, 121-7. Manhattan.

166TH st E, nwc Carroll pl. see Grand Blvd & Concourse, nec 166.

166TH st E, nec Grand Blvd & Concourse. see Grand Blvd & Concourse, nec 166.

166TH st E. (9:2462) ns, from Carroll pl to Grand Blvd & Concourse—x150 on Carroll pl & 150.3 on Grand Blvd & Concourse owned by party 2d pt; also LAND adj above on n, owned by party 1st pt; declaration as to removal of encroachment of stable, &c; Chas L Doran, 1015 Walton av, with Philip Livingston, 115 E 61; Jan24; Jan25'12. nom

167TH st W, nes, at ns 168TH. see 168th W, ns, at nes 167.

167TH st E (10:2692) ns, 43.8 e Stebbins av, 50x81x51.10x94.10, vacant; Jacobina Kaufman to David Lachenbruch, 22 W 121; AL; Jan19; Jan20'12. nom

168TH st W. (9:2530) ns, at nes of 167th, runs e along 168th 80.6xn46.8xw25xsw100 to 167th xse21 to beg, vacant; Ella J Warner to Chas Warner, 558 62d, Bklyn, & Geo F Bache, 124 W 165; mtg \$2,500; Jan25'12. O C & 100

169TH st W. (9:2506) ns, 98 se Shakespeare av, 26.1x73.10x24x78.6, 3-sty fr dwg; Thos J Meehan to Chas Daly, 1254 Shakespeare av; Feb15'10; Jan22'12. nom

171ST st E. (*) ws, 306.8 s Gleason av, 50x192.10x—x189.3; Peoples Trust Co of Bklyn as TRSTE Jos J Gleason to Anna M De Graff, 280 Henry, Bklyn; Dec12'11; Jan 20'12. 850

172D st E, see Southern Blvd. see Southern Blvd, see 172.

174TH st E, nec Washington av. see Washington av, nec 174.

174TH st, 451 E. (11:2907) ns, 100 se Park av, 50x100, 2-sty fr dwg & vacant; Ettar Realty Co to Max Cohen, 1185 Fulton av; mtg \$7,800; Jan22; Jan23'12. O C & 100

174TH st. (11:3010 & 3011) ns, 25 w Boone av, 75x100, vacant; Sarah S S Sturges to Aug F Schwarzler, 1018 E 179; Jan5; Jan25'12. nom

175TH st E, es, 300 n Story av. see 177th E, es, 250 s Story av.

176TH st W, nec Undercliff av. see Undercliff av, nec 176.

177TH st E (*) es, 250 s Story av, abt 258x—x—x193.4; also 175TH ST E (*) es, 300 n Story av, 100x100; Thos F Rice to Eliz Dietrich at Hackensack, NJ; AL; Jan25'12. O C & 100

180TH st, S50-2 E. see Mohegan av, 2095-7.

180TH st, 160 E. see Hughes av, sec 180.

180TH st E, swc Daly av. see Hughes av, sec 180.

180TH st E, swc Belmont av. see Hughes av, sec 180.

180TH st E, see Hughes av. see Hughes av, sec 180.

182D st E. (11:3083) ss, 210.11 e Belmont av, runs s102.1xw100.11xs61.10xe225.7xn123.8xw121.3xw83.2 to st xw20 to beg, vacant; A P Geo Damm, TRSTE Fred Damm to Angelo Di Benedetto, 541 E 182, & Asunta Carnesale, 684 Eagle av; mtg \$7,000; Feb9'11; Jan22'12. 10,000

182D st E. (11:3083); same prop; re dower; Emma T Damm, wid, to same; AT; QC; May25'10; Jan22'12. O C & 100

182D st E. (12:3083-3084) ss, 210.11 e Belmont av, runs s102.1xw100.11xs61.10xe225.7xn123.8xw121.3xw83.2 to 182d xw20, vacant; Angelo Di Benedetto to Calogero Di Benedetto, 120 E Houston; ½ pt; mtg \$7,000; Jan20; Jan24'12. O C & 100

183D st, 353 E. (11:3143) ns, 325 w Webster av, 25x100.9x25x99.9, 3-sty bk dwg; Augusta K Werrick to Dora Reimann, 143 N Terrace av, Mt Vernon, NY; AL; Jan17; Jan19'12. O C & 100

183D st, 463 E. (11:3038) ns, 134.7 w Washington av, 35x100, 4-sty bk tnt; Isidor Wels, ref, to Rachel Rubin, 754 E 180; FORECLOS, Jan10'12; Jan18; Jan19'12. 21,900

183D st, 111 E. (11:3225) nec Loring pl (No 2250) 40.5x90.10x37.6x105.11, 2-sty fr dwg & 1-sty bk garage; Jas Q McCarthy to Winifred McCarthy his wife, at 183d & Loring pl; Jan19; Jan20'12. gift

186TH st, 460 E. (11:3039) ss, 200 e Park av, 20x100, 4-sty bk tnt; also 186TH ST, 462 E, (11:3039) ss, 220 e Park av, 20x100, 4-sty bk tnt; also 186TH ST, 464 E, (11:3039) ss, 240 e Park av, 20x100, 4-sty bk tnt; Lina Nussbaum to Weisman & Herman at Willow av & 133; AL; Jan19; Jan 20'12. O C & 100

186TH st, 464 E. see 186th, 460 E.

186TH st, 462 E. see 186th, 460 E.

187TH st E. (11:3040) ss, 101 w Washington av, 40x100, 5-sty bk tnt; re mtg; N Y Trust Co to T T Reid Constn Co, 282 11 av; Jan23'12. O C & 1,000

187TH st, 707 E. (11:3105) ns, abt 80 w Crotona av, 50x100, 5-sty bk tnt; Scalzo Realty Co to Saverio Scalzo & Giuseppe Mungo, 707 E 187, & Aniello Celentano, 233 E 106; mtg \$35,000; Oct31'11; Jan20'12. O C & 100

189TH st E, swc Park av. see Park av, swc 189.

198TH st E, nwc Webster av. see Webster av, 2773-5.

204TH st, 2-10 E, on map 10-S E. see 74th, 306 E, Manhattan.

216TH st E. (*) ss, 250 e Paulding av, 25 x100, Laconia Park; re mtg; Workmen's Sick & Death Benefit Fund of the U S of A to Heinrich Brill, 700 E 161; QC; Apr4 '11; Jan25'12. 375

217TH st E. (*) ss, 230 e Bronxwood av, 25x100, Laconia Park Luca Merendino to Girolamo Rubino, 313 Bowery, & Giovanni Cali, 203 E 102; Oct25'11; Jan22'12. O C & 100

225TH st E. (*) lands in bed of av in front of lots 195 & 196; re mtg; Annie Davis to City of NY; Nov9'11; Jan19'12. nom

226TH st. (*) ns, 350 w Paulding av, 25x 74.11x30.6x92.6; also LOT 204 map (426) lots near Wmsbridge Station; A S Realty Co to Filomena M Orzo, 238 E 152; mtg \$6,160; Jan18; Jan19'12. nom

226TH st E. (*) ss, 155 w Barnes av, 50x 114, Wakefield; Peter Bonelli to Serafina Mirabella & Nellie Miano, both at 766 E 226; mtg \$10,000; Jan18; Jan19'12. O C & 100

226TH st E. (*) ss, 130 w Banres av, 25x 114.5; same to Serafina Mirabella, 766 E 226; ½ pt; AT; mtg \$5,500; Oct29'10; Jan 19'12. nom

227TH st E. (*) ns, 230 w Bronxwood av, 25x114, Wakefield; Arthur J Mace to Max Ardarn, 171 W 98; AL; Jan10; Jan19'12. O C & 100

230TH st W, nec Heath av. see Heath av, 3000.

235TH st, 632 E (*) ss, 643 w White Plains rd, 20x114.6; Leo F Gieberich to Jno Albertie, 417 E 24; mtg \$3,500; Jan23'12. nom

235TH st E (*) ss 619.5 w White Plains rd, 3.7x114.6; Leo F Gieberich to Chelsea Realty Co, 135 Bway; QC; AL; Jan23'12. nom

235TH st, 630 E. see 235th st, 634 E.

235TH st, 634 E. (*) ss, 623 w White Plains rd, 20x114.6; also 235TH st, 630 E, (*) ss, 663 w White Plains rd, 20x114.6; Leo F Gieberich to Geo H Tiemeyer, 72 W 89; mtg \$7,000; Jan23; Jan24'12. nom

236TH st, 273 E. (12:3377) ns, 185 w Katonah av, 25x100, 2-sty fr dwg; Milton S Kistler to Peter E Seib, 87 Hanson pl, Bklyn; mtg \$3,000; Jan23; Jan24'12. nom

240TH st E, (Westchester av.) (*) nes, at ses Carpenter av, 50x100; Mathilda K May to Ferd T May, her husband, 621 E 240; ½ pt; C A G; AL; Jan17; Jan24'12. nom

241ST st E, nwc Martha av. see Martha av, nwc 241.

246TH st or Old Albany Post rd or Post rd. (13:3415) ws, abt 412.6 s 246th, being lot 2, map (364 in Westchester Co) of David Banks Jr at Fieldston or Mosholu, runs nw340 & 110 to c l Private rd xne155 xse290 to Post rd xs112.6 to beg, vacant; Jno B Dash et al to Parkway Heights Co, 25 Broad; Jan22; Jan23'12. O C & 100

Andrews av, 2334-6. (11:3218) es, 223.11 s Fordham rd, 50x100, 2 2-sty fr dwgs; Modena Realty Co to Arthur R Wellwood, 55 S Hamilton, Poughkeepsie, NY; AL; Jan9; Jan22'12. O C & 100

Anthony av, 2019. (11:2813) ws, 63.10 n Bush, 19.5x74.1x18.5x80.2, 2-sty fr dwg; Nicholas Shanley to Margt F Shanley, his wife, 2019 Anthony av; mtg \$4,500; Jan19; Jan22'12. O C & 100

Anthony av. (11:2890) es, 100.8 n 174th, 50.1x97.1x50x94.1 with AT to strip, —x—, adj on E, 4-sty bk tnt & part 5-sty bk tnt; Henry Iden & ano EXRS, &c, Jno P Schmenger to Jos Diamond Constn Co, 1139 Wyatt; correction deed; Jan18; Jan23 '12. nom

Aqueduct av. (11:3218) ws, abt 139.9 s Fordham rd, 100x100, vacant; Jas J McCabe to The Augustinian Society at Troy, NY; QC; correction & confirmation deed; Jan5; Jan24'12. nom

Anderson av, ws, abt 299.2 n 164TH. see Woodcrest av, 1026-30.

Barker av. (*) es, 159.4 s Union, see 74th, 306 E, Manhattan.

Belmont av, swc 180TH. see Hughes av, sec 180.

Burnside av, 277. (11:3149 & 3156) ns, 90.11 w Ryer av, 28.8x58x24x73.8, 2-sty fr dwg; Frank Dreschel to Giuseppe Tan-nura, 2737 Decatur av; mtg \$4,000; Jan24; Jan25'12. O C & 100

Bailey av, 3422-4. (12:3261) asn rents; Alfonso Sellitto to Alfonso Di Blasi, 2117 Honeywell av, & Emidio De Blasi, 1118 Intervale av; Nov20'11; Jan19'12. nom

Bassford av, 2248. (11:3050) es, 194.1 n 182d, 35x73.10x35x72.9, 4-sty bk tnt; Eliz E Hotaling to Henrietta Hotaling, 139 E 16; mtg \$19,500; Jan18; Jan19'12. O C & 100

Buhre av, see Jarvis av. see Hobart av, swc Buhre av.

Buhre av, swc Jarvis av. see Hobart av, swc Buhre av.

Buhre av, see Hobart av. see Hobart av, swc Buhre av.

Buhre av, swc Hobart av. see Hobart av, swc Buhre av.

Briggs av. (12:3293) es, 205.6 s 194th, 91.1x89x90.10x86.11, vacant; re mtg; Emigrant Indust Savgs Bank to Bird S Coler, 170 New York av, Bklyn; QC; Jan22'12. nom

Briggs av. (12:3293) es, 205.6 s 194th, 91.1 x89x90.10x86.11, vacant; Bird S Coler to Thos H Thorn, 2549 Grand av; Dec26'11; Jan22'12. O C & 100

Bathgate av, 2325. (11:3053) ws, 100 s 185th, 30x96.1x30x96.11, 2-sty fr dwg; Saml Casey to Jno Perry, 410 Gregory av, Weehawken Heights, NJ; mtg \$5,000; Jan12; Jan22'12. O C & 100

Brook av, 1306. see 123d, 325 E, Manhattan.

Brook av, 397-9. (9:2288) ws, 25 s 144th, runs s50xw90x25xw25x100 to ns 143d (Nos 433-9) xw100xn100xw25xn100 to ss 144th (Nos 480-94) xe155xs25xe85 to beg, 2 & 3-sty bk silk mill, 2-sty fr stable & several 1-sty fr bldgs; Henry W Boettger to Henry W Boettger Silk Finishing Co, 125 Prince; B&S & correction deed; Dec30'11; Jan23'12. nom

Becker av. (*) ss, 50 e Marian, 50x100; Frank B Doughty to Wm T Mapes, 635 E 242; mtg \$1,500; Jan23; Jan25'12. O C & 100

Clay av, 1306. (11:2887) es, 57 n 169th, 19 x80, 2-sty & b fr dwg; Hattie Maggiolo to Chas Maggiolo, 1306 Clay av; ½ pt; mtg \$4,800 & AL; Jan8; Jan22'12. nom

Chatterton av. (*) ss, 50 e Havemeyer av, 73x108, Unionport; Christina Schuessler to Wm Buhl, 2167 Glebe av; mtg \$2,000; Oct28'11; Jan22'12. nom

Carpenter av, ses, at nes 240th. see 240th E, nes, at ses Carpenter av.

Colgate av. (*) nwc Westchester av, runs nw along ws Colgate av 353.10xse10 to ses Bronx River av xne166.3 to es Colgate av xs510.9 to ns Westchester av xw 60.4 to beg, being land in bed of Colgate av; re mtg; Henry R C Watson, EXR, &c, Wm Watson to American Real Estate Co, 527 5 av; QC; Nov28'11; Jan25'12. nom

Colgate av. (*) same prop; deed of cession to Colgate av; American Real Estate Co to City of NY; Jan12; Jan25'12. nom

Clinton av, 1829. (11:2949) ws, 167 s 176th, 33x149.10, 3-sty fr dwg & 2-sty fr rear bldg; Augustine R McMahon, ref, to Mary Keegan, 1988 Clinton av; FORECLOS, Dec27'11; Jan25'12. 7,244

Courlandt av, 496. (9:2327) es, 155.8 n from ws 3 av, runs n18.11xe63.6xsw16.6xe 54 to nws 3 av (No 2785) xs25xw82.11&20.1 to beg, 4-sty bk tnt & str's & 2-sty fr bldg on Courlandt av; Caroline Haffen to Richd Cohn, 303 E 161; AL; Nov1'11; Jan 25'12. O C & 100

Daly av, 2099. see Hughes av, sec 180.

Duncombe av. (*) nws, 95 n Julianna, 196x150 to Bronx River, x—x145, being lots 147, 148A & 148B, map (203 in West Co) No 2 at Olinville, reserves awards for land; Robt C Boeder to Leo Boeder, 3415 Duncombe av; B&S; Jan10; Jan23'12. nom

Edison av, ws, 80 s Liberty. see Edison av, ws, 253 s Liberty.

Edison av, es, 102 s Liberty. see Edison av, ws, 253 s Liberty.

Edison av. (*) ws 253 s Liberty, 350x100; also EDISON AV. (*) ws, 80 s Liberty, 148x100; also EDISON AV. (*) es, 102 s Liberty, 375x100; Regent Realty Co to Rebecca L Zeimer, 2 W 72; QC; Dec28'11; Jan25'12. O C & 100

Edison av, nec Tremont rd. see Mayflower av, ws, 109.11 n Middletown rd.

Eagle av, 890. (10:2627) nec 161st (Nos 611-7) 25x100, 6-sty bk tnt & str's; Eliz Quinn to Henrietta M Breen, 250 W 51; mtg \$31,250; Jan25'12. nom

3D av, 3872; Clara F Kalman to Max Bernstein, 604 Schenck av, Bklyn; mtg \$17,800; Jan23; Jan24'12. O C & 100

3D av, 2785; see Courtlandt av, 496.

Harlem River, (11:2885) es, bet 176th & 177th; agmt that party first part does not claim any title to above land upon which side tracks have been constructed by said party first part & recognized that title to same is in party of 2d part; Spuyten Duyvil & Port Morris R R Co with Annie L Morris, Lewis G Morris & N Y Life Ins & Trust Co trustee for Alice M Chessman; July 28'11; Jan20'12. nom

Lot 51 (*) map dated June21'94, Gleason prop; Peoples Trust Co of Bklyn, TRSTE Jos J Gleason to Harlem River & Portchester R R, 70 E 45, & Marie Fritsche, 1543 Hone av; QC; May24'11; Jan20'12.

1,733.90

Lot 204 map (426) lots near Wmsbridge Station, see 226th, ns, 350 w Paulding av.

Parcel (11:2982) No 3 on damage map to open E 176th from Webster to 3d avs; re mtg; Alma L Freutel, GDN Chas A Freutel to City of NY; Sept16'11; Jan19'12. nom

Parcel (11:3140-22) No 82 on damage map to open Bronx st from E 177th to E 180th; re mtg & consent to award; Harriet F Bromley, EXTRX Jas Bromley, to City of NY; Sept9'11; Jan19'12. nom

Parcel (11:2974) No 22 on damage map to open The Parkway from Grand Blvd & Concourse to Claremont Park at Weeks av; re mtg; Mary Vogler to City of NY; Nov10'11; Jan19'12. nom

Parcel (11:2965) No 1 on damage map to open Freeman from Stebbins to Intervale av; re mtg; Jno C Anderson to City of NY; Aug24'10; Jan19'12. nom

Parcel (11:3141) No 15 on damage map to open Bronx st from 177th to 180th; re mtg & consent to award 15A; Wm Weh to City of NY; June28'11; Jan19'12. nom

Parcel, (11:2958) No 2A on damage map to open Mohegan av; re mtg; Jno P Pape to City of NY; Nov21'11; Jan19'12. nom

Parcel (11:2958) No 2AA on damage map to open Mohegan av; re mtg; Sarah E Stuckland to City of NY; Nov28'11; Jan19'12. nom

Parcel (11:3081) No 27 on damage map to open E 180th from 3 av to Bronx River; re mtg; Helen J Allen to City of NY; Nov 30'03; Jan19'12. nom

Plot (*) begins 690 e White Plains rd at point 1,075 n along same from Morris Park av, runs w100xn25xe100xs25 to beg, with right of way over strip to Morris Park av; East Borough Impt Co to Eric Ericson, 1913 Wallace av & Carl J Ericson, 31 Gray, Bloomfield, NJ; QC; Jan23; Jan24'12. nom

LEASES

Under this head Leases recorded Assignment of Leases and Leasehold Conveyances will be found. The expressed consideration following the term of years for which a lease is given means so much per year.

BOROUGH OF MANHATTAN.

JAN. 19, 20, 22, 23, 24 & 25.

1Ann st, 19, (1:90), nwc Theatre alley; re asn Ls; Arthur G Freeland to Rose Saltzman, 101 W 112; AT; mtg \$4,772.09; Jan24'12. nom

1Broome st, 343-51, see Bowery, 146-8.

1Bleecker st, 104-6 (2:523), str & sub b; Estate Max W Mendel to Lazar Jacobsohn, 820 Prospect pl; 5yf Feb1; Jan20'12, 5,000

1Canal st, 172½, (1:201) str; Ida Levenson to Jacob Phillips, 55 Howard, Newark, NJ, & ano, firm Phillips & Lewitz, 340 Canal; f Nov1'11 to May1'16; Jan19'12. 960 to 1,320

1Cortlandt st, 77, (1:58) swc Washington, all; Havemeyer Real Estate Co to Sam Klatzko, 77 Cortlandt; 5yf Oct16'11; Jan19'12. 7,200

1Centre st, 66-8, (1:166) sec Worth, str & b; Danl K de Beixodon & ano, TRSTES Ambrose C Kingsland to Olney & Warrin, on premises; 3yf May1'10; Jan22'12. 3,250

1Cedar st, nec West, see West, nec Cedar.

1Canal st, 513, (2:594), str fl; Mary A Lewis to Aniello Mastrantuono, on Premises; 4yf Nov15'11; Jan25'12. 360

1Delancey st, 149-51, see Suffolk, 78.

1Frankfort st, nec Park row, see Park row, 53-63.

1Franklin st, 178-80, (1:187); Asn Ls; Channel Realty & Constn Co to Saml Kaufman, 313 E 116; mtgs \$35,000; Jan23; Jan23'12. O C & 100

1Hall pl, 4-5, (2:462) asn Ls; David Taub to Hyman Feit, 150 2 av; Jan18; Jan19'12. 4,000

1Hall pl, 4-5, (2-462); consent to asn Ls; Albt Horstmann to same; Jan 18; Jan19'12. nom

1Irving pl, (3:871), sec 16th, 103.3x80; sobrn of Ls to two mtgs for \$225,000 & \$20,000; Central Realty Co & Kaufmann Bros & Bondy et al with Albany Savings Bank at Albany, NY; Jan19; Jan24'12. nom

1John st, 83, (1:77) str & b; Estate John G Floyd, c/o Cammann, Voorhees & Floyd (agents) to W & B Douglass at Middletown, Conn; 3yf May 1; Jan24'12. 2,800

1Lafayette st, 6, (1:155); Asn Ls; Jno Schenk to Louis N Labes & Wm K Hamilton, firm Labes & Hamilton, 128 W 116 or 126; Mar8'10; Jan22'12. nom

1Lafayette st, 47, (1:168), s str; N Y Life Ins Co to Manhattan Desk Co, 47 Lafayette; 5yf Jan1; Jan23'12. 3,000

1Lafayette st, 6, (1:155), asn Ls; Louis N Labes to Wm K Hamilton, 128 W 126; Dec 16'11; Jan22'12. nom

1Lafayette st, 45, (1:168), ft b; Wm Dach-chlager to Jas Vincent, 56 Mulberry; 4yf May1'11 (4y ren at \$360); Jan25'12. 300 & 360

1Murray st, 44-6, (1:126) ss, 127 w Church, 2 lots, each 25x75; asn 2 Ls; Cath E Wills (Syms) to Frederic J Agate, 65 Central Park W; Dec14'11; Jan22'12. O C & 100

1Murray st, 44-6, (1:126); consent to asn above 2 Ls; TRSTES Columbia College in City NY to Cath E Wills (Syms); Dec5'11; Jan22'12.

1Mott st, 137, (1:237) s str & b; Giuseppe Zarrillo to Tony Ferrochillo, 143 Mott; 5 3-12yf Feb1; Jan19'12. 600

1Norfolk st, 173 (2:355) all Henry S Eisler to Philip Berkowitz, 173 Norfolk; 5yf May1'10; Jan20'12. 3,000

1Norfolk st, 170, (2:355), str & pt c; Emily Cook to Louis Kreindler, 179 Norfolk; 3 3-12yf Feb1; Jan23'12. 600

1Nassau st, 63, (1:65); sobrn of Ls to mtg for \$60,000; Jas A Logan Buffet Co to Mutual Life Ins Co of NY, 32 Nassau; Dec27'11; Jan25'12. nom

1Nassau st, 63, (1:65); sobrn of Ls to mtg for \$60,000; Jas A Logan to Mutual Life Ins Co of NY, 32 Nassau; Dec27'11; Jan25'12. nom

1Rutgers st, 39, (1:271), all; Leib Zimmerman & ano to Bessie Gordon, 231 E 13 & ano; from Jan23 to Apr28'19; Jan 24'12. 2,400

1Stanton st, 74-6, (2:417), cor str; Barnett Sundelevich to Barnett Lichtenstein, 71 2 av; from Jan1 to Apr30'17; Jan24'12. 1,140

1Suffolk st, 78, (2:347); also DELANCEY ST, 149-51, (2:347), asn Ls; Harry Cohen to Bessie Schnur, 403 Grand; Jan17; Jan19'12. nom

1Stanton st, 178, (2:350); Asn Ls; Louis Morgenstern to Sophie Goodman, 9 W 116, & Leopold Grossberg, 148 W 48; Jan17; Jan23'12. nom

1Theatre alley, nwc Ann, see Ann 119.

1Worth st, 125-7, (1:168) str, b & 1st loft; Fredk C Woehr et al to Merriam Paper Co, 23 Beekman; 10yf Feb1; Jan19'12. 7,000

1Washington st, swc Cortlandt, see Cortlandt, 77.

1Worth st, sec Centre see Centre, 66-8.

1Wooster st, 23, (1:228), str & c; Mar guerite M Smith to Chas Schmitt, 150 E 83; 3yf May1; Jan22'12. 750

1West st, (1:56), nec Cedar; Sur Ls; Edmund Coffin to Euphemia S Coffin, 13 W 57; AT; Jan22; Jan23'12. nom

16TH st, 601 & 601½ E, see Av B, 93.

18TH st, 132 E, (2:435) & AV A, 125, cor str & b; Adela Fuchs et al heirs & c Simon Fuchs to Saml J Roth, 132 St Marks pl; 5yf May1; Jan19'12. 1,800

19TH st E, (2:561) ns, 148.4 w Bway, 26x 92.3; sur Ls; S Liebmans's Sons Bwg Co, a corp, to Trustees Sailors Snug Harbor in City NY, 31 Nassau; Jan19'12. nom

19TH st, 63 W, (2:561) ns, 148.4 w Bway, 26x92; agmt as to sur Ls, etc, David Liebmann et al to TRSTES of Sailors Snug Harbor, 31 Nassau; QC; Jan11; Jan19'12. nom

15TH st W, nec S av, see S av, nec 15.

16TH st E, sec Irving pl, see Irving pl, sec 16th.

120TH st, 28 E, (3:848) ss, 300 w 4 av, 25x 92, all; Rough Rider Realty Co to Chas Muller, 194 Av C, & Frank Barro, 236 Market, Paterson, NJ; 21yf Feb1; Jan25'12. taxes, &c, & 5,000 & 6,000

123D st, 125 E, (3:879), Asn two Ls; Chas Cluthe to Chas Jr, Fredk W, Herman & Alfred Cluthe, all at Glenridge, NJ; Jan 19; Jan22'12. nom

127TH st, 519 W, (3:699), all; Liederman Realty Co to Max M Bernstein, 781 Lafayette av, Bklyn; 5yf Feb1; Jan22'12. 1,800 & 1,900

128TH st, 303 W, (3:752) ns, 60 w 8 av, 20x54.9, the land; Marie M I De Courval to Jno Farrell, 301 W 28; 21yf May1'11 (option of ren); Jan19'12. taxes, &c, & 465

128TH st W, (3:752) ns, 60 w 8 av, 20x 54.9; consent to asn Ls; Marie M I de Courval to Jno F Baber, 6 W 24, & Jno Farrell, 301 W 28; Apr18'11; Jan19'12. —

128TH st W, (3:752); same prop; asn Ls; Jno Farrell to Jno F Baber, 6 W 24; Apr 18'11; Jan19'12. nom

129TH st, 163 W, (3:805), str & b; Wm H Nelson to Saml Gang, 65 E 11; 10yf Feb1; Jan19'12. 1,440 to 1,620

134TH st W, nwc 10 av, see 10 av, 435.

138TH st, 420-30 W, (3:735), all; Conrad Hubert to Frank G Burke, 336 W 89; 5yf Dec1'11; Jan24'12 (5yren at \$12,500); Jan 24'12. 12,800

142D st, 121 W, (4:995) ns, 367.10 e Bway, 20x100.5; all; Jennie E Thorley to Jno M Adler; 21yf Oct1'10; Jan22'12. taxes, &c, & 8,400

142D st, 16 E, (5:1276) all; Chas Weinberg to Alex Taylor, 267 W 89, from Feb1 to Jan31'22; Jan20'12. taxes, &c, & 12,000

142D st, 204 W, (4:1013), 2d fl; Sigmund & David Berger to Julian Siegel, 603 W 138; f Oct1'10 to May1'15; Jan25'12. 1,500 & 1,600

145TH st, 17-9 W, (5:1261) w front room & ½ of w rear room on 3d loft; Midville Realty Co to Jos Caliendo, 221 E 33; 5 7-12 yf Feb1 (option 5y ren at \$1,500); Jan 23'12. 1,400

148TH st, 19 E, (5:1284) all; Alfred J O'Donovan to Morgan T James, 19 E 48, from July1 to Sept30'32; Jan20'12. taxes, &c, & 8,300 & 9,000

148TH st, nec Bway, see 48th, 201 W.

148TH st, nwc 7TH av, see 48th, 201 W.

148TH st, 201 W, (4:1020) ns, bet 7 av & Bway, 2d fl of Mecca bldg; Jesse Froehlich & ano to Max Marx, 1345 Bway; 5yf Marl (5y ren at \$7,500); Jan24'12. 4,000 & 6,000

194TH st E, nwc 3 av, see 3 av, 1678.

113TH st, 334 E, (6:1684) double str; Max Tarterka agent for Henry G Krakur & ano to Carmine Leo, 334 E 113; 3yf Dec1'10; Jan20'12. 360

114TH st, 15-7 W, (6:1598) all; Frank De Caro to Raffaele Gianninoti, 59-61 Thompson; 3 5-12yf Dec1'11; Jan25'12. 4,920

116TH st, 75-9 E, (6:1622), all; Christian Dages to Max Heller, 129 3 av, & Saml Edelstein, 338 E 15; 10yf May 1; Jan 24'12. 6,000 to 9,000

118TH st E, nec Lex av, see Lex av, 1897.

163D st W, nwc Ams av, see Ams av, 1286.

172D st W, nec St Nicholas av, see St Nicholas av, nec 172.

1Av A, 125, see 8th, 132 E.

1Av B, 93, & 6TH st, 601 & 601½ E, (2:389); asn Ls; Isaac Becker to Sadie Stern, 1021 39th, Bklyn; ½ pt; mtg \$870; Jan24'12. 1,250

1Amsterdam av, 1286, (8:2121) nwc 163d, all; Wm C Schmidt to Jno B M Peper, 513 W 157; 10yf Feb1; Jan24'12. 2,400 to 3'600

1Broadway, 565-7, (2:498); ground fl; Pittsburgh Life & Trust Co to Metropolitan Bank, 23d & 4 av; 3yf Feb1; Jan22'12. 8,500

1Bowery, 146-S, (2:470) swc Broome (Nos 343-51) Occidental Hotel, all; Kath R Neill et al to Saml Kahn, 51 W 81; 3yf May1 (option of ren); Jan19'12. 12,000

1Broadway, nec 48TH, see 48th, 201 W.

1Broadway, 673, (2:532), ft pt 15 ft of str; N Y Barber Co to Nathan W Levittan, 520 W 139; 7 10-12yf Marl; Jan25'12. 2,000

1Columbus av, 786, (7:1853) str & c, & bowling alley; Henry C Weiler, EXR, &c, Henry Weiler to Jos Goldgraben, 786 Col av; f May1 to Apr30'17; Jan19'12. 2,700

1Lenox av, 83, (7:1824) str & b; Abr Jacobs to Herman Schornstein, 232-36 Throop av, Bklyn; 5 3-12yf Feb1; Jan24'12. 1,860 & 1,980

1Lexington av, 1897, (6:1767) cor str & b; Curtiss P Byron to Danl Geardi, 1901 Lex av; 5yf Dec15'11; Jan24'12. 1,140 to 1,380

1Lexington av, 1897, (6:1767) nec 118th; asn Ls; Danl Gerardi to Jno Gerardi, on premises; Jan16; Jan24'12. nom

1Madison av, 304, (5:1276), all; Mary A Jordon to Edw M Gaines, 4 E 28; 21yf Jan 25 (option to purchase before Feb1'13 for \$140,000); Jan25'12. taxes, &c, & 4,500 to 5,500

1Park row, 53-63, (1:121) nec Frankfort, space in str for public telephones; Estate Anthony Schulte to NY Telephone Co, 15 Dey; 10 4-12yf Jan1; Jan22'12. 3,000

1Park row, 53-63, (1:121), space in arcade booth No 4 on 1st fl; David A & Rose Schulte to same; 6 4-12yf Jan1; Jan22'12. 3,000

1St Nicholas av, (8:2129) nec 172d, 4th str n of cor; Rotterdam Holding Co to Hyman Dane, 561 W 179; 3yf Jan15; Jan19'12. 448 to 660

18T av, 168, (2:438), str & b; Edw Rafter to Paolo Poveromo, 148 Bleecker; 5yf Feb 1; Jan25'12. 1,020 to 1,200

13D av, 1678, (5:1523) nwc 94th, str & part b; Pauline H Von Soosten to Geo H Stiesing, 336 E 83 & ano; 5yf June15'11; June24'12. 2,000

12D av, 768 (5:1334) str & b; Honora Reilly to Terence J Lynch, 150 E 40; 10yf Jan1; Jan20'12. 1,500 & 1,800

12D av, 1181-3 (5:1417) ws, 100.5 s 63d, 50x105, all; Cath A De Peyster to Jeanette E Manahan; 5yf May1'10; Jan19'12. taxes, &c, & 1,500

13D av, 1678, (5:1523), asn Ls; Herman H Springhorn & ano to Arnold Kautz, 351 E 57; Jan18; Jan19'12. nom

15TH av, 277, (3:859) es, 50 s 30th, 23.1x 100, all, 6-sty bldg to be erected by landlord to cost about \$50,000; Johnston Livingston, tenant for life under will Silvie M Livingston et al to Esther Kaminski; 21yf Oct1'09; Jan22'12. taxes, &c, & 6% of cost of construction of new bldg & 10,000.

16TH av, 244, (3:817); asn Ls; Chas K Feuer to David Leich, 65 Bay 23, Bklyn; AT; Jan19; Jan22'12. nom

16TH av, 966, (5:1270) all; Henry E Jones & ano to Robt Kelterborn, 966 6 av; 5yf May1; Jan24'12. 3,700

17TH av, 567, (4:993) all; Emil Frank et al to Philip Brady, 119 34th, Woodcliff, N J; 7yf May1; Jan24'12. 4,000 & 5,000

17TH av, nwc 48TH, see 48th, 201 W.

18TH av, 373, (3:752) nws, 98.9 ne 28th, 22x78, the land; Marie M I De Courval to Frank C Lindeboom, 373 8 av; 21yf May1 '11 (option of ren); Jan22'12. taxes, &c, & 1,150 & 1,210

18TH av, 284, (3:774), all; Caroline E Marshall to Henry Langendorf, 284 8 av; 5yf May1; Jan22'12. 1,800

18TH av, 2525, (7:1959); asn Ls; Edw Beagan to Jas Broderick, 313 W 16; AL; Jan23'12. nom

18TH av. (3:765) nec 15th, 25x93.6, the land; U S Trust Co et al TRSTES for Caroline S Wilson, will Wm Astor to Chas L Ritzmann at Oak Tree, NJ; 20yf May'11 (option of rent); Jan23'12.
taxes, &c, & 1,875

19TH av. 883, (4:1067), str & c; Louisa Appell to Jno McCann, 452 W 57; ext Ls for 1yf May'13; Jan23'12. 1,400

19TH av. 608, (4:1034), all; Jacob Burger to Fred Borcherding, 109 W 104; 10yf Feb 1; Jan19'12. 2,000

10TH av. 435, (3:706) nwc 34th, asn Ls; Eliz Dooner to Jessie F Kelly, 2754 3 av; Jan18; Jan19'12. nom

10TH av. 291, (3:698) n str, rooms in rear & b; Pincus Lowenfeld & ano to Geo Ashenneller; 3 3-12yf Feb1; Jan24'12. 660 & 720

LEASES

Borough of the Bronx.

149TH st. 280 E, (9:2330); asn Ls; Ferdinando Corsi to Giuseppe De Bellis, 295 E 149, & ano; mtg \$—; Jan23'12. nom

152D st. 786 E, (10:2653), double str & 2 bs; Wales Constn Co to Aaron Perlus, 640 Wales av; 5yf May'11; Jan25'12. 960 & 1,080

152D st. 786 E, (10:2653); asn Ls; Aaron Perlus to Herman Kessler, 786 E 152; Jan 24; Jan25'12. nom

172D st W, nwc Jerome av, see Jerome av, 1501.

172D st. 937 E, (11:2982) nwc Hoe av; bill of sale & asn Ls; Jas J Byrnes to Hugh P Kelly, 461 E 143; AT; Jan18; Jan19'12. 300

233D st E. (12:3399) & WEBSTER AV, 32x76 on the es facing depot, all, except part of dining room or cafe; also two str under Hotel Bldg; Chas A Tier to Louis Becker, on premises; 5yf May1 with 5y ext at \$1,920; Jan24'12. 1,800

Fulton av. 1385, (11:2925), 50x100, all; Louis P Zeltner to Bronx Hospital, on premises; 3yf Mar1; Jan24'12. 820, 780 & 720 for last year

Hoe av. nwc 172d, see 172d, 937 E.

Jerome av. 1501, (11:2859) nwc 172d, Belmont Hotel, &c; Mary T Sweet to Frank D Archibald, 429 W 124; 5yf Mar1; Jan25'12. 600 to 1,800

Park av. 3426, (9:2388) asn Ls; Fredk Schomacker to Jacob Hahn, 3426 Park av; Jan2; Jan19'12. nom

St Anns av. 550 (10:2616) all; Moise Geismann to Aug Faust, 550 St Anns av; 5yf Apr1; Jan24'12. 1,800

Tremont av. nwc 3D av, see 3 av, nwc Tremont av.

Trinity av. 823-9, (10:2630) 2 bldgs; Moser Arndtstein to Jacob Peskin, 664 E 160; 2y & 2 1/2 mos f Sept15'11; Jan19'12. 6,100

Webster av. at 233d, see 233d E, at Webster av.

3D av. 4382-4, (11:3062), s 1/2 of str; Abr M Levy to Frank Di Gregorio, 234 Willis av; 5 4-12yf Jan1; Jan23'12. 600 & 750

3D av. (11:3043) nwc Tremont av, n str on 3 av & str on Tremont av & c; Tremont Holding Co to Peter Grammas & Geo Giakas, both at 515 Tremont av; Nov16'11; 10yf date of completion; Jan25'12. 4,700

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.

JAN. 13, 20, 22, 23, 24 & 25.

Ann st. 44, see Fulton, 125.

Bedford st. 71, (2:584) ws, 80 n Morton, 20x80; ext of \$3,000 mtg to Jan15'17 at 4 1/2%; Jan10; Jan23'12; Lawyers Title Ins & Trust Co with Thos H, Jas J, Wm H, Jackson F, Henry F, Geo, Cath, Lester & Sarah J Bell & Annabell & Cath Scheu-ger by gdn. nom

Broome st. 343-51, (2:470) swc Bowery (Nos 146-8); leasehold; Dec6'11; Jan23'12, due May'15, 6%; Saml Kahn to Saml Robert 906 Park av. 6,000

Barrow st. 75, (2:584) swc Commerce (Nos 50-2), 20.4x80.6x55.8x61.2; PM; Jan20; Jan22'12, 3y5%; St Johns Park Realty Co to Jno M Bowers, 45 E 65, & ano, exrs, &c, Henry W Gray. 12,500

Bedford st. 17, (2:528) ws, 177.9 s Down-ning, runs w38.8xw37.8xsw15.2xe46.8xe38 to Bedford xn16 to beg; Jan20; Jan22'12, 5y5%; Jos Rovegno to Lawyers Mtg Co, 59 Liberty. 5,000

Bleecker st. 18-24, (2:521) swc Eliz st (Nos 309-11), 92x90; Jan24'12; 3y5 1/2%; Jno E Pye to County Holding Co, 128 Bway. 80,000

Broome st. 147, (2:341) ss, 55 w Ridge, 20x41.6; PM; Jan23; Jan24'12, due Feb1'13, 6%; Morris Rosentover to Bernat Springer 83 E 7. 1,000

Catherine st. 46-50, see Mad 72.

Commerce st. 50-2, see Barrow, 75.

Clinton st. 188-188 1/2, see Division, 218-22.

Corlears st. 25, see Cherry, 484.

Clinton st. 2-4, (2:350) ext of \$7,000 mtg to Apr27'15 at 4 1/2%; Jan23; Jan25'12; N Y Protestant Epis Public School with Carrie E, wife Leopold M Rothman, 2 W 120. nom

Cherry st. 484, (1:263) nwc Corlears (No 25), 21x50; Jan3; Jan25'12, 3y5 1/2%; Ellery O Anderson, 174 E 64, to Rosalie R Ford, 15 Viale Principessa Margherita, Florence, Italy. 9,000

Division st. 218-22, (1:314) nec Clinton (Nos 188 & 188 1/2), 64x67.10x26.10x90; ext of \$82,000 mtg to Jan7'17 at 5%; Jan8; Jan 24'12; Jefferson County Savgs Bank with Victor Muller. nom

Delancey st. 168, (2:348) ns, 50 e Clinton, 25x100; Jan24; Jan25'12, 5y4 1/2%; Herman Leiman to International Committee of Young Men's Christian Assn, a corpn, 124 E 28. 25,000

Delancey st. 168; 2 sobrn agmts; Jan23; Jan25'12; same & India Wharf Bwg Co with same. nom

Elizabeth st. 309-11, see Bleecker, 18-24.

Elizabeth st. 84, (1:239) es, 205.2 s Grand, 24.8x88.11x24.8x90; ext of \$28,000 mtg to Jan28'17 at 5%; Jan11; Jan24'12; Barnet Michalover, 253 Grand, & Nathan Michalover, 304 E Bway, with Eliz L Thompson by Herbert L Coffin, her atty. nom

Elizabeth st. 86, (1:239) es, 180.5 s Grand 24.9x90x irreg x39.11; ext of \$28,000 mtg to Jan28'17 at 5%; Jan11; Jan24'12; Barnet Michalover, 253 Grand, & Nathan Michalover, 304 E Bway, with Esther L Coffin et al. nom

East Bway. 162, see 8 av, 2374.

Fulton st. 178, (1:80) ss, abt 60 e Church, 25x75; Jan25'12, 5y6%; Albt A Newman, of Chicago, Ill, to Gail S Carr, at Buffalo, NY. 15,000

Fulton st. 178; ext of \$100,000 mtg to Jan25'17 at 4 1/2%; Jan25'12; N Y Life Ins & Trust Co with Albt A Newman, Chicago, Ill. nom

Fletcher st. 18, (1:71) ws, abt 50 s Water 18.5x34x18.5x34.4; Oct25'11; Jan24'12, due Feb28'14, —; Thos H Grossmith, of Jersey City, NJ to Augustin Merle trading as Bruno Ct in Grasse France, residing at Grasse in the Dept of Alpes, Maritimes, France. 10,730.32

Forsyth st. 77, (1:305) ws, 175 s Grand, 25x100; ext of \$25,000 mtg to Jan9'17 at 5%; Dec29'11; Jan22'12; Isaac & Meyer Cohen with Shepherd Knapp indiv & as trste Shepherd Knapp. nom

Fulton st. 125, (1:91) ns, abt 100 e Nassau, 25x118.11 to Ann (No 44) x25.2x118.11; PM; Jan22; Jan23'12; 5y4 1/2%; Kate Blank, 997 Union av to Thos W Evans Museum & Institute Society of Penn, a corp, 100 S Ben st, Pnlla, Pa. 90,000

Greenwich st. 309-13, (1:140) sec Reade (Nos 151-3), runs e144x875.2xw31xsl.3xw 83.9 to Greenwich xn83.11 to beg; leasehold; also all boilers, ice machines, machinery, &c; mtg & deed of trust; Jan2; Jan23'12, due Jan1'27, 6%; Heermance Storage & Refrigerating Co to Fidelity Trust Co, 1 Hudson as trste. gold 50,000

Henry st. 171-3, (1:284), asn of rents; Jan19'12; Moritz Klein Realty & Constn Co to Max Lipman, 565 W 162, & Max Gold, 218 Ocean av, Arverne, LI. nom

Irving pl. 24-30 (3:871) sec 16th (Nos 122-4) 103.3x80; equal lien with mtg for \$325,000 recorded May6'11; Jan23; Jan24'12; 5y4 1/2%; Central Realty Co to Albany Savgs Bank at Albany, NY. 20,000

Irving pl. 24-30; certf as to above mtg; Jan23; Jan24'12; same to same.

Irving pl. 24-30; sobrn agmt; Jan23; Jan 24'12; Aug Eimer with same. nom

Jackson st. 39 (1:261) ws, 50 n Cherry, 25x100x28.4x100; ext of \$20,000 mtg to Nov 1'14 at 5%; Oct1'11; Jan19'12; Ida & Harry Jaffe, 22 Hope, Bklyn with Jos S Parry gdn Lydia & Maria W Parry. nom

James st. 95, (1:111) ws, 75.1 s Batavia, 25.2x43.7 to New Chambers (No 83) x38.8x 66; Jan23; Jan25'12, due, &c, as per bond; Felicia Campbell & Michaeline Bosco & Jos Bosco to Title Guar & Trust Co. 8,000

King st. 1, (2:520) ns, 39.2 w Macdougall, runs n26xw2.4xne12xne33.10xw5.2xw13.3x 872.10 to st xe18.4 to beg; Jan25'12, due, &c, as per bond; Giuseppe Tomasulo, 223 Central Park W, to Francis S Phraner, trste Mary M Stone, 113 Hobart av, Sum- mit, NJ. 12,000

Ludlow st. 138-40, see 111th, 25 W.

Lewis st. 160, (2:358); ext of \$25,000 mtg to Jan23'17 at 5%; Jan23; Jan25'12; Eliza Cohn with Francis Speir & ano, trstes for Kath F Kip. nom

Mangin st. 67, (2:323) ws, 125 s Riving- ton, 25x98.10x25x98.11; Jan22'12, 5y5 1/2%; Morris Vollman, of Seattle, Wash, to Title Ins Co of NY. 16,000

Manhattan st. 5 (2:357) ws, 92.5 n Hous- ton, 25.1x62; pr mtg \$15,000; Jan15; Jan20'12; 6y6%; Lena Newman to Saul & Isidore Oliner, 67 Clinton. 6,000

Manhattan st. 7 (2:357) ws, 117.6 n Hous- ton, 25.2x62; pr mtg \$16,000; Jan15; Jan20'12; 6y6%; Lena Newman to Saul & Isi- dore Oliner, 67 Clinton. 5,000

Madison st. 72 (1:278) swc Catherine (Nos 46-50) runs s70xw65xn40.7xe0.7xn29.1 to Mad, xe64.4 to beg; Jan19'12; 3y4 1/2%; Society for Promoting the Gospel Among Seamen in Port of NY to International Committee of Young Men's Christian As- sociations, 124 E 28. 25,000

Norfolk st. 170, (2:355); sal Ls; Jan20; Jan23'12, demand, 6%; Louis Kreindler to Lion Brewery, 104 W 108. 1,367.24

Nassau st. 63, (1:65) ws, 75.6 n Maiden la, runs w48.2xn20.6xel.2xn2xe47.6 to Nas- sau xs22.6 to beg; PM; Dec27'11, due, &c, as per bond; Jan25'12; Armand J, Pierre G & Clotilde M Carroll, Cecilia M Manning, Isabelle L Goldmann & Marie L Collins to Mutual Life Ins Co of NY, 32 Nassau. 60,000

New Chambers st. 83, see James, 95.

Orchard st. 35, (1:299); ext of \$35,000 mtg to Dec17'16 at 5%; Jan17; Jan22'12; N Y Life Ins & Trust Co, trste Louis C Ham- ersley, 52 Wall, with Morris H Bernstein, 35 Orchard. nom

Pike st. 85 (1:248) es, 80 n South, 20x 52.11; Jan19'12, due, &c, as per bond; Mary E Buckley to Henry B Barnes trste Emily C Thorp, 164 E 64. 4,000

Pike st. 85; sobrn agmt; Jan18; Jan19'12; same to same.

Rutgers st. 4, see 8 av, 237-4.

Reade st. 151-3, see Greenwich, 309-13.

Stanton st. 36 (2:422) ns, 92.6 e Chrystie, 31x100; pr mtg \$38,000; Jan19; Jan20'12; 2y6%; Maud B Barclay to J Lawrence Degnan, 211 Carlton av, Bklyn. 6,000

Suffolk st. 125, (2:354) ws, 100 n Riving- ton, 25x100; Jan22'12, 5y5%; Danl & Levi Merovitz, of Bklyn, to Lawyers Mtg Co, 59 Liberty. 23,000

St Marks pl. 27, (2:464); ext of \$32,000 mtg to Nov13'16 at 5%; Dec8'11; Jan22'12; Lawyers Title Ins & Trust Co with Mat- thias Faust. nom

Spring st. 193, (2:503) ns, 46.3 e Sullivan, 19.8x75; Jan12; Jan25'12, 3y6%; Silvestro & Elvira Sozio to Sigmund Krauter, Inc, 621 Bway. 1,000

St Marks pl. 105 & 105 1/2, (8TH st), (2:436) ns, 300.6 w Av A, 37.6x97.7; PM; Jan25'12, 3y5%; Philip Krauss to N Y Trust Co, 26 Broad. 33,000

St Marks pl. 105 & 105 1/2, (8TH st), pr mtg \$33,000; Jan25'12, 1y6%; same to American Mtg Co, 31 Nassau. 2,000

Washington st. 74-80, on map 76-82, (1:17) ws, 156 s Rector, 100x89.6; Jan22'12, 5y5%; B Crystal & Son, a corpn, to Sea- men's Bank for Savgs, 76 Wall. 160,000

Washington st. 74-80, on map 76-82; con- sent to above mtg; Jan18; Jan22'12; same to same.

Washington st. 74-80, on map 76-82, certf as to above mtg; Jan12; Jan22'12; same to same.

Washington Sq. 63, (2:538), ss, 25 w West Bway, 25x55.2x25x55.3; Jan22; Jan 23'12, 3y4 1/2%; Marcus M Marks to Han- nah Eckstein, 7 W 75. 15,000

4TH st. 86 E, see 2 av, 68-70.

4TH st. 313-5 E, see 111th, 27 W.

5TH st. 340 E, (2:446) ss, 100 w 1 av, 25x 96.2; pr mtg \$36,000; Jan19'12, 3y6%; Ig- natz Weisberger, 59 Catherine, to Abr & Louis Davis, 241 W 113. 2,500

5TH st. 548 E, (2:400) ss, 73.9 w Av B, runs s96.2xw26.2xn0.2xw0.11xn96 to 5th xe 27.1 to beg; PM; Jan19'12, 3y5%; Rudolph Wallach Co to American Mtg Co, 31 Nas- sau. 16,000

8TH st. 368-70 E, (2:377); agmt as to share ownership in mtg; Jan22; Jan23'12; N Y Trust Co with Heyman Pincus, 1800 7 av. nom

9TH st. 63 E, (2:561), leasehold; agmt & consent as to re of above premises from mtg of \$1,112,000; Jan11; Jan19'12; S Lieb- mann's Sons Bwg Co with David Lieb- mann, 40 E 72, et al, trstes. nom

10TH st. 256-8 E, (2:437) ext of \$48,000 mtg to Dec7'16 at 5%; Dec28'11; Jan24'12; N Y Life Ins Co with Maud B Barclay. nom

10TH st. 402 E, (2:379) ss, 83 e Av C, 25x 92.3; Jan25'12, 5y5%; Juliet G Graham, Jas N Webb & Geo Mundorff, exrs, &c, Wm A Graham, to Bowery Savgs Bank, 228 Bow- erty. 2,000

11TH st. 614 E, (2:393); ext of \$23,000 mtg to June29'15 at 5%; Jan17; Jan22'12; Wolf & Louis Messenger with Estelle Scholle, 11 E 76. nom

13TH st. 438 E, (2:440) ss, 197 w Av A, 24.3x103.3; also 13TH ST, 440 E, (2:440) ss, 172.9 w Av A, 24.3x103.3; pr mtg \$50,000; Jan23; Jan24'12, 1y6%; Isidor Leib- owitz, 70 Rivington to Fannie Karp, 70 Rivington. 2,000

13TH st. 440 E, see 13th, 438 E.

13TH st. 523-5 E (2:407); ext of \$40,000 mtg to Jan8'17 at 5%; Dec4'11; Jan24'12; N Y Life Ins Co with Rosie Ray. nom

13TH st. 241 E (2:469) ns, 180 w 2 av, 22.6x103.3; Jan17; Jan20'12; 5y4 1/2%; Jacob Shevell, 86 W 119 to Lincoln P Boyle at Brockton, Mass. 25,000

13TH st. 241 E; sobrn agmt; Jan19; Jan 20'12; same & Henry Pincus with same. nom

13TH st. 618-20 E, (2:395) ss, 243 se Av B, 50x103.3; leasehold; Jan23'12, 5y6%; Henry C Glaser to Moses Mendelsohn, 462 W 142, & Sigmund Mendelsohn, 314 W 107. 4,000

14TH st. 347 E, (3:921); ext of \$12,000 mtg to Jan30'15 at 5%; Jan3; Jan19'12; Platon Rozdestvensky, 15 E 97, with Freder- ic de P Foster, at Tuxedo Park, NY, & ano. nom

15TH st, 263-7 W, see 8 av, 102.
16TH st, 122-4 E, see Irving pl, 24-30.
16TH st, 617 E, (3:984) ns, 263 e Av B, 25x92; pr mtg \$—; Jan27'10; Jan22'12, due, &c, as per bond; Chas G Moses to Sarah Friedlander, 336 W 72. 5,675
17TH st, 117 E, (3:873) ns, 125 w Irving pl, 25x92; Jan12; Jan23'12, 1y6%; Minnie E Grey, 117 E 17 to Benj Wertheimer & Jacob Hutter, 1356 Mad av. 1,000
18TH st, 200 W, see 7 av, 128-32.
18TH st, 204 W, (3:767) ss, 80 w 7 av, 20x54; PM; Jan22; Jan24'12; 3y4½%; Midtown Constn Co to W Emlen Roosevelt, 804 5 av & ano exrs, Jas A Roosevelt. 9,500
21ST st, 244-6 E, (3:901) ss, 75 w 2 av, 42x92; ext of \$6,425 mtg to May21'13 at 6%; Jan19; Jan20'12; Jacob Bluestein with Wm & Barnet Nowick. nom
21ST st W, (3:797) ns, 85 w 6 av, 20x98.9; Jan18; Jan22'12, 2y6%; Harrison A Pell to Edwin Sefton, 149 E 34. 7,500
22D st, 128 E, (3:877) ss, 75 w Lex av, 20x98.9; Jan22'12, 3y5%; Alex W P Kinman, 320 W 78, to Isabella E K Burnham, 15 W 54. 5,000
24TH st, 43-7 W, (3:826) ns, 200.6 e 6 av, 62x98.9; Jan19'12, due April'17; 6% until completion of bldgs & 5½% thereafter; Rosdorf Co a corpn to Metropolitan Life Ins Co, 1 Madison av. 305,000
24TH st, 43-7 W; certf as to above mtg; Jan19'12; same to same.
26TH st, 142-4 W, (3:801); ext of mtg for \$175,000 to Jan22'17, 5%; Jan22; Jan23'12; Title Ins Co of N Y, 135 Bway, with A & S Constn Co, 1133 Bway. nom
27TH st, 519 W (3:699) ns, 250 w 10 av, 25x98.9; ext of interest of \$2,000 in mtg of \$18,000 to July6'14 at 5%; Jan24; Jan25'12; Frances Stern with Liederman Realty Co, 38 Park row. nom
29TH st, 336 W, (3:752) ss, 375 e 9 av, 25x98.9; pr mtg \$—; Jan22; Jan24'12, due Feb11'12; 6%; Devonshire Realty Co, 1038 5 av to Annie Huss, 401 E 80. 2,200
29TH st, 336 W, certf as above mtg; Jan22; Jan24'12; same to same.
32D st, 28 W (3:833) ss, 400 w 5 av, 22.6 x98.9; Jan19; Jan20'12; 1y5%; Hattie Kennedy to East River Savgs Instn, 291-5 Bway. 25,000
33D st, 426 W, (3:730); ext of \$2,000 mtg to May28'16 at 5½%; May12'11; Jan19'12; N Y Historical Society with Jas T Carroll. nom
38TH st, 250 W, (3:787) ss, 325 e 8 av, 25 x98.9; Jan19'12; 5y5%; Kath F Lindemann of Yonkers, NY to Lawyers Mtg Co, 59 Liberty. 33,000
39TH st, 13 W, (3:841) ns, 301.8 w 5 av, 20.10x98.9; leasehold; pr mtg \$10,000; Jan 8; Jan23'12, installs, 6%; Bernard Zeller to Chas Levin & Chas Goldberg, doing business as Levin & Goldberg, 161 Bowery. notes 3,000
39TH st, 13 W, (3:841); leasehold; ext of mtg for \$10,000 to April'15, 6%; Dec 28'11; Jan23'12; Georgiana B Maclay, 50 W 57, with Bernard Zeller, 858 Westchester av. nom
39TH st, 64 W (3:840) ss, 101 e 6 av, runs s84.6xe9x81.42xe14xn98.9 to st, wx23 to beg; PM; Jan23; Jan24'12; 3y5%; Holland Holding Co, 11 Pine to Julia Livingston, 2020 Bway. 60,000
39TH st, 12 W (3:840) ss, 215 w 5 av, 22 x98.9; PM; Jan24'12; 5y5%; Eugene Lucas, 66 Atlantic, Jersey City, NJ to Howard Carroll at Tarrytown, NY. 93,500
42D st, 427-43 W, (4:1052) ns, 325 w 9 av, 75x100.4; Jan24'12; 5y4½%; Thos Farrell to Henry A C Taylor at So Portsmouth, RI. 100,000
45TH st, 229 E, (5:1319) ext of \$18,000 mtg to Dec27'16 at 5%; Jan15; Jan24'12; Lawyers Mtg Co with Etta Lazarus. nom
46TH st, 16-8 W, (5:1261); ext of \$45,000 mtg to May29'14 at 6%; May29'11; Jan25'12; Minturn P Collins with Helena Nastasi, at Quistello Mantova, Italy, & Peter A Peterson, 172 Rector, Perth Amboy, NJ. nom
46TH st, 429-31 W, (4:1056); ext of \$38,000 mtg to April'17 at 5%; Jan25'12; Thos S Ollive as comm Edwin O Brinkerhoff with Julius B Fox, 520 Ocean av, Jersey City, NJ. nom
48TH st, 317 E, (5:1341) ns, 225 e 2 av, 25x100.5; ext of \$15,000 mtg to Dec10'16 at 5%; Dec10'11; Jan25'12; Jno R Planten, 44 8 av with Felix Kunstler. nom
49TH st, 244-50 W, (4:1020) ss, 80 e 8 av, 80x100.5; PM; pr mtg \$150,000; Jan24; Jan25'12, due, &c, as per bond; Wendell L Nichols, of Brooklin, Mass, to Edmund Coffin, 13 W 57. 130,000
49TH st, 108-14 W, (4:1001) ss, 143 w 6 av, 85.4x100.5; agmt that mtg of \$80,000 shall be extended so as to cover above premises; Jan6; Jan19'12; Saml K Jacobs with Title Guar & Trust Co. nom
49TH st, 108-14 W (4:1001), 85x100.5; agmt that mtg for \$30,000 shall be extended so as to cover above premises; Jan6; Jan19'12; same with same. nom
49TH st, 108-14 W (4:1001); ext of 3 mtgs aggregating \$125,000 to Jan10'15, at 5%; Jan6; Jan19'12; Title Guarantee & Trust Co with Saml K Jacobs, 12 W 83; Sidney A Keller, 15 W 88, & Jos F Keller, 316 W 97. nom
49TH st, 338 E, (5:1341); ext of \$16,500 mtg to Jan22'15 at 5%; Dec29'11; Jan22'12; Lawyers Title Ins & Trust Co with Julius Harburger. nom
51ST st, 334 E, (5:1343); ext of \$26,000 mtg to Feb11'17 at 5%; Jan24; Jan25'12; East River Savgs Instn, 291 Bway, with Henry Cracoraner, 408 W 44. nom

52D st, 399 E, (5:1345) ns, 60.3 e 1 av, runs n22xw0.3xn50xe20xs72 to st, wx19.9 to beg; pr mtg \$8,000; Jan22; Jan24'12; 3mos % as per bond; Abr Abrams to Security Bank of NY, 1 E 14. 2,000
52D st W, nec Bway, see Bway, 1674.
53D st, 122 E, see Lex av, 606-14.
56TH st, 52 E, see Mad av, 563.
56TH st E, sec Mad av, see Mad av, 563.
58TH st, 307-9 E (5:1351); ext of \$35,000 mtg to Dec20'14, at 5%; Dec12'11; Jan 19'12; Clara A T Collier with Louis Meyers. nom
60TH st, 407 E, (5:1455) ns, 150 e 1 av, 25x100.5; ext of \$18,000 mtg to Dec5'16 at 4½%; Dec21'11; Jan22'12; Esther & Jacob Isenberg, 7 Stanton with Mary L Shear. nom
62D st, 137 E, see Lex av, 804.
62D st, 213 E, (5:1417) ns, 174.4 e 3 av, 18.7x100.5; Jan24'12, due, &c, as per bond; Eleanor M Mitchell to Title Guar & Trust Co. 5,000
62D st, 212-6 W, see 62d, 225 W.
62D st, 225 W; also 62D ST, 212-6 W; consent to mtg for \$4,000; Dec2'08; Jan 24'12; Friedland Realty Co to Wilhelmina Fuhr or Maurice Dornbusch.
62D st, 225 W; also 62D ST, 212-6 W; Dec2'08; Jan24'12; certf as to mtg for \$4,000; same to same.
67TH st, 218 E, (5:1421) ext of \$40,000 mtg to Jan11'15 at 5%; Dec26'11; Jan24'12; Phillips Phoenix with Rachel Louis, Maurice & Jos Hyman exrs Gerson Hyman, Sol Simon, Myer Simon & Manuel Oppenheim. nom
69TH st, 35 E, (5:1384) ns, 125 w Park av, 25x100.5; Jan23; Jan25'12, 3y4½%; Anna L, wife Chas L Poor, of Shelter Island, NY, to N Y Life Ins & Trust Co, 52 Wall. 75,000
70TH st, 219 W (4:1162), ns, 230 w Ams av, 15x100.5; pr mtg \$—; Dec1'11; Jan 19'12; 2y6%; Chas G Moses to Clara Friedlander, 336 W 72. 7,900
73D st, 171 W (4:1145), ns, 118 e Ams av, 17x102.2; Jan19'12; 5y5%; Toch Realty Co to Louise H Jackson wid at Westchester Country Club. 18,500
73D st, 171 W; certf as to above mtg; Jan17; Jan19'12; same to same.
74TH st, 482 E, (5:1468) ss, 250 w Av A, 25x102.2; Jan19; Jan22'12, 3y5%; Louis Oppenheim & Theo J Jacobus to Hermine Debrowsky, 608 6th. 15,000
74TH st, 215-29 W, see Bway, 2121-7.
75TH st, 161 W, (4:1147); ext of \$15,000 mtg to Sept25'14 at 4½%; Jan8; Jan23'12; Trust Co of America with Anna Sillocks, 305 W 51. nom
75TH st, 207 W, (4:1167) ns, 200 w Ams av, 25x107.5; Jan23'12, due, &c, as per bond; Mary J Kelly to Title Guarantee & Trust Co. 3,000
79TH st, 148 E, see Lex av, 1135.
82D st, 10 W, (4:1195) ss, 157 w Central Park W, 18x100; Jan23'12, 3y5%; Jos B Hitze, 28 W 26 to N Y Life Ins Co, 346 Bway. 5,000
82D st, 236 E (5:1527) ss, 177.10 w 2 av, 25.5x102.2; ext of \$17,000 mtg to Feb27'17 at 4½%; Jan5; Jan19'12; Paul Boye with Marion Cutting of Newport, RI. nom
86TH st, 147 E, see Lex av nec 86th.
88TH st, 101 W, see Col av, 580-2.
88TH st, 331 E, (5:1551), ns, 200 w 1 av, 25x100.8; Jan22'12, 3y6%; Adele Herold to Jos Urban, 424 E 85. 3,000
88TH st, 321-3 E, (5:1557) ns, 300 e 2 av, two lots, ea 25x100.8; two mtgs, ea \$15,000; Jan22; Jan23'12, 5y5%; Isidor Blank to Lawyers Mtg Co, 59 Liberty. 30,000
89TH st, 234 E, (5:1534); ext of \$14,000 mtg to Jan17'15 at 5%; Dec12'11; Jan22'12; Cornelia G Chapin with Wm & Louise Muller. nom
94TH st, 9 E, (5:1506) ns, 192.2 e 5 av, 20x100.8; Jan13; Jan22'12, 3y4½%; Rudolph J Schaefer, 9 E 94, to Lawyers Title Ins & Trust Co. 20,000
95TH st, 62 W, (4:1208) ss, 154 e Col av, 19x100.8; pr mtg \$—; Jan27'10; Jan22'12, due, &c, as per bond; Chas G Moses to Sol Moses, 219 W 70, & ano, exrs Herman Friedlander. 4,200
100TH st, 183-5 E, (6:1628); ext of \$48,000 mtg to June30'16 at 5%; Aug1'11; Jan22'12; Lawyers Title Ins & Trust Co with Saml L Markowitz. nom
100TH st, 154 E, (6:1627); ext of \$16,000 mtg to Nov14'16 at 5%; Dec20'11; Jan22'12; Lawyers Title Ins & Trust Co with Harry & Julia Bachrach, exrs Abram Bachrach. nom
102D st 68 E, (6:1607) ss, 31 w Park av, 30x100.11; ext of \$24,000 mtg to Jan1'15 at 5%; Dec7'11; Jan22'12; Bernard S Clark with Morris Glick, 1005 40th, Bklyn. nom
103D st, 79 W, (7:1839) ns, 75 w Manhattan av, 30x100.11; Jan22'12, 3y5%; Magdalena Briner to American Mtg Co, 31 Nassau. 28,500
103D st, 139-41 E, (6:1631) ns, 294 e Park av, 32x100.11; Jan22; Jan23'12, 5y 5%; Sadie Realty Co to Mary B Schwab, 118 E 39. 11,000
103D st, 139-41 E; certf as to above mtg; Jan19; Jan23'12; same to same.
104TH st, 339 E (6:1676) ns, 200 w 1 av, 25x100.11; ext of \$5,000 mtg to Mar1'15 at 5%; Jan17; Jan22'12; Minnie Cangro with Emma Reich, 150 Edgar, Highwood Park, Weehawken, NJ. nom
105TH st, 222 E (6:1654) ss, 245 e 3 av, 15x100.9; Jan16; Jan25'12, 3y5%; Saml Rey to Jno R Mott, at Montclair, NJ. 4,000

106TH st, 320 W, (7:1891) ss, 100 e Riverside dr, 23x100.11; Jan22'12, 3y6%; Harriet F Gibson to Lawyers Title Ins & Trust Co. 6,000
109TH st, 308 W, (7:1893); sobrn agmt; Dec26'11; Jan23'12; Runkle Realty & Constn Co & Fleischmann Bros Co with Manhattan Savings Instn, 644 Bway. nom
109TH st, 209 W, (7:1881) ns, 175 w Ams av, 25x100.11; PM; pr mtg \$20,000; Mar6 '05; Jan23'12, due, &c, as per bond; Eugenie A W Gage to Marie Lambert, 7300
109TH st, 345 E, (6:1681); ext of \$12,500 mtg to Jan4'17 at 5%; Dec21'11; Jan25'12; Saml Woolverton, trste Ann E Cairns, with Antonia Messina. nom
110TH st, 201-5 E, see 3 av, 2005-7.
110TH st, 62 E, (6:1615) ss, 95 e Mad av, 25x100.11; pr mtg \$23,000; Jan24; Jan25'12; 3y6%; Saml Gordon to Saml Wacht, 130 W 122. 3,500
111TH st, 25 W, (6:1595) ns, 389 w 5 av, 30x100.11; also LUDLOW ST, 138-40, (2:-411) es, 102.6 n Rivington, 48x89; pr mtg \$107,500; Jan20; Jan22'12, due May20'12, 6%; Louis Hoffman to Union Exchange Natl Bank, 160 5 av. 10,000
111TH st, 27 W, (6:1595) ns, 419 w 5 av, 30x100.11; also 4TH ST, 313-5 E, (2:595) ns, 150 e Av C, 42.10x96; pr mtg \$91,750; Jan20; Jan22'12, due May20'12, 6%; Jos Hoffman to Union Exchange Natl Bank, 160 5 av. 10,000
111TH st, 323-9 E (6:1683), ns, 325 w 2 av, 100x100.10; Jan19'12; 5y5%; Kauffman & Leventhal Realty Co to Francis Speir, 276 Ridgewood rd, So Orange, NJ, & ano trste for Kath F Kip under deed of trust. 30,000
111TH st, 323-9 E (6:1683) ns, 325 e 2 av, 100x100.10; certf as to mtg for \$30,000; Jan18; Jan20'12; Kauffman & Leventhal Realty Co to Francis Speir & ano trste. nom
112TH st, 230 E, (6:1622) ns, 167.6 w 2 av, 17.6x100.11; Jan23'12, 3y5%; Henrietta Neylan to Emigrant Indus Savgs Bank. 7,000
113TH st, 501 W, see Ams av, 1080-2.
113TH st, 170 E (6:1640) ext of \$11,500 mtg to Jan19'15 at 5%; Dec21'11; Jan24'12; Lawyers Mtg Co with Isabella Unger. nom
114TH st, 112-4 E, (6:1641); ext of \$35,000 mtg to Dec22'14 at 5%; Dec20'11; Jan 22'12; Cornelia G Chapin with Business Men's Realty Co. nom
114TH st, 70 W, (6:1597) ss, 209 e Lenox av, 16x100.11; Jan23'12, due Jan1'17, 5%; Sarah wife Morris Rothman to Equitable Life Assur Soc of the U S. 7,500
114TH st, 349 E, (6:1686) ns, 125 w 1 av, 25x100.10; PM; Jan22; Jan23'12, 4y5%; Guisepe Petrozzi to Anna S Stemme, 41 W 88 et al exrs John Stemme. 15,500
114TH st, 349 E; pr mtg \$15,500; Jan22; Jan23'12, 4y6%; same to Carolina Guascia, 107 E 107. 2,025
115TH st, 50 E, see Mad av, 1746-8.
115TH st, 135 E, see Lex av, 1858.
115TH st W, (7:1825) ns, 500 w Lenox av, 40x100.11; pr mtg \$56,500; Jan22; Jan 25'12, installs, 6%; Lenox Baths, a corpn, to Weiss & Kobre Constn Co, 119 Grove, Bklyn. 16,000
115TH st W, (7:1825); same prop; certf as to above mtg; Jan22; Jan25'12; same to same.
110TH st, 201-5 E, see 3 av, 2005-7.
116TH st, 2-4 W, see 8 av, 2374.
116TH st, 326-30 E, (6:1687) ext of \$33,500 mtg to Jan3'17 at 5½%; Jan15; Jan 24'12; Lawyers Mtg Co with Alessandro Delli-Paoli. nom
116TH st, 236 E, (6:1665); ext of \$39,000 mtg to Dec28'16 at 5%; Jan18; Jan22'12; Lawyers Mtg Co with Henry Kennell. nom
118TH st, 123½-7 E (6:1767) ext of \$45,000 mtg to July31'14 at 5%; July28'11; Jan 20'12; Edw A Morrison & ano trste Saml Philips with Morris L Goldstein. nom
118TH st, 529 E (6:1815) ns, 375.4 e Pleasant av (Av A) 20.5x100.11; June18 '08; Jan24'12; 5y5%; Martha Gerard heir Volesker Moeritz to Caecilie Nicolai. 5,000
119TH st, 234-6 E, (6:1783) ext of \$36,000 mtg to Aug6'14 at 5½%; Oct4'11; Jan24'12; N Y Life Ins Co with Manhattan Av Holding Co. nom
119TH st, 225 E (6:1784) ns, 310 w, 2 av, 25x100.11; ext of \$21,000 mtg to Nov1'16 at 5%; Oct16'11; Jan19'12; Otto Fichtner, 248 Eagle, Bklyn with Jos S Parry gdn. nom
119TH st, 79 W, (6:1718); ext of \$14,000 mtg to Oct16'14 at 5%; Nov20'11; Jan22'12; Lawyers Title Ins & Trust Co with Jacob Louis D Greenberg. nom
120TH st, 115 E, see 120th, 113 E.
120TH st, 113 E, (6:1769) ns, 165 e Park av, 20x100.11; also 120TH ST, 115 E (6:-1769) ns, 185 e Park av, 20x100.11; pr mtg \$—; Jan19; Jan20'12; 1y6%; Sophie Bruckman, 278 Lenox av to Nathan J Gumbiner, 16 E 97. 2,000
121ST st, 68 E (6:1747), ss, 150 w Park av, 25x100.11; pr mtg \$—; Jan18; Jan19 '12, due, &c, as per bond; Nellie A Kelly, 623 W 152, to Morris R Stang, 130 Broome. 1,000
124TH st, 320 E (6:1800) ss, 209 e 2 av, 16.6x100.11; Jan24'12; 3y5½%; Amalie Cohn to Park Mtg Co, 41 Park row. 5,500
124TH st, 320 E; sobrn agmt; Jan 23; Jan24'12; Amalie Cohn & Security Bank of N Y with same. nom
127TH st, 281-7 W, see 8 av, 2374.
130TH st, 53 W, (6:1728) ns, 300 e Lenox av, old line, 20x99.11; Jan22'12, 5y5%; Albt E Henschel to Walter Longman, 29 8 av, Bklyn. 12,000

130TH st, 53 W, (6:1728) ns, 300 e Lenox av, old line, 20x99.11; pr mtg \$12,000; Jan 22; Jan23'12, 1y6%; Albt E Henschel to Geo Vause, 128 Willoughby, Bklyn. 2,200

130TH st, 505-9 W, (7:1985) ns, 100 w Ams av, 105x99.11; pr mtgs \$87,500; Jan 23; Jan24'12, due Sept14'12, 6%; Nestor Holding Co to Leon Tuchman, 1990 7 av. 12,500

130TH st, 144 W, (7:1914); ext of \$11,000 mtg to Dec21'14 at 5%; Jan9; Jan24'12; Lawyers Mtg Co with Albarnus L Sayre. nom

132D st, 546 W, (7:1986); ext of mtg for \$17,000 to Dec5'16, —%; Jan12; Jan23'12; Wm M Purdy, 32 E 62 ano, trstes Jno Purdy for Rosa N Jones for life with Jacob B Kaplan, 813 Eagle av (Frieda Benjamin, 144 W 139, consents). nom

132D st, 501 W, see Ams av, 1460.

133D st, 31-3 E (6:1758), ns, 325 e 5 av, 50x99.11; Jan19'12; 3y5½%; Louis Lese to Title Ins Co of NY. 10,000

143D st, 308 W, (7:2043), ss, 125 w 8 av, 25x99.11; pr mtg \$13,600; Jan18; Jan20'12; 2y6%; Giovanni de Maio, 2717 8 av to Piconé & Oliva Constn Co, 547 So Blvd. 1,350

143D st, 253 W, (7:2029) ns, 250 e 8 av, 37.6x99.11; pr mtg \$28,000; Jan20; Jan22'12, due Oct20'13, 6%; Benj Jacobs & Philip Ritter to Sidney Dubrin, 25 E 124. 4,000

160TH st, 418 W (8:2109) ext of \$8,000 mtg to Apr1'15 at 5%; Jan16; Jan20'12; Noah Green with Justine S Evans, 418 W 160. nom

169TH st, W, (8:2126) ns, 100 w Ams av, 100x81.7; pr mtg \$17,000; Jan24'12, 3y 5%; Morris Freundlich, Lewis S Marx; Pauline S Rapp, Chas J Basch & Julius Goldstone exrs, &c, Maurice Rapp to Wm R Rose, 309 W 81. 1,500

170TH st W, see Audubon av, see Audubon av, sec 170th.

181ST st W, nec Northern av, see Northern av, nec 181.

184TH st W, (8:2155) ss, 300 w Ams av, 70 to Audubon av xs79.3x70x81.8; PM; pr mtg \$17,000; Jan22'12, 1y5%; Queen Mab Co to Edwin H Hess, 495 West End av. 13,000

184TH st W, see Audubon av, see 184th W, ss, 300 w Ams av.

186TH st W, see Wadsworth av, see St Nich av, swc 186.

186TH st W, swc St Nich av, see St Nich av, swc 186.

1212TH st W, nec 9TH av, see 9 av, nec 212.

1213TH st W, see 9TH av, see 9 av, nec 212.

Av C, 279, (3:984) ws, 21.10 n 16th, 24.2 x62.11x24.2x63; PM; Jan17; Jan24'12, 5y 5%; Fanny Gruen to Kath Rainsford, 500 Mad av. 10,000

Av C, 279, (3:984); sobrn agmt; Jan17; Jan24'12; Fanny Gruen & Therese & Sophia Weil with Kath Rainsford, 360 Mad av. nom

Av D, 49-51, (2:374); ext of \$42,000 mtg to Feb5'17 at 5%; Jan19; Jan24'12; Lawyers Mtg Co with Bertha Halpron. nom

Adrian av (13:3402) ss, 50 e 227th, 50x 100; Jan15; Jan19'12, due, &c, as per bond; Annie M Thuren to Chas Potter at Camden, SC. 6,000

Amsterdam av, 1460 (7:1986) nwc 132d (No 501) 25x100; pr mtg \$32,000; Jan19; Jan20'12; 1y6%; Thos J Meehan to Helena R Haviland, 144 W 82. 6,500

Audubon av, sec 184TH, see 184th W, ss, 300 w Ams av.

Amsterdam av, 573, (4:1218); ext of \$34,000 mtg to Dec20'16 at 5%; Dec12'11; Jan 22'12; Geo A Quinby, comm Julia T Sneden with Gertrude R Keller. nom

Amsterdam av, 573, (4:1218) es, 25.8 s 88th, 25x100; agmt as to share ownership in mtg; Dec20'06; Jan22'12; Wirt Howe with Lawyers Title Ins & Trust Co. nom

Audubon av, (8:2126) sec 170th, 25x95; pr mtg \$20,000; Jan13; Jan24'12, demand, 6%; Morris Simon Constn Co to Robt M Silverman, 319 W 92. 2,000

Amsterdam av, 1080-2, (7:1885) nwc 113th (No 501), 50.11x100; ext of \$80,000 mtg to Feb1'15 at 5%; Jan24'12; Hannah Elias with Met Life Ins Co, 1 Mad av. nom

Broadway, 2381-87, (4:1235); ext of \$200,000 mtg to Jan18'15 at 4½%; Jan18; Jan22'12; Greenwich Savgs Bank with Mary T Donovan, wid, 302 W 105. nom

Broadway, 2381-87, (4:1235); ext of \$20,000 mtg to Jan18'15 at 4½%; Jan18; Jan 22'12; same with same. nom

Broadway, 1674, (4:1024) nec 52d, 75.11x 69.11x75.5x61.10; Jan8; Jan22'12, 5y % as per bond; Geo H Earle, Jr, of Phila, Pa, to Farmers Loan & Trust Co, 22 Wm. 200,000

Bowery, 146-8, see Broome, 343-51.

Broadway, 2121-7, (4:1166) nwc 74th (Nos 215-29), runs n91.1xw117x86.10x143.8 to beg; Jan22; Jan23'12, 2y4½%; Therese D Browning to Bank for Savings, 280 4 av. 50,000

Columbus av, 580-2 (4:1219) nwc 88th (No 101) 46x95; ext of \$85,000 mtg to Jan 29'15 at 4½%; Jan18; Jan19'12; Asher Simon Realty Co with Henry A C Taylor on East rd, So Portsmouth, RI. nom

Columbus av, 483, (4:1197); ext of \$34,000 mtg to Jan24'17 at 5%; Jan22; Jan24'12; Jacob H Westheimer with Saml Frank, 5 W 91. nom

East End av, 104, (5:1581) ws, 51.8 n 84th, 25x78; Jan23'12, due, &c, as per bond; Wm Stein Jr to Dry Dock Savings Instn, 341 Bowery. 9,000

East End av, 104; sobrn agmt; Jan19; Jan23'12; same & Wm Stein with same. nom

Lexington av, (5:1516) nec 86th, (No 147) 100x62.2; Jan20'12; 2y4%; First Union Presbyterian Church of NY to Trstes of The Presbytery of NY, 128 Bway. 5,000

Lexington av, 606-14, (5:1307) swc 53d, (No 122) 100.5x103; Jan18; Jan22'12, due Dec30'14, % as per bond; Louis Ettlinger to Farmers Loan & Trust Co, 22 Wm. 10,000

Lexington av, 804, (5:1397) nwc 62d (No 137), 20.5x80; Ext of \$40,000 mtg to Nov22'14 at 4½%; Dec4'11; Jan22'12; Lawyers Title Ins & Trust Co with Abby S Marshall. nom

Lexington av, 1135, (5:1413) sec 79th (No 148), 68x18; Jan23'12, due, &c, as per bond; Huberta M Woehning to Title Guarantee & Trust Co. 20,000

Lexington av, 1858, (6:1643) nwc 115th (No 135), 25.11x75; Jan24; Jan25'12, 5y 4½%; Gittel Smith to Ethel W Kingsland, 62 5 av. 24,000

Lexington av, 1858; sobrn agmt; Jan23; Jan25'12; Flora E Solomon with same. nom

Madison av, 1746-S, (6:1620) swc 115th, (No 50) 50x75; pr mtg \$68,000; Jan20; Jan 22'12, due May20'12, 6%; Louis & Jos Hoffman to Union Exchange Natl Bank, 160 5 av. 8,000

Madison av, 563, (5:1291) sec 56th, 25x 60; also 56TH st, 52 E, (5:1291) ss, 60 e Mad av, 21.6x75; Ext of \$60,000 mtg to Nov15'14 at 4½%; Jan16; Jan22'12; Robt E Bonner with Bank for Savings, 280 4 av. nom

Northern av, (8:2179) nec 181st, 78x139; agmt as to share ownership in mtg; Jan 15; Jan25'12; Standard Plumbing Supply Co with Hudson Trust Co, 1411 Bway. nom

Post av, (8:2118) es, 175 n Academy, 75x 150; Oct22'08; Jan22'12, due, &c, as per bond; Eugene S L Moses to Clara Friedlander, 336 W 72. 8,500

Riverside dr, 454-S, (7:1990) es, 225 s 119th, 113.4x100; re-recorded from Nov25 '11; pr mtg \$—; Nov24'11; Jan25'12, 1y 6%; B Crystal & Son, a corp, to State Realty & Mtg Co, 11 Pine. 60,000

St Nicholas av, (8:2166-2167) swc 186th, 157.2x300 to es Wadsworth av, x155.2 to 186th, x300; ext of \$50,000 mtg to Jan9'13 at 6%; Nov23'11; Jan25'12; N Y Real Estate Security Co with Benj Blossom at Garden City, LI. nom

Wadsworth av, sec 186th, see St Nich av, swc 186.

West End av, 662 (4:1240) es, 22 n 92d 20x80; Jan19'12; 5y4½%; Josephine A Coale to Bowery Savgs Bank, 128 Bowery. 18,000

1ST av, 1273, (5:1443) ws, 98.8 n 68th, 24.10x100; Nov29'11; Jan25'12, 3y4½%; Wm Infeld, 306 E 72, to Ida Infeld, 306 E 72. 14,000

2D av, 68-70, (2:445) sec 4th (No 86), 41.1x84; PM; pr mtg \$70,000; Jan24'12; 6 y6%; Abram Beatus to Hyman Adelstein, 110 W 86 & ano. 23,750

3D av, 2005-7, (6:1660) nec 110th (Nos 201-5), 50x110; Jan 24'12, 3y5%; Morris Weinstein to German Savings Bank, 157 4 av. 10,000

3D av, 1678; sal Ls; Jan18; Jan19'12, demand, 6%; Arnold Kautz to Geo Ehret, 1197 Park av. 1,000

3D av, 2005-7, (6:1660) nec 110th, (Nos 201-5), —; sobrn agmt; Jan24; Jan25 '12; Morris Weinstein & H Seymour Eisman with German Savgs Bank, 157 4 av. nom

3D av, 178, (3:872) ws, 54.10 s 17th, 18.4x 59x18.8x59.3; Jan23; Jan25'12, 5y4½%; Sophie Blum, Gussie Spingarn, Benj & Aug Kalmus, Gertrude J Luhs, Ida K Auerbach, heirs Minnie Kalmus, to Ethel W Kingsland, 62 5 av. 11,000

3D av, 1105, (5:1419) es, 50.5 s 65th, 25x 105; PM; Jan25'12, 5y4½%; Ray Levy, 139 W 113, to Adeline P Kidd, 7 Elk, Albany, NY. 21,000

5TH av, 1462, (6:1717); ext of \$23,000 mtg to Dec26'16 at 5%; Jan10; Jan19'12; Herman Harris with Frederic de P Foster at Tuxedo Park, NY. nom

5TH av, 1416, see 8 av, 2374.

7TH av, 449-51, (3:810) es, 74.1 n 34th, runs e100xn24.8xe25xn46.4xw130.10 to av x 82.1 to beg; Jan19'12, 3y4½%; Wm H & Fredk Hussey, of East Orange, NJ, to Bowery Savgs Bank. 25,000

7TH av, 2265, (7:1910) es, 49.11 n 133d, 25x75; Jan22'12; 5y; 5%; Edw L Meyer, of Jersey City, NJ, to Florence Prehs, 21 E 82. 16,000

7TH av, 128-32, (3:767) swc 18th (No 200), 54x60; PM; Dec21'11; Jan24'12, 5y5%; Midtown Constn Co to Jno E Roosevelt, 818 Mad av et al exrs, &c, Robt B Roosevelt. 60,000

7TH av, 128-32; PM; pr mtg \$60,000; Jan24'12, 5y6%; Midtown Constn Co to Sallie A & Julia I O'Hara, 422 W 24. 5,000

7TH av, 283; sal Ls; Jan25'12, demand, 6%; Nicholas Nash to Geo Ehret, 1197 Park av. 2,000

8TH av, 2374, (7:1933) nec 127th (Nos 281-7), 25x100; also EAST BROADWAY, 162, (1:283) nwc Rutgers (No 4), 25x45.7; also 5TH AV, 1416, (6:1599) swc 116th (Nos 2-4), 51x50; pr mtg \$149,000; Jan23; Jan24'12, 2y6%; Frank J Goldsoll to David Goldberg, 31 W 94. 20,000

8TH av, 102, (3:765) nec 15th (Nos 263-7), 25x93.6; asn Ls by way of mtg; sub to mtg \$8,000; Jan22; Jan23'12; Chas L Ritzmann to Lincoln Trust Co, 208 5 av. nom

8TH av, 2126, (7:1830); ext of \$15,000 mtg to Jan28'15 at 4½%; Jan18; Jan23'12; Florence B D Reynolds & Alice M Dike exrs Lizzie M Dike with Manhattan Trust Co, 113 Bway, trste Kate P Warden. nom

9TH av, 883, (4:1067); sal Ls; Jan20; Jan23'12, demand, 6%; Jno McCann to Lion Brewery, 104 W 108. 2,771.98

9TH av, 608, (4:1034) sal Ls; Jan18; Jan 19'12, demand, 6%; Fred Borcharding to Geo Ehret, 1197 Park av. 2,000

9TH av, (8:2193) nec 212th, 199.10 to 213th x75; Oct22'08; Jan22'12, due, &c, as per bond; Eugene S L Moses to Sol Moses, 219 W 70, & ano, exrs Herman Friedlander. 30,000

9TH av, sec 213TH, see 9 av, nec 212.

10TH av, 761, (4:1080) ws, 75.5 n 51st, 25 x100; pr mtg \$15,000; Jan22; Jan25'12, due Jan1'13, 6%; Geo Gingerich to Frank F Lunghard, 72 Ams av. 5,000

10TH av, (8:2216) ws, 58.8 s Hawthorne, runs sw8.1xnw56.3xw27.2xs398.8 to h w m Harlem River xe47.2 to av xn363.3 to beg; Oct22'08; Jan22'12, due, &c, as per bond; Chas G Moses to Sol Moses, 219 W 70, & ano, exrs Herman Friedlander. 20,000

10TH av, (8:2216) ws, 58.8 s Hawthorne, runs w— to land now or formerly Jacobus Dyckman xs398.8 to h w m Harlem River xe47.2 to av xn363.3 to beg; pr mtg \$—; Jan27'10; Jan22'12, due, &c, as per bond; Chas G Moses to Sol Moses, 219 W 70, & ano, exrs Herman Friedlander. 15,000

MISCELLANEOUS MORTGAGES.

Borough of Manhattan.

Certif as to chattel mtg dated Apr25'11; The Hatheway-Sheffield Co to Jonathan Bennett; Apr25'11; Jan22'12.

Consent to mtg for \$8,730.83; Jan24; Jan 25'12; Merchants Distributing Co to Wm Crawford.

MORTGAGES

Borough of the Bronx.

Beck st, (10:2710) ws, 100 n Longwood av, 60x100; ext of \$50,000 mtg to Jan18'17 at 5%; Jan18; Jan19'12; Lawyers Title Ins & Trust Co with Bronx Associates. nom

Beck st, (10:2710); same prop; agmt as to share ownership in mtg; Jan18; Jan19 '12; Rosa Oppenheim with Lawyers Title Ins & Trust Co. nom

Coster st, 654 (10:2764) es, 220 s Spofford av, 20x100; certif as to mtg for \$5,500; Jan9; Jan20'12; Hunts Point Estates, a corp to Sarah L Payne.

Crotona Park E late Penfold av, (11:2939) ss, 135 e Suburban pl, 19x128.9x19.4 x130.9; Jan24; Jan25'12, due, &c, as per bond; Jos Newman to Fredk A Southworth, trste Jno Southworth, 410 Riverside dr. 4,000

Elsmere pl, 778, (11:2955); agmt changing interest days; Jan25'12; Chas Kronske with German Savgs Bank, 157 4 av. nom

Home st, 927, see Simpson, nwc Home.

Highbridge st, at junction 170TH, see 170th W, at junction Highbridge.

Home st, nwc Simpson, see Simpson, nwc Home.

Jerome av, 1501, (11:2859); sal Ls; Jan 22; Jan25'12, demand, 6%; Frank D Archibald to A Hupfels Sons, 841 St Anns av. 1,750

Kelly st, (10:2702) ws, 379.4 n Longwood av, 33.4x100; PM; pr mtg \$17,000; Jan24; Jan25'12, 2y6%; Jakob Reich to Longvale Constn Co, 836 Westchester av. 2,250

Kelly st, (10:2702) ws, 412.8 n Longwood av, 38.8x100; PM; pr mtg \$18,500; Jan24; Jan25'12, 2y6%; Jakob Reich to Longvale Constn Co, 836 Westchester av. 2,250

Kelly st, (10:2702) ws, 346 n Longwood av, 33.4x100; also KELLY ST, (10:2702) ws, 449.4 n Longwood av, 203.4x100; PM; pr mtg \$120,500; Jan24; Jan25'12, 1y6%; Longvale Constn Co to Margt Knox, 478 Mott av. 14,500

Kelly st, nec Westchester av, see Westchester av, nec Kelly.

Lincoln st (*) es, 198 n West Farms rd, 27x100; Jan24'12; 3y6%; Henry Forte to Chas F W A Mueller, 1815 Prospect av et al. 3,000

Purdy st, (*) es, 905 n Starling av, 25x 148; also PURDY ST, (*) es, 930 n Starling av, 75x—x26.6x148; pr mtg \$4,200; Dec7 '11; Jan19'12, due, &c, as per bond; Thos J Dunn & Bridget Noonan to Sarah C Buckenham, 148 W 119. 800

Purdy st, es, 930 n Starling av, see Purdy, es, 905 n Starling av.

Purdy st, (*) es, 905 n Starling av, 25x 148; Jan17; Jan23'12, 2y6%; Thos J Dunn to Kath Gass, 2248 Powell av. 100

Seofield st, (*) ns, 50 e land Geo Byles, 150 x 119 x — x 119; Jan3; Jan23'12, 1y6%; Vivian W Davis, 152 1st, Woodhaven, LI to Willis O Davis, 264 McDougal, Bklyn. 1,850

St Pauls pl, 556-S, (11:2926) ss, 53.6 w Fulton av, 47x98.10; PM; Jan19'12, 5y5%; Fanny Gruen, 401 E 52, to Clarence De Witt Rogers, Larchmont, NY, & ano. 34,000

Simpson st, 1201, (11:2974) ws, 39 n Home, runs w106.5x38.3xe110.10 to Simpson xs38 to beg; PM; pr mtg \$35,000; Jan 19'12, 3y6%; Kanevole Realty Co to Helene Stein, 14 E 28. 6,000

Simpson st, (11:2974) nwc Home (No 927) 39x106.5x50.11x101.3; PM; pr mtg \$50,000; Jan19'12, 3y6%; Kanevole Realty Co to Helene Stein, 14 E 28. 9,000

Simpson st. (11:2974) nwc Home, 39x106.5x50.11x101.3; ext of \$36,000 mtg to Dec11'16 at 5½%; Dec11'11; Jan23'12; Lawyers Title Ins & Trust Co with Helene Stein. nom

Van Buren (*) ws, 127 n Col av, 23.6x109; Jan24'12; 3y5½%; Jacob Just to Chas F W A Mueller, 1815 Prospect av et al. 3,500

138TH st, 419 E. (9:2283) ns, 166.8 e Willis av, 16.8x100, given as collateral security for note of \$2,000; pr mtg \$5,000; Jan22; Jan24'12, due July23'12; 6%; Edw M O'Gorman of Monroe, NY, but temporarily residing at 198 Alex av to Knickerbocker Trust Co, 358 5 av. 2,000

142D st, 421 (675) E. (9:2287), ns, 225 e Willis av, 25x100; Jan18; Jan19'12, 5y5%; Fannie Gruen to American Mtg Co, 31 Nassau. 10,000

146TH st E. (9:2290) ss, 150 e Willis av, 25x100; ext of \$2,000 mtg to Jan2'17 at 5%; Jan2; Jan23'12; Emma & Henry W Fischer with Geo & Sophia Koerber, 410 E 146. nom

146TH st E. (9:2290) same prop; ext of \$2,000 mtg to Jan2'17 at 5%; Jan2; Jan23'12; same with same. nom

147TH st E. (10:2600) ses, 375 e Prospect, 50x100; Jan11; Jan22'12, 1y6%; Mabel L Tomlinson, at North Sea Town of Southampton, NY, to Frank W Cullen, 50 Sanford, Bklyn. 1,150

158TH st E, nwc St Anns av, see St Anns av, nwc 158.

161ST st E, nec Grand Blvd & Concourse, see 161st E, ns, 99.11 w Sheridan av.

161ST st E. (9:2460) ns, 99.11 w Sheridan av, runs n115.7xw244.11 to es Grand Blvd & Concourse sx68.4x— on curve 78.8 to 161st xe195.1 to beg; PM; pr mtg \$16,500; Jan20; Jan22'12, 1y5%; Wm B Nesbitt to Eliz McCafferty, 474 E 142. 27,750

167TH st W, nes, at ns 168TH, see 168th W, ns, at nes 167.

168TH st W. (9:2530) ns, at nes 167th, runs e80.6xn46.8xnw25xsw100 to 167th xse 21 to beg; PM; pr mtg \$2,500; Jan25'12, due, &c, as per bond; Chas Warner & Geo F Bache to Ella J Warner, 558 62d. 2,500

170TH st W. (9:2520-53) nwc Shakespeare av; transfer of tax lien for yrs 1905 to 1908; Nov13'11; Jan22'12, 3y12%; City of NY to Edw Jacobs, 25 Broad & 348 Central Park W. 608.07

170TH st W. (9:2520-20) at junction of Highbridge; transfer of tax lien for yrs 1905 to 1908; Nov13'11; Jan22'12, 3y12%; City of NY to Saml Goldsticker, 149 Bway. 966.66

171ST st E. (*) ws, 306.8 s Gleason av, 50x192.10x—x189.3; PM; Dec12'11; Jan20'12, due, &c, as per bond; Anna M De Graff, 280 Henry, Bklyn to Peoples Trust Co trste Jos J Gleason, 181 Montague, Bklyn. 510

174TH st E. (11:2907) ns, 100 w Washington av, old line, 50x100.6x50x100.5, except any land lying bet 172d as legally opened & ns 12th as on map Central Morrisania if title to said strip should not be mortgagor; pr mtg \$—; Jan22'12, 2y6%; Ettar Realty Co to Max Cohen, 1185 Fulton av. 4,000

174TH st E. (11:2907) same prop; certf as to above mtg; Jan22'12, due, &c, as per bond; same to same.

174TH st E. (11:3010-3011) ns, 25 w Boone av, 75x100; PM; Jan5; Jan25'12, 3y as per bond; Aug F Schwarzler to Adele S Dodd, 6 E 82. 7,500

174TH st E, nec Washington av, see Washington av, nec 174th.

176TH st E, nec Daly av, see Daly av, nec 176.

178TH st, 926 E. (11:3126); ext of \$35,000 mtg to Dec17'16 at 5%; Jan11; Jan19'12; Lawyers Mtg Co with Cath T Wilcox. nom

178TH st E. (*) ss, 200 e Bronx Park av, 25x100; ext of \$1,000 mtg to Oct11'14 at % as per bond; Oct11'11; Jan24'12; Hyman Cohen with David Cohen, e Bronx Park av & 178. nom

180TH st, 800 E, see Mapes av, sec 180th.

180TH st E, nwc 3 av, see 3 av, nwc 180.

180TH st E (11:3047) ns, 102.7 w 3 av, 50x85; Jan8; Jan20'12, due, &c, as per bond; Hubbard Realty Co, 90 West to Jas L Holland, 225 W 78. 10,000

180TH st E, sec Honeywell av, see Daly av, sec 180.

180TH st E, swe Daly av, see Daly av, sec 180.

180TH st E, sec Hughes av, see Hughes av, sec 180.

181ST st W. (11:3207) ns, 150 w Grand av, 50x100; ext of \$10,000 mtg to Feb1'14 at 5%; Jan17; Jan24'12; Mary H Marckwald with Jennie Halpert, 61 W 181. nom

183D st E. (11:3038) ns, 99.7 w Washington av, 70x100; pr mtg \$20,000; Jan18; Jan19'12, 1y6%; Rachel Rubin to Edw R Stehl, 240 W 112. 3,000

183D st, 353 E. (11:3143) ns, 325 w Webster av, 25x100.9x25x99.9; PM; Jan19'12, 1y 5%; Dora wife of & Wm G Reimann to Augusta K Werrick, 86 Fletcher av, Mt Vernon, NY. 5,100

183D st, 353 E. (11:3143) ns, 325 w Webster av, 25x100.9x25x99.9; PM; Jan19'12, 3y 5½%; Dora Reimann to Emma H S Merrill, 925 Park av. 6,000

183D st, 463 E. (11:3038) ns, 134.7 w Washington av, 35x100; PM; Jan18; Jan19'12, 3y5%; Rachel Rubin, 754 E 180, to Farmers Loan & Trust Co, 22 Wm, & ano, exrs Johanna R Linsly. 20,000

187TH st E. (11:3040) ss, 101 w Washington av, 40x100; Jan23'12; 3y5%; T T Reid Consn Co, 282 11 av to Albrecht Kalthoff, 307 Belmont. 30,000

187TH st. (11:3040) same prop; certf as to above mtg; Jan18; Jan23'12; same to same.

189TH st E, swe Park av, see Park av swe 189.

191ST st E. (12:3273) ns, lots, 259 & 260, map Union Hill Powell Farm at Fordham, 104.5x158; ext of \$4,000 mtg to Feb1'15 at 6%; Jan24; Jan25'12; U S Title Guaranty Co with Pasquale Garguilo, 399 3d, Bklyn.. nom

193D st E (12:3276) ns, 34 e Marion av, 40x78.9x40x79.11; pr mtg \$21,000; Jan20; Jan22'12; 3y6%; Jno Boyland Co to Philipp Emmmler, 439 E 84. 4,000

193D st E. (12:3276) ns, 74 e Marion av, 40x77.7x40x78.9; pr mtg \$21,000; Jan20; Jan22'12, 3y6%; Jno Boyland Co to Philipp Emmmler, 439 E 84. 4,000

193D st E. (12:3276) ns, 114 e Marion av, 40x76.5x40x77.7; pr mtg \$21,000; Jan20; Jan22'12, 3y6%; Jno Boyland Co to Philipp Emmmler, 439 E 84. 4,000

193D st E. (12:3276) ns, 34 e Marion av, 120x76.5x120x79.11; certf as to 3 mtgs for \$4,000 each; Jan20; Jan22'12; Jno Boyland Co to Philipp Emmmler, 439 E 84.

198TH st E. (12:3279) nwc Webster av, 87.11x48.5x89.9x48.2; Jan18; Jan19'12, due, &c, as per bond; Frank T Meehan, 2773 Webster st, to Dennis Harrington, Jr, 2170 Bway. 48,000

216TH st E. (*) ns, 430 w Bronxwood av, 50x114, Wakefield; Jan2; Jan24'12; 3y 5%; Sarah I Lewis to Kath Bley, 155 E 55. 1,000

223D st E. (*) ns 230 e Barnes av, 25x114 Wakefield; pr mtg \$—; Jan6; Jan20'12; 2y6%; Isabelle M Howard of Wash, DC to Wm E Jackson, Montclair, NJ. 1,200

233D st E, nec Webster av, see Webster av, nec 233.

235TH st, 634 E. (*) ss, 623 w White Plains rd, 20x114.6; PM; pr mtg \$3,500; Jan23; Jan24'12, 1y6%; Geo H Tiemeyer to Leo F Gieberich, 249 E 86. 250

235TH st, 630 E. (*) ss, 663 w White Plains rd, 20x114.6; PM; pr mtg \$3,500; Jan23; Jan24'12, 1y6%; Geo H Tiemeyer to Leo F Gieberich, 249 E 86. 250

236TH st, 273 E. (12:3377) ns, 185 w Katonah av, 25x100; PM; Jan23; Jan24'12, due Feb1'13, 6%; Peter E Seib, Bklyn, to Milton S Kistler, 16 E 45. 1,000

Arthur av. (11:3063) ws, 100 s 182d, 25x90; Jan22'12, due, &c, as per bond; Adelaide Anderson to Title Guar & Trust Co. 1,500

Anthony av. (11:2890) es, 100.8 n 174th, runs e38.10xn50xw41.10 to av, xs50.1 to beg; Jan22; Jan23'12; 3y5%; Jos Diamond Consn Co to Title Ins Co N Y, 135 Bway. 10,000

Anthony av. (11:2890) same prop; certf as to above mtg; Jan22; Jan23'12; same to same.

Briggs av. (12:3293) es, 205.6 s 194th, runs e86.11xs90.10xw89xn91.1 to beg; PM; Jan22'12, 3y5%; Thos H Thorn to Bird S Coler, 170 New York av, Bklyn. 4,500

Briggs av. 296S. (12:3298) ss, 245.4 e Bedford Park Blvd, 50x110; Jan22'12, due, &c, as per bond; Golda Goldberg to Title Guar & Trust Co. 6,000

Beaumont av. 2442. (11:3105) es, 450 n 187th, 25.6x95x25x100; pr mtg \$—; Jan23'12; 2y6%; Michl Madden to Jno Gohring at Biedeshem Bavaria. 1,500

Bryant av. (10:2756) es, 110 s Bancroft, 40x100; ext of \$23,000 mtg to Jan22'17 at 5%; Jan22'12; Cath E Weber with Usona Consn Co, 989 So Boulevard. nom

Bryant av. (10:2756) same prop; sobrn agmt; Jan 22 '12; American Real Estate Co with Cath E Weber, 1 W 72. nom

Baisley av, sec Eastern Blvd, see Eastern Blvd, sec Baisley av.

Burke av. (*) ws, 100 n Jefferson av, 50x100; Jan23; Jan24'12, due, &c, as per bond; Nellie Nelson to Sophie S Moren, 4309 Digney av. 700

Briggs av. (12:3296) ses, 403.8 ne 198th, 50x125; Jan23; Jan25'12, 1y6%; Harry J Robertson to Harry C Naylor, 1015 Tifany. 1,500

Burnside av. (11:3149 & 3156) ns, 90.11 w Bassford pl, 28.8x58x24x73.8; PM; pr mtg \$4,000; Jan24; Jan25'12, due, &c, as per bond; Giuseppe Tannura to Frank Drechsel, 720 Tinton av. 1,100

Carter av. (11:2890) ws, 97.7 n 174th, 50x80.8x50x78; Jan22; Jan23'12; 3y5%; Jos Diamond Consn Co to Title Ins Co NY, 135 Bway. 25,000

Carter av (11:2890); same prop; certf as to above mtg; Jan22; Jan23'12; same to same.

Cambreleng av. (11:3074) ses, 125 s 187th 25x87.6; pr mtg \$—; Jan8; Jan23'12; 3y 5%; Nicola & Marie Russano or Rossano to Mary P Bonsall, 220 W 98. 4,000

Crotona av. (11:3079) ws, 175 e 179th, 16.8x100.6x175x100.5; ext of \$3,500 mtg to Jan22'14 at 5%; Jan22; Jan23'12; Trstes of the Northern Dispensary of City NY with Annie Wirth, 1981 Crotona av. nom

Crotona av. (11:3079) ws, 191.8 s 179th, 16.8x90.6x17.6x95.6; ext of \$3,500 mtg to Jan22'14 at 5%; Jan22; Jan23'12; Trstes of the Northern Dispensary of City NY, a corpn, with Carl E Randrup, 488 E 175. nom

Clinton av, 1831, on map 1829. (11:2949) ws, 167 s 176th, 33x149.10; PM; Jan25'12, due, &c, as per bond; Mary Keegan to Title Guar & Trust Co. 5,500

Courtlant av, 496. (9:2327) es, 155.8 n from interdict of ws 3 av & es Courtlandt av, runs n18.11xc63.6xsw16.6xse54 to 3 av (No 2785) xs25xw82.11xw20.1 to beg; PM; Nov1'11; Jan25'12, due Nov1'21, 5%; Richd Cohn to Caroline Haffen, 654 Courtlandt av. 30,000

Clinton av. (11:2949) ws, 159.4 n 175th, 34.8x149.10; ext of \$22,000 mtg to Jan19'17 at 5%; Jan19; Jan24'12; Lawyers Title Ins & Trust Co with Plough & Fox Co. nom

Clinton av. (11:2949) ws, 124.8 n 175th, 34.8x149.10; ext of \$22,000 mtg to Jan19'17 at 5%; Jan19; Jan24'12; Lawyers Title Ins & Trust Co with Plough & Fox Co. nom

Clinton av. (11:2949) ws, 90 n 175th, 34.8x149.10; ext of \$22,000 mtg to Jan19'17 at 5%; Jan19; Jan24'12; Lawyers Title Ins & Trust Co with Plough & Fox Co. nom

Crotona av (11:2945) ws, 126 s 176th, 18.6x100; ext of \$4,000 mtg to Jan1'17 at 5%; Jan2; Jan25'12; Edw Buckley with Charlotte O'Keefe, 1837 Crotona av. nom

Daly av. (11:2992) es, 520 s Tremont av late Locust av, 50x150; agmt modifying description in mtg to read as above; Jan23; Jan24'12; Jno R Peterson with David Daly, 377 E 144. nom

Daly av. (11:2992) nec 176th, 252.7x150.11 x irreg x49.11; ext of \$14,000 mtg to Dec 12'16 at % as per bond; Dec4'11; Jan24'12; Jno R Peterson with David Daly, 377 E 144. nom

Daly av. (11:3122) swe 180th, 31.4x101.6x 31x99.6; also HONEYWELL AV. (11:3122) sec 180th, 80x97.5x80.1x97.6; PM; pr mtg \$6,500; Jan15; Jan25'12, due, &c, as per bond; Cross Av Co to Central Bldg Impt & Investment Co, 149 Church. 13,600

Decatur av. (12:3349) ws, 270 s 205th, 25x100; ext of \$6,000 mtg to July'15 at 5%; Jan18; Jan22'12; Sophie Wagner with Jno R Lang, 3151 Decatur av. nom

DeKalb av. (12:3328) ws, 25 s 212th, 25x100; pr mtg \$3,500; Jan17; Jan23'12; 1y6%; W Parkinson Chase of Tottenville, SI to Minnie L Vom Lehn, 1565 New York av, Bklyn. 600

Daly av. (11:3128) es, 110.7 s 181st, 38.6x100.; Jan18; Jan19'12, 3y5%; Arthur C Butts, Jr, to Jennie Y Hallock, 2070 Honeywell av. 3,000

Decatur av. (12:3275) ses, 145.8 sw 193d, 75.6x80.9x75x89.9; Jan19'12, due, &c, as per bond; Lawrence J Ryan & Margt A Stafford to Title Guar & Trust Co. 12,000

Daly av. (11:2992) es, 520 s Tremont av late Locust av, 50x150; ext of \$4,000 mtg to Dec12'16 at % as per bond; Dec4'11; Jan24'12; Jno R Peterson with David Daly, 377 E 144. nom

Eastern Boulevard. (*) see Baisley av, 75x100; Jan24'12; 3y6%; Wm H Abbeneth to Chas F W A Mueller, 1815 Prospect av, et al. 1,500

Franklin av. (11:2933) ses, 265.3 ne 169th, 61.3x145; pr mtg \$—; Jan24; Jan25'12, 1y5%; Fredk Saland, 243 E 5, Bklyn, to Jane M Dollinger, 261 W 129. 8,000

Findlay av, 1270. (9:2436); ext of \$3,000 mtg to Jan26'17 at 5½%; Jan2; Jan19'12; Lawyers Mtg Co with Jno Beck, Jno L & Jacob D L Beck & Louisa & Theresa Becker, heirs Louise Beck. nom

Findlay av, 126S. (9:2436); ext of \$3,000 mtg to Jan26'15 at 5½%; Dec30'11; Jan19 '12; Lawyers Mtg Co with Ida Bartley. nom

Grand Blvd & Concourse, nec 161ST, see 161st E, ns, 99.11 w Sheridan av.

Gerard av (9:2476 & 2477) es 132.11 s 164th, 158x200 to Walton av; Jan23'12, due &c as per bond; Peter F T Hansen to Title Guar & Trust Co. 12,000

Gleason av. (*) ns 75 e Hammond av, 25x100; Jan23'12, due, &c, as per bond; Edw L Rossi to Jno Welpy, 699 Union av. 4,500

Grant av. (*) ns, 350 e Garfield, 25x100; PM; Jan24; Jan25'12, due Dec30'14, 5½%; Louisa Schuler to Ella S Claassen of Windham, Conn. 3,000

Grant av. (*) same prop; pr mtg \$3,000; Jan24; Jan25'12, due, &c, as per bond; same to Geo Wildrung, 189 E 108. 1,100

Honeywell av, sec 180th, see Daly av, sec 180.

Hughes av. (11:3080) sec 180th, 122.11x147.5x99.9x161.7; PM; pr mtg \$17,000; Jan15; Jan25'12, due, &c, as per bond; Cross Avenue Co to Central Bldg Impt Invest Co, 149 Church. 29,000

Heath av. (12:3257) es, 211.6 n Boston av, 33.4x63.3x33.4x63.8; PM; pr mtg \$—; Jan18; Jan19'12, installs, 6%; Yeznick, Danl & Sarkis Tufenkjian to Peter Donahue, 261 W 21. 400

Havemeyer av. (*) es, 58 n Haviland av, 50x105, Unionport; Jan20; Jan23'12; 3y5%; Frank Gass to Michl Struth, 638 Jackson av. 2,500

Intervale av, ses, 219.4 ne Home, see Intervale av, ws, 194.3 n Home.

Intervale av. (11:2974) ws, 194.3 n Home 24.11x59.1x25.2x67.1; also INTERVALE AV. (11:2974) ses, 219.4 ne Home, runs se 59.1xsw0.2xw59.1 to av, xne0.2 to beg; pr mtg \$5,000; Jan24; Jan25'12, due, &c as per bond; Jennie Blewett to Louis Sauter, 322 E 152. 1,000

Kingsbridge rd, nec Morris av, see Morris av, nec Kingsbridge rd.

Leland av. (*) es, 175 n 152d, 50x100; Jan20; Jan22'12, due Dec1'14, 6%; Nicolina Constantino to Geo Hauser, 1762 Walker av. 300

Longwood av. (10:2689) nec Westchester av, runs e167.5xn100xw32.3xw105.6 to Westchester av, xs174.7 to beg; Jan23'12, due, &c, as per bond; Longchester Realty Co to City Real Estate Co, 176 Bway, 10,000

Longwood av., (10:2689) same prop; certf as to above mtg; Jan22; Jan23'12; same to same.

Longwood av., (10:2689); same prop; agmt modifying terms of mtg for \$180,000; Jan23'12; Curtis B Pierce trste Mary G Pinkney with Longchester Realty Co, 165 Bway; Jas F Meehan, 815 Hunts Point av & Robt E Simon, 1018 E 163. nom

Leggett av., (10:2686-38) ws bet Kelly & Dawson; Transfer of tax lien for yrs 1905-08; Mar6'11; Jan23'12; 3y flat %; City of N Y to Henry & Anna Dreyer, 914 Leggett av. 98.62

Morris av., (12:3316) nec Kingsbridge rd, 107x54.3x112.4x57.11; Jan22; Jan24'12, except pt for rd; agmt as to release of Mary E C Nichols from all personal obligation; Wm Guggolz Constn Co with Wm T Brice, of Amsterdam, NY. nom

Mapes av., (11:3108) sec 180th (800 E) 93.2x20.1; Jan18; Jan20'12; 5y5%; Marie Fox to Jno A Rieper, 64 E 86. 11,000

Mead av., (*) ns, 130 w Unionport rd, 25x100; pr mtg \$3,000; Jan19; Jan22'12, due Junel'14, 6%; Manoog Dambourajian to Sally Orth, 1520 Commonwealth av. 1,000

Morris Park av (*) ns, 23.11 e Graham, 23.11x87.9x23.9x84.9; pr mtg \$3,000; Jan23'12; 2y6%; Rosie Rossi, 60 Mulberry to Jennie Sealy, 1700 Holland av. 2,000

Perry av (12:3348) es, 225 s Gun Hill rd, 34x100; ext of \$500 mtg to Sept23'13 at interest as per bond; Oct4'11; Jan19'12; Mary E Marshall with Barbara Ludwig. nom

Park av., (11:3032) swc 189th, 83.2x60.11x79.4x60.9; PM; pr mtg \$7,000; Jan16; Jan23'12; 1y6%; Henry A Passholz to Jno B Haskin Estates Inc, 100 Bway. 7,000

Park av., (11:3032) swc 189th, 83.2x60.11x79.4x60.9; PM; pr mtg \$7,000; Jan16; Jan23'12; 1y6%; Henry A Passholz to Anthony F Koelble, 788 Riverside dr. 1,500

Park av., (11:3027) ws, 254.7 n Tremont av, runs n25xw150xs25xe150 to beg, except part for Park av, being part lot 65, map Upper Morrisania; pr mtg \$4,500; Jan24; Jan25'12, due, &c, as per bond; Lizzie Knierim, 4233 Park av to Fanny Lomas, 1941 Grand Blvd & Concourse. 500

Park av., (11:2906) es, 350.1 s 174th, 50x160; Jan16; Jan24'12, due July16'12, 6%; Emil Bartolocius, 3990 Park av, to Jno J Cushing, Cranford, NJ. 4,256.47

Quimby av., (*) ss, 249 w Castle Hill av, two lots, ea 25x103; two mtgs, ea \$3,750; Jan19; Jan20'12; 3y5½%; Oscar A & Jakob O Pedersen to Eliz K Dooling, 179 E 80. 7,500

Shakespeare av. nwc 170TH see, 170th W, nwc Shakespeare av.

St Ann's av., (9:2360) nwc 158th, 48.2x100; Jan13; Jan22'12, 5y, interest as per bond; Ferd Marx to Annie Marx, 515 W 187. 4,000

Stillwell av., (*) es, 50 n Saratoga av, 25x100; PM; Jan19; Jan20'12, 2y6%; Carmine Tornatore & Pietro Gaeta to Jno S Mapes, 1547 Eastchester rd. 3,000

St Anns av., 550, (10:2616); sal Ls; Jan11; Jan24'12, demand, 6%; Aug Faust to Ebling Bwg Co, 760 St Anns av. 2,000

Trinity av., 925, (10:2631) ws, 75 s 163d, 25x100; Jan24; Jan25'12, due, &c, as per bond; Caspar Sennhauser to Title Guar & Trust Co. 5,000

Taylor av (*) ws, 50 n Wood av, 50x100; McGraw Estate; ext of \$2,200 mtg to July 1'15 at 5%; Jan24; Jan25'12; Philippa Neubauer with Wilhelmine Lehnert, 1407 Taylor av. nom

Tremont av., (11:2828) ss, 31.7 w Morris av, 50.1x126.9x53.2x104.11; bldg loan; Jan18; Jan19'12, 1y6%; Aug Jacob Constn Co to Title Guar & Trust Co, 176 Bway. 33,000

Tremont av., (11:2828); same prop; certf as to above mtg; Jan18; Jan19'12; same to same.

Trinity av., 531 (10:2557) ws, 100 s 149th 17.8x98; pr mtg \$4,000; Jan22; Jan23'12; 2y5½%; Wm E Stevens to Mary A Langbein, 505 E 175. 800

Union av., (*) sws, 33.5 nw 4th, 75x100, except pt for St Peters av; Jan18; Jan19'12, 5y5½%; Annie McDonnell to Christian Meyer, 1651 Lex av. 5,500

Union av., (10:2582) ws, 260.9 n 147th, 39.3x100; certf as to mtg for \$900; Jan18; Jan24'12; Ibrov Realty Co to Geo J Brown.

Valentine av., (11:3150) ws, 154.7 s 183d, 25x100; ext of \$5,500 mtg to Jan20'15 at 5%; Jan20; Jan25'12; Bernard Lang with Amelia Lichtenberg, 2251 Valentine av. nom

Walker av (*) es, 62.11 s Montgomery pl, 31.5x132.4x25x113.3; ext of \$1,350 mtg to May18'15 at 5%; Jan18; Jan25'12; Geo Neubauer with Wilhelmine Lehnert, 1407 Taylor av. nom

Webster av., (12:3398) nec 233d; sal Ls; Jan10; Jan24'12, demand, 6%; Louis Becker to Ebling Bwg Co, 760 St Anns av. 2,381.76

Whitlock av., (10:2730) ses, 178.10 ne Leggett av, 50x115.3x50.7x104.10; Jan24'12, 3y6%; Ellen M, wife Fredk Quinlan, 677 Timpson pl, to Jas Devlin, 327 W 45. 12,000

Whitlock av., (10:2735) ws, 36 n Barretto, 40x100; Jan22; Jan24'12, 3y5%; Tully Constn Co to Andw Wilson, trste Chas E Fleming, Newark, NJ. 29,000

Whitlock av., (10:2735); same prop; certf as to above mtg; Jan22; Jan24'12; same to same.

Whitlock av., (10:2735); same prop; sobrn agmt; Jan22; Jan24'12; Michl Meehan with same.

Wales av., 624-6, (10:2653) es, 20.4 s 152d, 52x100; Jan19; Jan20'12, due, &c, as per bond; Fanny Gruen to Bronx Savgs Bank, 429 Tremont av. 33,000

Westchester av., (10:2715) nec Kelly, 100 x113.3x17.10x150.1; ext of \$77,000 mtg to Jan18'17 at 5%; Jan18; Jan19'12; Lawyers Title Ins & Trust Co with Putnam Realty Co. nom

Westchester av., (10:2715); same prop; sobrn agmt; Jan18; Jan19'12; Putnam Realty Co & Enoch C Bell with Lawyers Title Ins & Trust Co. nom

Westchester av., (10:2715); same prop; agmt as to share ownership in mtg; Jan18; Jan19'12; Enoch C Bell with Lawyers Title Ins & Trust Co. nom

Webster av. nwc 198TH, see 198th E, nwc Webster av.

Willis av., 145, (9:2297) ws, 75 n 134th, 25x81.6; Jan22'12, 3y5%; Jos & Wm Cohn to David McClure, 22 W 49. 15,000

Westchester av. nec Longwood av, see Longwood av, nec, Westchester av.

Washington av (11:2916) nec 174th, 50.5 x84.8x50.9x84.8; modification & ext of mtg for \$7,000 to Jan15'15; 6%; Jan5; Jan23'12; Max Cohen, 1185 Fulton av with Ettar Realty Co, 1735 Washington av. nom

Walton av. ws, 132.11 s 164th, see Gerard av, es, 132.11 s 164.

Webster av., (11:2893) es, 25 n Anna pl, 50x90; Jan23'12, due Junel'13; 5%; Manderkin Bldg Co to Dollar Savgs Bank, 2808 3 av. 10,000

Webster av., (11:2893) same prop; certf as to above mtg; Jan23'12; same to same.

Webb av., (11:3219) es, 200 n Devoe ter, 50x100x43x100; Jan22; Jan23'12, due, &c, as per bond; Phelan Bldg Co to Kate S Metzger, 431 W 25. 3,250

Webb av., (11:3219); same prop; certf as to above mtg; Jan22; Jan23'12; same to same.

Zulette av (*) ns, 350 w Mapes av, 50x100; Nov8'11; Jan23'12; 2y6%; Sydney Baxter, 2346 Gleason av to Bertha Delaney, 278 E 120. 400

3D av., (11:3047) nwc 180th, 45x103.1x45x102.7; Jan8; Jan20'12, due, &c, as per bond; Hubbard Realty Co, 90 West, to Jas L Holland, 225 W 78. 12,500

3D av., 2785, see Courtlandt av, 496.

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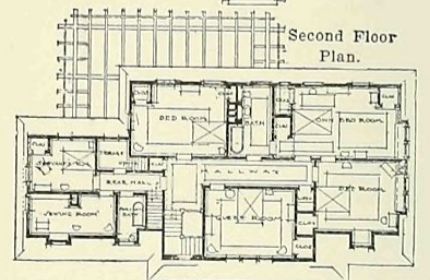
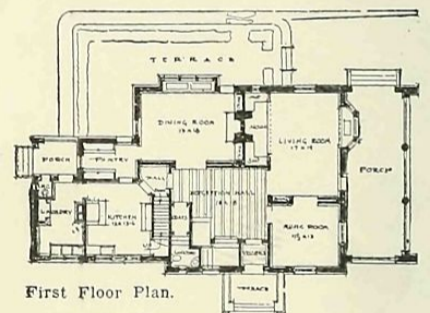
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